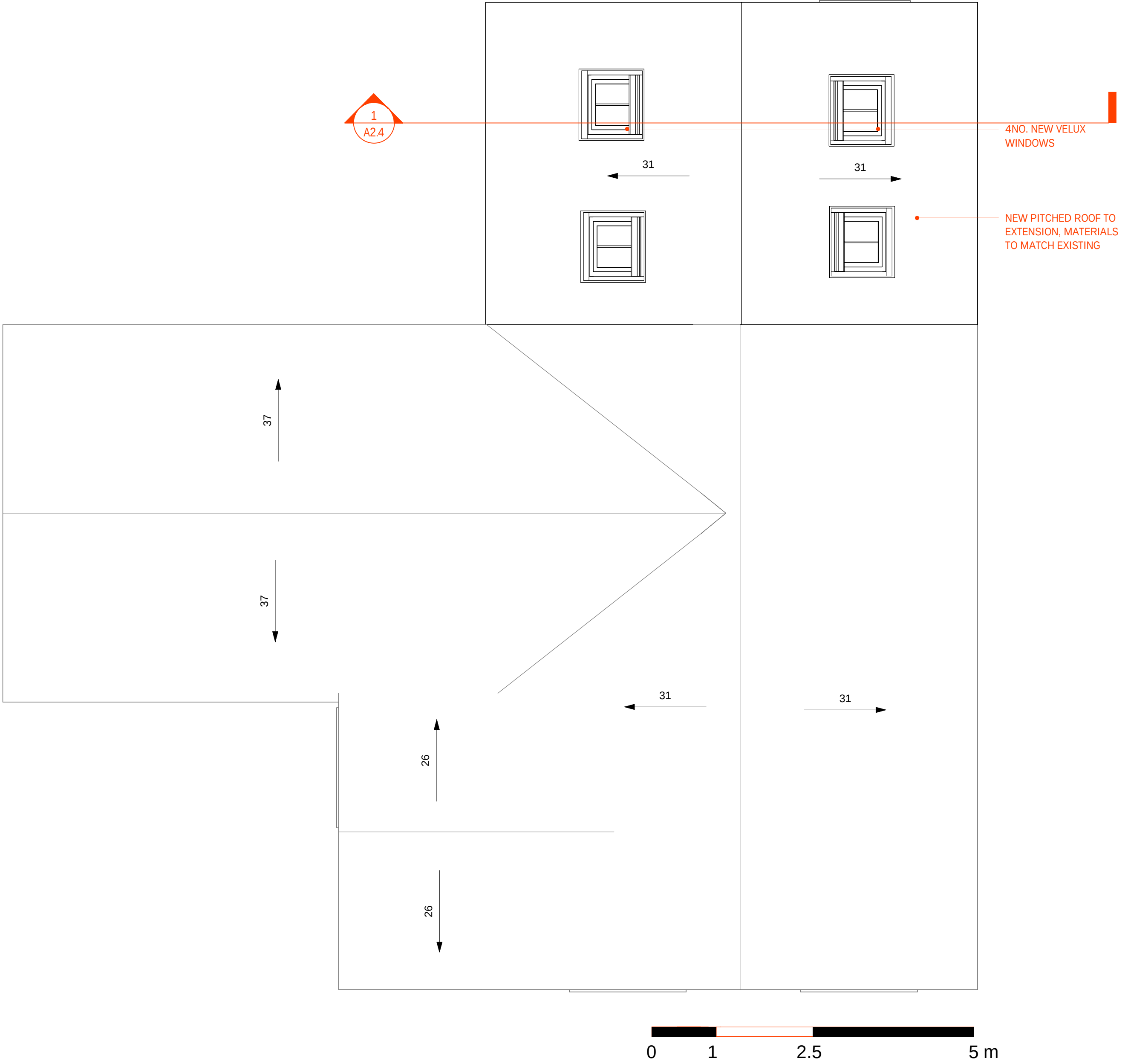


NOTES:

1. NEW STRUCTURAL ELEMENTS TO ACHIEVE 30 MINUTES FIRE RESISTANCE
2. THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
3. THE PLANS RELATING TO THE PROPOSED PROJECT ARE TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS
4. DO NOT SCALE FROM THE PLANS. USE FIGURED AND ON-SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT ENGINEER IMMEDIATELY
5. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
6. ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS CURRENT BRITISH STANDARDS AND CODES OF PRACTICE
7. ANY EXISTING BEAMS/LINTELS AT GROUND FLOOR LEVEL CARRYING ADDITIONAL LOAD ARE TO BE CHECKED ON SITE FOR SUITABILITY AND IF NECESSARY REPLACED.
8. ALL DRAINAGE/UNDERGROUND WORK IS PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
9. ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS. 1282:1999
10. ALL BUILDING WORK TO BE CARRIED OUT TO THE GENERAL REQUIREMENTS FOR WORKMANSHIP. WORKMANSHIP SHOULD COMPLY WITH THE RELEVANT SECTIONS OF BS 8000-0: 2014
11. SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.
12. ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE APPROVED INSPECTOR, AND APPROVED BEFORE COMMENCING WITH FURTHER STAGES OF WORK.
13. THERE IS TO BE POSITIVELY NO ENCROACHMENT OR TRESPASS BY ANY PART OF THE PROPOSED BUILDING WORK OVER THE NEIGHBOURING BOUNDARY LINES AS THIS IS CONSIDERED TO BE TRESPASS AND IS ILLEGAL.
14. ALL STRUCTURE TO BE APPRAISED, DESIGNED AND EXAMINED BY CLIENTS STRUCTURAL ENGINEER. CLIENTS STRUCTURAL ENGINEER IS SOLELY RESPONSIBLE FOR THE STRUCTURAL DESIGN.
15. GAS SAFE REGISTERED PLUMBER TO WORK IN ACCORDANCE WITH APP. DOC. J ANY NEW INSTALLATION IS TO BE CONFIRMED WITH BOTH THE OWNER & INSPECTOR BEFORE INSTALLATION
16. OWNER TO CONFIRM WITH NEIGHBOUR THE DISTANCE TO THEIR SITE BOUNDARY BEFORE COMMENCING WORK .
17. ALL UNIVERSAL BEAMS AND STRUCTURAL DETAILS ARE TO BE CALCULATED BY THE STRUCTURAL ENGINEER APPOINTED BY THE CLIENT.
18. U-VALUES FOR ALL NEW GLAZING TO BE 0.18 w/m2K MIN 16mm AIR GAP AND LOW E GLAZING TO BE USED.
19. RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES
20. EXISTING DRAINAGE TO BE FULLY INVESTIGATED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
21. ANY NEW OR REPLACEMENT BOILERS FITTED SHOULD HAVE SEDBUK RATING OF 90% ie BE A CONDENSING BOILER
22. ALL INTERNAL STUD PARTITION WALLS TO HAVE 50mm ACOUSTIC PARTITION ROLL (APR 1200) OR SIMILAR APPROVED TO VOID TO DEADEN SOUND.
23. 75% OF LIGHT FITTINGS TO BE ABLE TO ACCOMMODATE ENERGY EFFICIENT LIGHTS.
24. CONTRACTOR TO VISIT SITE PRIOR TO SUBMITTING TENDER / FINAL QUOTATION. INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS DESCRIBED ON DETAILED DRAWINGS. CONTRACTOR TO CLEARLY IDENTIFY ITEMS OF WORK NOT INCLUDED IN TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF THE WORKS. CONTRACTOR TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS AND WORKS AND OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. SITE TO BE KEPT TIDY AT ALL TIMES. NO REFUSE BURNED ON SITE & NORMAL HOURS OF WORKING OBSERVED. ALL WORK TO COMPLY ENTIRELY WITH BUILDING REGULATIONS NEW EDITION. ALL ELECTRICAL WORKS TO BE INSTALLED AND CHECKED BY NICEIC REGISTERED FULLY QUALIFIED ENGINEER. ALL GAS SUPPLIES & INSTALLATIONS BY GAS SAFE REGISTERED ENGINEER.

25. THE CONTRACTOR IS TO ENSURE THE FOLLOWING UNDER THE CDM REGULATIONS; THE CONTRACTOR AND OWNER ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. OWNER TO EMPLOY THEIR OWN HEALTH AND SAFETY SPECIALIST TO CHECK AND INSPECT THE BUILD DESIGN AND PROCESS AS REQUIRED. BUILDER/OWNER TO CONFIRM WITH HSE WHETHER PROJECT IS DEEMED AS NOTIFIABLE. IF SO AN APPROPRIATELY QUALIFIED CDM COORDINATOR IS REQUIRED TO BE EMPLOYED. CONTRACTOR TO COMPLY FULLY WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2015 AND THE WORKPLACE (HEALTH AND SAFETY) REGULATIONS, AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AND CDM COORDINATOR AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES. THE CDE REGULATIONS APPLY TO MOST COMMON BUILDING, CIVIL ENGINEERING AND ENGINEERING CONSTRUCTION WORK. YOU MUST NOTIFY HSE OF THE SITE IF THE CONSTRUCTION WORK IS EXPECTED TO EITHER:
- LAST LONGER THAN 30 DAYS; OR
 - INVOLVE MORE THAN 500 PERSON DAYS OF CONSTRUCTION WORK
26. SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW ROOMS. GAS SAFE REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE GAS SAFE REGULATIONS. THE NEW/EXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIREMENTS. PLUMBER TO LIAISE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO APPROVED INSPECTOR UPON COMPLETION OF WORK. ALL WORK TO BE CARRIED OUT BY A GAS SAFE APPROVED INSTALLER IN ACCORDANCE WITH APPROVED DOCUMENT J. INSTALLING PLUMBER TO NOTIFY THE APPROVED INSPECTOR, NO LATER THAN 30 DAYS AFTER COMPLETION. THAT THE BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APPROVED BY THE SECRETARY OF STATE. ALL QUALIFIED BOILERS TO HAVE A SEDBUK VALUE/BAND OF 90%. BAND A. ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40mm OF INSULATION MATERIAL (MIN CONDUCTIVITY 0.045W/mk)
27. WINDOWS ARE TO BE TO THE CLIENTS DESIGN AND ARE TO HAVE AN OPENABLE AREA OF 1/20TH THE FLOOR AREA OF THE ROOM CONCERNED, WITH SOME OF THE OPENING LIGHT BEING A MINIMUM OF 1500mm ABOVE FFL LEVEL. EVERY ROOM TO BE PROVIDED WITH A TRICKLE VENT PROVIDING A CLEAR 8000mm2 VENTILATION AREA. MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND (NOTE: 30 L/SEC IF FITTED IN COOKER HOOD) TO BE PROVIDED TO THE KITCHEN; TO THE BATHROOM FIT MECHANICAL VENT CAPABLE OF 15 LITRES/SEC OUTPUT RATING. TO THE UTILITY ROOM FIT MECHANICAL VENT CAPABLE 30 LITRES/SEC OUTPUT RATING.
28. PROVIDE 115mm DIA P.V.C. HALF ROUND GUTTER CONNECTED TO 63mm DIA P.V.C. DOWNPIPES. DOWNPIPES TO BE TAKEN BELOW GULLY GRATING LEVEL. (BLACK OR BROWN PREFERRED TO GREY IN ALL CASES, THIS ALSO APPLIES TO ALL SANITARY PIPEWORK VISIBLE ON ELEVATIONS). ALL BELOW GROUND DRAINAGE RUNS TO BE 100mm DIA VITRIFIED CLAY TYPE (i.e. SUPERSLEVE OR SIMILAR LAID TO MANUFACTURERS INSTRUCTIONS). ALL GULLIES INDICATED TO BE RODDABLE B.I.G. TYPES. DRAINS TO BE LAID TO A MIN FALLS OF 1:40 ON A MIN 150mm BED OF PEA GRAVEL. WHERE DRAINS PASS UNDER BUILDINGS THEY ARE TO BE SURROUNDED IN MIN 150mm THICK CONCRETE WITH A FLEXCELL JOINT AT EVERY COLLAR. WHERE DRAINS PASS THROUGH WALLS THEY ARE TO BE BRIDGED OVER WITH 2 COURSE REINFORCED CONCRETE LINTELS (MIN END BEARING 150mm) LEAVING A MIN 50mm GAP AROUND DRAIN. ALL DRAINAGE WORK IS SUBJECT TO SITE CONDITIONS ENCOUNTERED AND LOCAL AUTHORITY B.C.O. APPROVAL. ALL BUILDING DRAINAGE TO BE CARRIED OUT TO B.S. 8301:1985, AND PART H OF THE BUILDING REGULATIONS. THE POSITION OF THE BELOW GROUND DRAINAGE HAS NOT BEEN ASSUMED. THE CONTRACTOR IS TO DETERMINE THE EXACT POSITION OF THE DRAINAGE ON SITE AND THE DIRECTION OF FLOW. AGREE ALL DRAINAGE WORK WITH THE BUILDING INSPECTOR PRIOR TO CARRYING OUT ANY WORK. CONNECT THE NEW DRAINAGE SYSTEM TO THE EXISTING IN ACCORDANCE WITH BS 8301:1985. DISCUSS AND OBTAIN APPROVAL FOR ALL DRAINAGE WORK WITH THE BUILDING INSPECTOR PRIOR TO CARRYING OUT THE WORKS. CONNECT NEW DRAINAGE TO THE EXISTING WITH THE REQUIRED ADAPTORS.

29. ANY EXISTING FW / SW SYSTEMS IN EXISTENCE ARE TO BE MAINTAINED IF POSSIBLE. DRAINS ARE TO BE TRACED ACCURATELY PRIOR TO COMMENCING DRAINAGE WORKS, TO ENABLE NATURE OF DRAINAGE (SEPARATE OR COMBINED)
30. THE DEPTH OF ANY ADJACENT DRAINAGE WILL HAVE AN APPROPRIATE INFLUENCE ON THE DEPTH OF THE FOUNDATION TRENCH. AGREE ALL FOUNDATION DEPTHS WITH BUILDING INSPECTOR ONCE DRAINAGE HAS BEEN LOCATED.
31. THE WHOLE OF THE DRAINAGE SYSTEM SHALL BE TESTED WHEN LAID AND AGAIN ON COMPLETION TO THE SATISFACTION OF THE APPROVED INSPECTOR. ANY LENGTHS, FITTINGS OR CONSTRUCTION FOUND TO BE FAULTY TO BE TAKEN UP, RELAYED AND RECONSTRUCTED AND RETESTED UNTIL SATISFACTORY. TESTING WILL BE BY WATER GENERALLY AS LAID DOWN IN B.S. 8301:1985
32. WHERE NEW FLOOR SLABS ARE TO BE LAID ALL VEGETATION AND DELETERIOUS MATTER IS TO BE STRIPPED OFF SITE. LAY MIN 150mm OF CLEAN CRUSHED STONE HARDCORE AND COMPACT. BLIND HARDCORE WITH 50MM OF SHARP SAND AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. LAY MIN 150mm, 20N/mm2. CONCRETE SLAB. FINISH SURFACE OFF WITH TROWEL TO SMOOTH FINISH. LAY MIN 50MM THICK CELOTEX ON TOP OF SLAB IN BRICK BOND FORMATION WITH TAPED JOINTS. INSTALL UNDER FLOOR HEATING TO TOP OF CELOTEX AND LAY 50mm CEMENT BASED LEVELLING SCREED. FINISHED SURFACE TO BE AGREED WITH CLIENT.



PROPOSED ROOF.

SCALE: 1 : 50

PROJECT:

8 BEALEY CLOSE

RADCLIFFE, MANCHESTER

DATE:	09/19/22
PROJECT NO	1008
REVISION	DATE
A Notes updated and window schedule added	21.10.22
B Building Regs issue	17.04.23

NOTES:
This drawing is to be read in conjunction with all relevant specifications and drawings issued.
The contractor is to check and verify all building and site dimensions and check levels before work commences and/or ordering any materials.
Any variations must be reported to the Contract Administrator (C/A Design) immediately.
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DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE

PROPOSED ROOF PLAN

SCALE: As Indicated

A2.3

DRAWN BY: D.SWIFT