



**PART B, FIRE PROTECTION**  
 All elements of structure to have a minimum period of fire resistance of 30 minutes.  
 Linked smoke alarm system to be designed and installed by specialist subcontractor. To be ceiling mounted and fitted to ground and first floor landing areas. Smoke alarms to be fitted at least 300mm from walls and lighting fittings and to comply with BS 5446 and BS 5839. 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.  
 Provide 30min fire doors (FD30) to all habitable rooms and stores as shown on plan to protected fire escape route.

**STRUCTURAL STEELWORK**

Fix any and all steelwork fully in accordance with the Structural Engineers' design drawings, specification and calculations. Allow for all concrete padstones to Engineers' specification, shims, temporary supports etc. associated with this work.  
 Structural Engineers' design and specification to be checked against MAS drawings to ascertain any differences and should be reported to MAS Design for confirmation.  
 Unless Noted Otherwise, all steel to be minimum grade S275 JR or JOH.  
 All steelwork to maintain 150mm bearing capacity, clad with 15mm fire line plasterboard & skim to give 30 minutes fire resistance. All steelwork to be painted with 2 coats of Zinc Phosphate primer to a minimum thickness of 80 microns. Where steelwork

is in contact with external walls, or within cavities, and additional 2 coats of bitumen paint applied to a minimum thickness of 200 microns and sealed with an alkali resistant mastic where the steel emerges.  
 U.N.O. all steel beams to bear onto a minimum 330lg X 100wd X 140dp Concrete padstones (denoted: PS) set on M4 mortar. Any levelling required to steelwork to be done with 100 x 100mm steel packers.  
 Beams installed below existing masonry to be preloaded using driven steel folding wedges to reduce the risk of cracking on release of props. Following preloading, slate pack and fill with a stiff mortar. Where new structural elements are supported on existing masonry it needs checking to ensure it is of sound structural condition, free from any defects, and with a minimum bearing width of 100mm.

**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. D	Added building regulations notes (subject to change). Removed sun tunnels, gas meter & chimney. Added side facing landing window. Reduced living room and master bedroom windows to North elevation, master bedroom window to west elevation. Removed east elevation playroom window. Omitted Bay window glazing bars. Changed en suite and bathrooms doors to pocket doors. All to suit clients comments.	12.12.23
Rev. C	Added bay windows to Senior Planners comments.	07.09.23
Rev. B	Added bay windows to Senior Planners comments.	24.04.23
Rev. A	Updated fenestration to Senior Planners comments.	01.02.23
REV		



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**PROPOSED**  
 EXTENT OF PROJECT:  
**PROPOSAL: PROPOSED GROUND FLOOR PORCH EXTENSION. PROPOSED FIRST FLOOR EXTENSION. PROPOSED REFURBISHMENT OF DWELLING. PROPOSED NEW INSULATED RENDER EXTERNAL FINISH.**

**CLIENT DETAILS:**  
**MR S JARVIS.**  
**1 POOL ROAD,**  
**OTLEY,**  
**LS21 1HL.**

**DRAWING TITLE:**  
**PROPOSED GROUND FLOOR PLAN.**

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	11/22	M3905/04/102	D