

NOTE:
PLEASE READ INCONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS
/ DETAILS AND CALCULATIONS.

OPENINGS:

Contractor to form new openings as shown.
Lintels over door / window openings to be
Catnic, IG or similar approved; fitted in
accordance with manufacturers specifications.
Provide pre-cast reinforced concrete lintols
to internal load bearing openings.
All to maintain 150mm bearing capacity).

SLIDING DOOR:

Aluminium sliding folding door system to
specialist subcontractors design / installation.
Colour and style to be to clients requirements.
Laminated safety glass in accordance with
BS 6206.
28mm argon filled cavity and soft low-e
coating B and C glazing.

EXTERNAL DOORS:

External door styles to be agreed with owner.
All glazing to side lights / fully glazed doors to
be laminated safety glass.
28mm argon filled cavity and soft low-e
coating B and C glazing.

INTERNAL DOORS:

Internal doors to have minimum 750mm clear
openings.

WINDOWS:

Cut and form new openings as shown on the
enclosed plans.
Provide white UPVC framed windows with
opening lights, to give natural light + ventilation
requirements; min. 1/20th floor area; with
16mm argon filled air gap and a soft low - E
coating double glazed units; with 8000mm²
trickle vents for background ventilation.

Maintain 750mm high x 450mm wide escape
windows - equalling o/a clear opening of 0.33m²
and cill height between 800 - 1100mm from
finished floor level to bedroom as shown.

Provide window restrictors where necessary.
All glazing to be Pilkington 'K' glass to comply
with Part N of building regulations.
Maintain U value of 1.6 W/m² K.
All glazing to windows less than 800mm from
internal floor level to be laminated safety glass
in accordance with BS 6206.

Glazing to meet relevant containment, impact
and barrier loadings as per building regulations.

Use Catnic, I.G or similar approved lintels to
openings.
See elevations + sections for locations.



PROPOSED FRONT ELEVATION

NOTE: CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.				
NOTE: PLEASE DO NOT SCALE FROM THIS DRAWING.				
Party Wall Act Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf				
Building Contract It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com				
CDM 2015 Regulations The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com				
GENERAL NOTES Materials to match existing. These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards. Where further clarifications are required contractor shall refer to the client for details and instruction. All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd. All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements. All materials must comply with current British Standards in situations used.				
Rev. A Structural Engineers calculations 04-04-19 and details added.				
REV				
 01943878398				
www.masdesignconsultants.com 22 Granville Terrace, Guiseley, Leeds, LS20 9DY				
PROPOSED				
EXTENT OF PROJECT: PROPOSAL: PROPOSED SINGLE STOREY REAR EXTENSION. PROPOSED GARAGE CONVERSION.				
CLIENT DETAILS: MR AND MRS G SOLOMON. 18 THORNLEIGH DRIVE, LIVERSEDGE. WF15 6HP.				
DRAWING TITLE: PROPOSED FRONT ELEVATION.				
PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	02/20	M3161/04/201	A