

All elements of structure to have a minimum period of fire resistance of 30 minutes.

Supply and install heat detector to kitchen and utility room.

Test certificates will be required upon completion for the emergency lighting and fire alarm systems.

Where a new or replacement fixed solid fuel appliance is installed in a dwelling, a carbon monoxide alarm should be provided in the room where the appliance is located.

operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass.

The carbon monoxide alarm should be located in the same room as the appliance: a. on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and b. between 1m and 3m horizontally from the appliance



FD30 Denotes 30 minute fire door with smoke seals and self closing device.

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON
SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

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>

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
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cw@cairnwharf.com

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:
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2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
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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.C	Changed the kitchen window to a bi-folding door to clients request.	23.05.23
Rev.B	Updated foundation / floor design and omitted a velux from bedroom 3 to suit client comments.	02.02.23
Rev.A	Updated to suit Planning Officers and clients comments.	23.01.23

REV



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EXTENT OF PROJECT:

PROPOSAL: DEMOLITION OF EXISTING GARAGE. PROPOSED TWO STOREY SIDE EXTENSION / PITCHED ROOF TO EXISTING HOUSE. PROPOSED ALTERATIONS TO FACADE.

MR P HEYHOE.
39 LATHAM LANE,
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BD19 4AL.

PROPOSED GROUND FLOOR PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	10/22	M3889/04/102	C