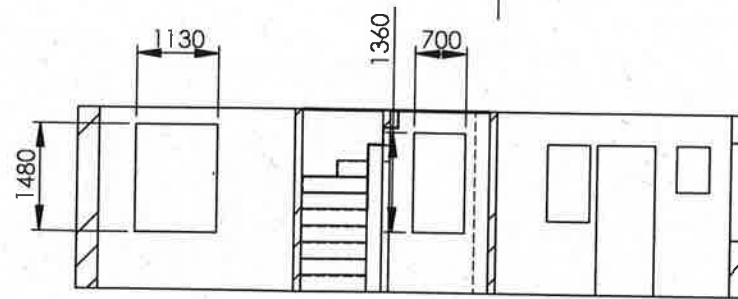
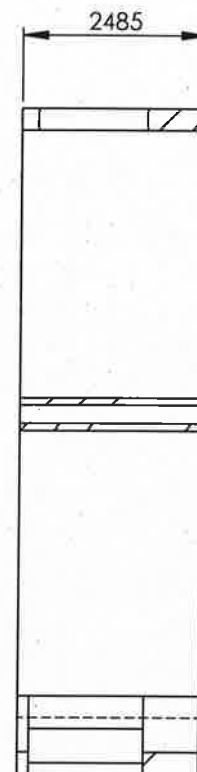


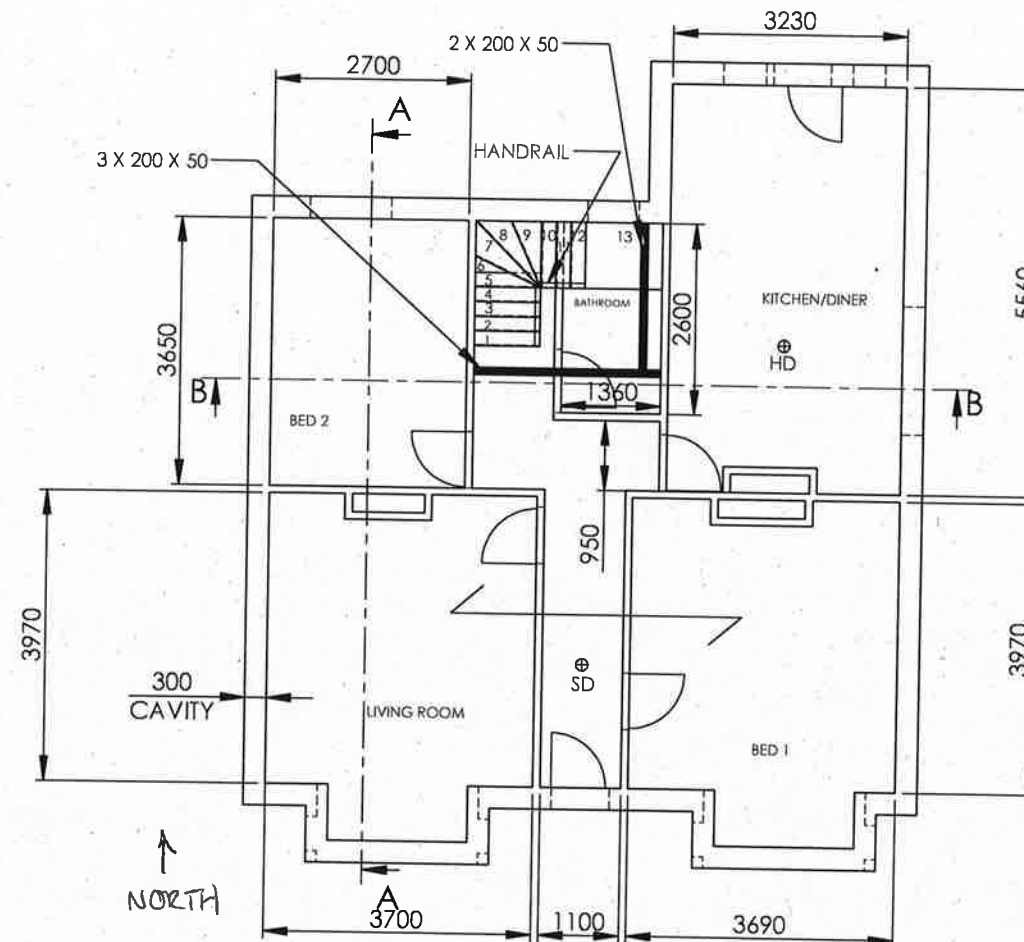
NOTES:



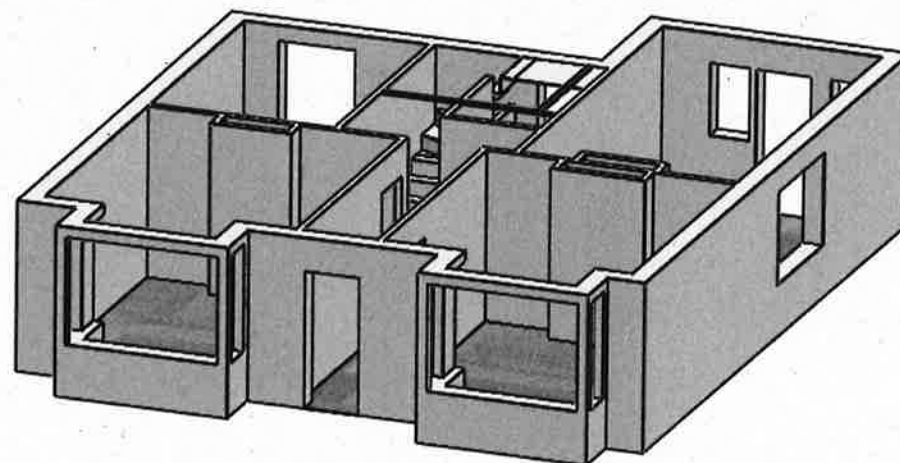
SECTION B-B



SECTION A-A



NORTH



GENERAL CONDITIONS

- These notes are for the purposes of obtaining Building Regulation Approval and are to be read in conjunction with the relevant Architectural drawings and any Structural Engineer details/calculations and specialist drawings/specifications where applicable.
- The client and/or building must give the local Building Control Authority at least 48 working hours notice of commencement of work on site.
- Written dimensions on drawings are to be taken in preference to scaled and all relevant measurements and levels shall be checked on site before the commencement of work. Any discrepancies that directly affect the works must be reported before proceeding.
- Positions of Services shown on this drawing are for indicative purposes only, refer to Specialist M&E drawings or client design for specific positions.
- The insulating materials specified in this schedule have 'U' values calculated to comply with the requirements of Building Regulations Approved Document Part L1B 2016 - Conservation of Fuel and Power in Existing Dwellings.
- Any changes to the materials indicated must be equivalent to, or better than that specified.

CONSTRUCTION NOTES

- GENERAL: ALL DIMENSIONS, HEIGHTS, LEVELS ETC TO BE CHECKED BY CONTRACTOR ON SITE PRIOR TO THE COMMENCEMENT OF WORKS AND ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE RELEVANT STRUCTURAL ENGINEERS DETAILS.
- THESE NOTES ARE FOR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE A SPECIFICATION OF WORKS TO BE CARRIED OUT.
- IT IS THE CONTRACTORS RESPONSIBILITY TO APPOINT A SUITABLY QUALIFIED PERSON TO ACT AS PLANNING SUPERVISOR AND COMPLY WITH ALL HEALTH AND SAFETY REQUIREMENTS.
- PROVIDE SMOKE DETECTORS TO HALL AND LANDING AREA AND HEAT DETECTOR IN KITCHEN AS INDICATED ON PLANS - ELECTRICAL SYSTEM TO BS5839 PART 1 1988.
- BACKGROUND VENTILATION; PROVIDE TRICKLE VENTS TO NEW WINDOWS - 8000M2 TO HABITABLE ROOMS, 4000M2 TO NEW SHOWER ROOM.
- MECHANICAL VENTILATION; NEW SHOWER ROOM FITTED WITH INTERMITTENTLY OPERATED EXTRACT FAN CAPABLE OF EXTRACTING AT 15 LITRES/SECOND.
- ALL NEW PLUMBING TO BS5572 AND WATER COMPANY BY-LAWS.
- ALL NEW ELECTRICAL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH P1 & P2 OF THE BUILDING REGULATIONS 2010 [AS AMENDED] BY A COMPETENT ELECTRICIAN REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME - AN ELECTRICAL INSTALLATION CERTIFICATE TO BS7671:2008 TO BE SUBMITTED TO THE COUNCIL PRIOR TO THE COMPLETION OF BUILDING WORKS ON SITE.
- MINIMUM 75% EFFICIENCY LIGHT FITTINGS TO BE PROVIDED IN LOFT.
- HEATING; EXISTING RADIATOR SYSTEM TO BE EXTENDED INTO NEW AREAS.

Drainage

- IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE CONDITION, DIAMETER, SYSTEM TYPE OR DIRECTION OF BELOW GROUND DRAINAGE RUNS - CONTRACTOR MUST EXCAVATE & LOCATE FOUL AND SURFACE WATER DRAINS AND ALTER AS NECESSARY TO THE APPROVAL OF THE LOCAL AUTHORITY.
- DRAINAGE LAYOUTS SHOWN ARE INDICATIVE ONLY.
- FOUL DRAINAGE; INSTALL NEW SHOWER ROOM FITTINGS IN POSITIONS INDICATED ON PLAN - WASTE PIPES IN P.V.C. 40MM DIAMETER TO SHOWER, 32MM DIA TO BASIN AND WASTE TAKEN TO NEW BACK INLET TRAPPED GULLEY AND ONTO EXISTING MANHOLE. RELOCATE EXISTING TOILET ON GROUND FLOOR.
- All sanitary pipework to comply with BS EN 752 and BS EN 12056

Foundations

- Existing foundations to be checked for suitability for the proposed works prior to start of works
- A trial hole shall be dug prior to excavation to expose the existing foundations, such that the building control officer is able to inspect suitability to take additional loadings.
- Remedial works to existing foundations, where required, to be completed in accordance with the Structural Engineers design and details and to the satisfaction of the Building Control Inspector.

Floor Construction - General

- Floors to be constructed and laid in strict accordance with manufacturer's instructions and details and guidelines as set out in Part E of Building Regulations. Workmanship to be of highest standard and special attention to be given at the perimeter and where the floor is penetrated.
- Sound Insulation - 100mm Rockwool in new floorboards.

Walls/Roof

- Sound insulation - gable walls drylined with 12.5mm plasterboard.
- Insulation - insert between rafters 100mm Celotex or similar. 40mm underside rafters covered by 12.5mm duplex plasterboard.

Stairs

- 42 degrees with minimum 1.9m headroom. Risers no greater than 225mm. Going = 220mm. Handrail to be installed from top to bottom. Balustrading on landing. Landing width to be minimum width of stair.

NO INCREASE IN GROUND FLOOR AREA: INTERNAL ALTERATIONS ONLY

Material:		Description:	
Finish:		UNAPPROVED PROPOSED GROUND FLOOR	
Unless Otherwise Stated: Linear Tol.: $X \pm 1\text{mm}$, $X \pm 0.2\text{mm}$, $XX \pm 0.05\text{mm}$ Angular Tol.: 0.5° Surface Finish: $1.6\mu\text{m Ra}$		Drawn by: Graham	
Drawing Scale: 1:100		Drawn Date: 25/04/2019	
Approx Weight: 248004.62kg		Checked/Approved by:	
Drawing Produced In Accordance With: BS8888		Checked/Approved Date:	
Projection Method: THIRD ANGLE		Part Number: Vic - Scott	
Sheet Size: A3		Drawing Number: Vic - Scott-001	
		Sheet: 1 of 1	Revision: A