

Notes

GENERAL NOTES

THE CONTRACTOR IS ADVISED TO VISIT THE SITE PRIOR TO ALL LOCAL CONDITIONS & RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. NO CLAIMS ARISING FROM FAILURE TO DO SO WILL BE CONSIDERED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES & SPECIFICATIONS RELATING TO THE PROJECT AND ANY DISCREPANCIES NOTIFIED TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS OR ORDERING ANY MATERIALS. DO NOT SCALE OFF DRAWINGS. .

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS,BRITISH STANDARDS,CODES OF PRACTICE, MANUFACTURERS INSTRUCTIONS,AGREEMENT CERTIFICATES ETC.ALL MATERIALS SHALL BE SUITABLE FOR PURPOSE.

THE CONTRACTOR IS TO MAKE GOOD ALL

- THE CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONECTION POINTS BEFOIRE WORK COMMENCES.
- THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR SPECIALIST DRAWINGS PROVIDED.
- THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OT NOT SPECIFICALLY STATED ON THESE DRAWINGS
- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSION TO BE CHECKED BEFORE WORK COMMENCES AND ANY DISCREPANCY TO BE REPORTED TO CLIENT
- ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS.
- CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION - NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.

WORKS DISTURBED.

THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

Proposed Drainage route to existing Main Sewer

Dashed Green line indicating - Proposed Structural Elemnents defined by Structural Engineer - refer to Engineers Documentation

Rev	Description	Date	Dr by	App by
original by		date created		
NK		09/09/2023	NK	



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client name	Mr M Mazhar
project	20 BRYNTON ROAD, MANCHESTER ROD, M13 ORB, SIDE DOUBLE STOREY EXTENSION
drawing	PROPOSED GF AND 1ST FLOOR GA PLAN
computer file	C:\Users\NKARCH01\Desktop\NKARCH020 BRYNTON ROAD, MANCHESTER ROD, M13 ORB\20 BRYNTON ROAD.rvt
plot date	
project number	2021.0042.2247
scale	1 : 100 @A1
drawing number	A100
rev	A
issue status	PLANNING

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CAVITIES

PROVIDE CAVITY TRAYS OVER OPENINGS AND WHERE ROOFS ABUT WALLS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR NON COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE VERTICAL DPCS AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES.

DETAILS OF ANY NEW BOILER AND PARTICULARLY THE VENTILATION AND FLUE PROVISION TO BE PROVIDED BY THE CONTRACTOR/CLIENT. ANY NEW GAS BOILER INSTALLATION WILL REQUIRE CERTIFICATION FROM A COMPETENT INSTALLER ON COMPLETION

CONDENSING COMBINATION BOILERS SUCH AS VAILLANT ECOTEC PLUS 937 POWER STORE CONDENSING COMBI BOILER. ALL CONNECTIONS TO CH AND HW SYSTEM, POWER SUPPLY, DRAINS, VENTS, ETC TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.

NEW RAINWATER PIPES TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM; WHERE THIS IS NOT POSSIBLE, NEW RAIN WATER SYSTEM TO BE CONNECTED TO A SOAKAWAY LOCATED 5 METRES FROM ANY BUILDING AND SIZED AT 1CUM PER 16.5SQM OF ROOF AREA DRAINED. ALL DETAILS TO BE AGREED WITH THE BUILDING CONTROL INSPECTOR PRIOR TO COMMENCEMENT.

WHERE NEW DRAIN PIPES ARE PROVIDED, ACCESS TO BE PROVIDED AT THE FOLLOWING POINTS:
* AT OR NEAR HEAD OF DRAIN RUN
* AT A BEND AND AT ANY CHANGE IN GRADIENT
* AT A CHANGE IN PIPE SIZE
* AT A JUNCTION (UNLESS EACH RUN CAN BE CLEARED FROM AN ACCESS POINT)
EXACT DETAILS TO BE CONFIRMED ON SITE.

WHERE AND IF AN INTERNAL MANHOLE IS REMOVED, ENSURE THERE IS ADEQUATE RODDING ACCESS. ANY NEW POLYPROPYLENE RODDABLE INSPECTION CHAMBER TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. NEW 150/100 BRANCH INSTALLED ON LINE WITH PROPRIETARY COUPLINGS AND EASY BEND CONNECTION FROM EXISTING SVP. EXACT DETAILS TO BE AGREED ON SITE.

PROVIDE A DERGO VALVE AND RODDING EYE SUB-STACK CONNECTED TO THE EXISTING FW SYSTEM; EXACT LAYOUT OF ALL EQUIPMENT, DRAINAGE AND POWER REQUIREMENTS,ETC, TO BE FINALISED ON SITE. ALL WORK WILL COMPLY WITH THE THE CURRENT BUILDING REGULATIONS AND WILL BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS. THE STABILITY OF THE EXISTING STRUCTURE, EARTHWORKS,EXCAVATIONS, ETC; THE CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION. INCLUDING ANY EARTHWORK SUPPORTS MADE NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THE SUPPORTS AND PROPS TO BE PROVIDED TILL THE FINAL RETAINING WALL IS IN PLACE.

FIRE DOORS

ALL DOORS TO HABITABLE ROOMS WITHIN STAIR ENCLOSURE TO BE FD30 DOORS FITTED WITH A PERKOMATIC SELF CLOSER. 25X38MM DOOR STOPS GLUED AND SCREWED TO FRAME. THIS IS NOT REQUIRED FOR A TWO STORY (GROUND+FIRST FLOOR) BUILDING BUT STRONGLY RECOMMENDED. DOORS TO BE FULL PANEL DOORS WITH NO GLAZING.

SMOKE DETECTORS:

L3 FIRE ALARM SYSTEM TO BS 5839 TO BE INSTALLED (PROTECTION OF ESCAPE ROUTES). MAINS POWERED SMOKE DETECTOR(S)(SD), WITH BACKUP BATTREY, TO BE FITTED IN HALLWAY AND UPPER LANDINGS. ALL LINKED TO EACH OTHER AND ON AN INDEPENDANT CIRCUIT WITH A SEPERATE FUSE.

- SD SMOKE DETECTOR
- FD FIRE DOOR
- FA FIRE ALARM
- MEV MECHANICAL EXTRACT VENTILATION FAN

ALL SMOKE DETECTOR(S)(SD) & ALARMS (TO BS 5446-1) TO BE MAINS POWERED, WITH BACKUP BATTERY AND TO BE FITTED IN THE CIRCULATION SPACE IN HALLWAY AND ALL UPPER LANDINGS. ALL LINKED TO EACH OTHER AND ON AN INDEPENDENT CIRCUIT WITH A SEPARATE FUSE. EXACT POSITIONS TO BE CONFIRMED ON SITE

SMOKE DETECTION
PROVIDE A LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14604 AND BS 5839-6:2019 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD. SYSTEM TO BE MAINS POWERED WITH BATTERY BACK UP. AT LEAST ONE SMOKE DETECTOR TO BE PROVIDED IN EACH HALLWAY AND LANDING. IN HALLWAYS EXCEEDING 7.5M IN LENGTH, NO POINT WITHIN THE HALLWAY SHOULD EXCEED 7.5M FROM THE NEAREST DETECTOR AND NO BEDROOM DOOR SHOULD BE FURTHER THAN 3M FROM THE NEAREST SMOKE ALARM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR, THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.
MAINS-WIRED, INTERLINKED HEAT DETECTOR TO BE PROVIDED TO THE KITCHEN AND SMOKE DETECTORS TO PRINCIPAL LIVING ROOMS, IF REQUIRED BY BUILDING CONTROL.

ALL ELECTRICAL WIRING & INSTALLATIONS TO CONFORM TO BS7671 "REQUIREMENTS FOR ELECTRICAL INSTALLATIONS" AND ANY OTHER REGULATIONS APPLICABLE TO SIMILAR RESIDENTIAL HOUSES.

DETAILS ON CABLING FOR COMPUTERS AND NETWORKING, TELEPHONE, SECURITY SYSTEM, MUSIC SYSTEM, DOOR ENTRY AND CONTROL SYSTEM, ETC. TO BE AGREED SEPARATELY.

GENERAL NOTES:

SOCKETS TO BE AT 450 HIGH FROM FINISHED FLOOR LEVEL. SWITCHES TO BE @ 1400 HIGH ABOVE FINISHED FLOOR LEVELS.

ALL BATHROOM LIGHTS TO BE SWITCHED; SWITCHES TO BE OUTSIDE THE BATHROOM.

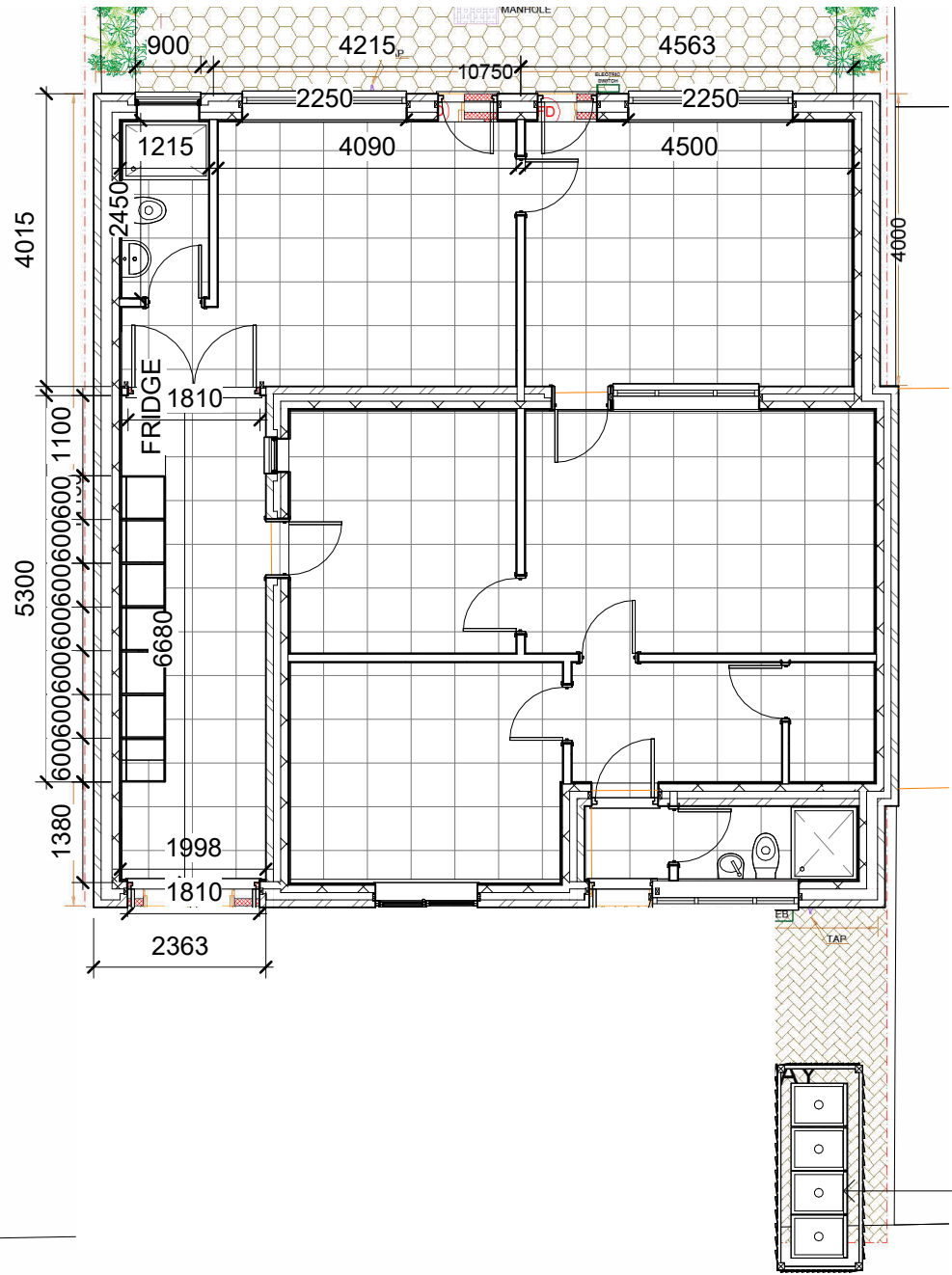
ALL BATHROOMS TO HAVE EXTRACTOR FANS, EXACT POSITIONS TO BE AGREED.

ALL BATHROOM RECESSED LIGHTS TO BE STEAM-PROOF.

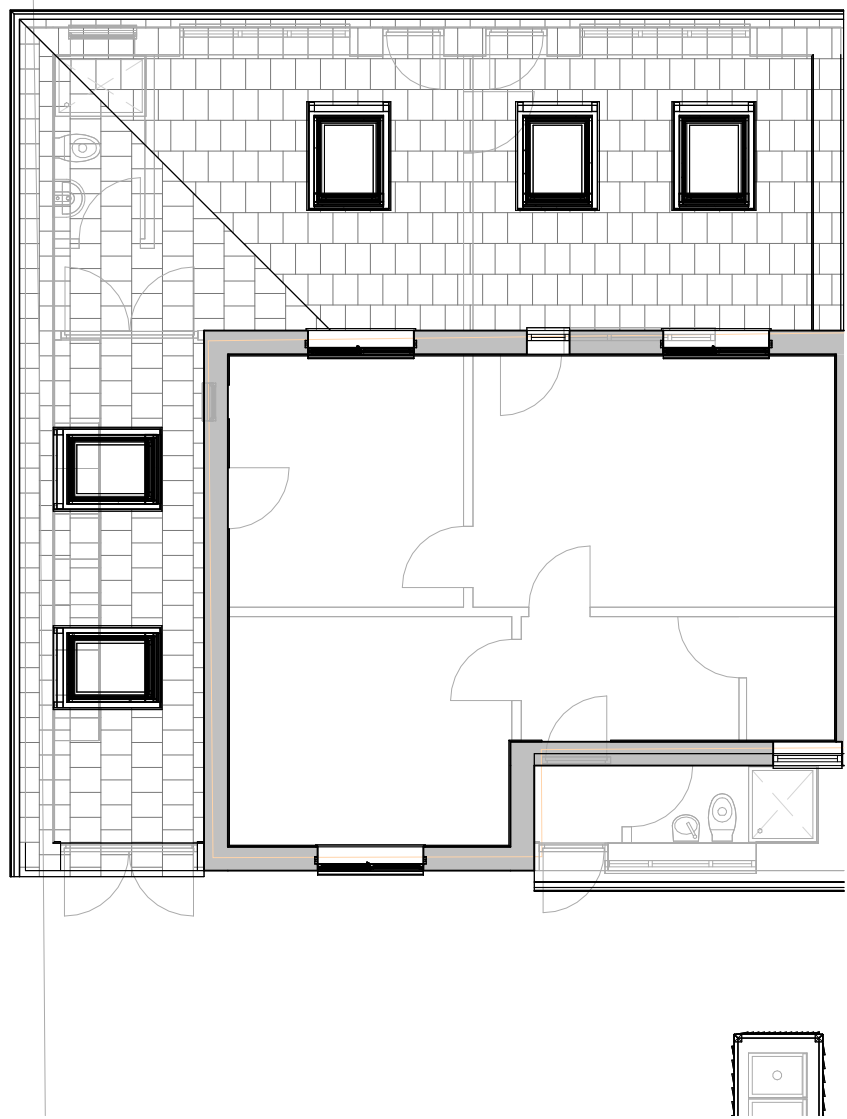
EXTRACT TO BATHROOM

BATHROOM TO HAVE MECHANICAL VENT DUCTED TO EXTERNAL AIR TO PROVIDE MIN 15 L/S EXTRACTION. VENT TO BE CONNECTED TO LIGHT SWITCH AND TO HAVE 15 MINUTE OVER RUN IF NO WINDOW IN ROOM. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY.

EXTRACT TO KITCHEN
KITCHEN TO HAVE MECHANICAL VENTILATION WITH AN EXTRACT RATING OF 60 L/S, OR 30 L/S IF ADJACENT TO HOB TO EXTERNAL AIR. INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE. INTERMITTENT EXTRACT FANS TO BS EN 13141-4. COOKER HOODS TO BS EN 13141-3. ALL FIXED MECHANICAL VENTILATION SYSTEMS, WHERE THEY CAN BE TESTED AND ADJUSTED, SHALL BE COMMISSIONED AND A COMMISSIONING NOTICE GIVEN TO THE BUILDING CONTROL BODY



PROPOSED BIN STORE -
TIMBER FEATHER EDGE
BOARD PANELS 1200MM
HEIGHT TO ALL SIDES WITH
SWING OPENING GATE -
240L 4 X WASTE UNITS



1 GF EXISTING AND PROPOSED 001
1 : 100

3 GF PROPOSED 001
1 : 100

2 1ST FFL PROPOSED
1 : 100