

PURPOSE OF ISSUE	BUILDING CONTROL
Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.	

GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONSTRUCTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
- (3) BEFORE WORK COMMENCES – ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) THE CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.
- (6) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE CONTRACTOR IS TO CONSULT WITH THE DESIGNER TO BE READ THE CONNECTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
- (8) DO NOT SCALE FROM PLANS, USE FIGURED AND ON SITE DIMENSIONS ONLY, IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) 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.
- (10) SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
- (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS
- (13) ALL DAMAGE AND FOUNDATION IS PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
- (14) ALL FOUNDATION WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (15) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:P13:1985.
- (16) ALL TIMBER TO BE TREATED WITH A SURVABLE PRESERVATIVE TO BS1726:1975.
- (17) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE B.O.'S APPROVAL AND SATISFACTION.
- (18) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (19) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RULES AND REGULATIONS AS SET OUT IN THE I.E.E. WIRING CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (20) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

- CODE 4 LEAD FILLSIES (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CARRY TRAYS ARE TO BE USED WHERE INDICATED.

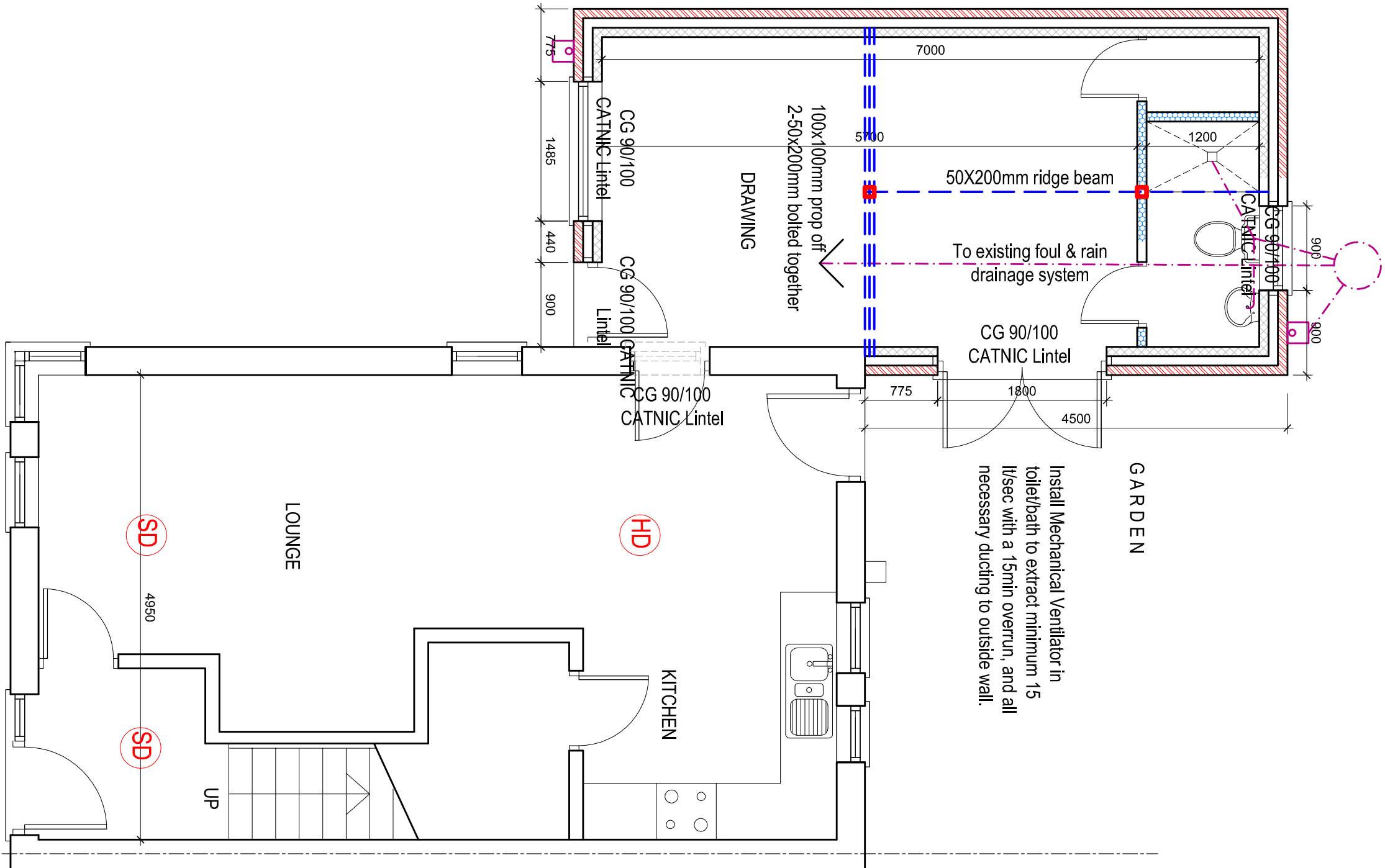
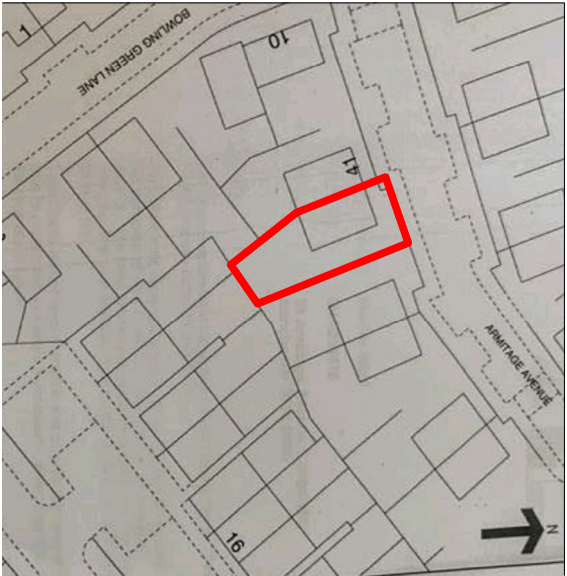
- DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 1.29w/m²k & U-VALUE OF WINDOWS TO BE 1.6w/m²k, & EXTERNAL DOOR 1.8w/m²k (I.E. CONSISTED AS INDICATED).

- THE ENTIRE GROUND FLOOR IS OF THE SUPERSEDDED TYPE, THEREFORE VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100MM EARTHWARE PIPES LUNG IN HARDWARE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000cms PER METER RUN - THE NEW CAMPIRES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.

- INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DETRIMENTOUS MATTER STRIPPED OFF SITE. LAY NIN, 150mm OF CLEAN CRUSHED STONE HARDWARE AND COMPACT. LAY 1200 GAUGE PIPE AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED NIN 300mm. PROVIDE 100mm KINGSAN/CLOCELY/XTRAHERM ASSUATION AS SPOON END SECTION. LAY 100mm OF 100mm SAND/GRAVEL BEDDING OVER 25mm SPACE OF WITH 60mm SAND/GRANULE SPEED ON FINISH ASPHALT. EXISTING WOOD FLOOR LAY 100MM DIA. PVC PIPE IN NEW GROUND FLOOR.



- New brick work to match existing, 102mm facing brick, 50mm inner leaf.
- Cavity to be fully filled with Krauf's Ditherm 37 Cavity batts and 100mm Thermaflex block work internal skin. Kooltherm K118 or similar thermal board taped and skim finished.
- Proposed external walls incorporating appropriate cavity wall ties at max. 750mm horizontal and 450mm vertical centers (300mm at wall reveals).
- All new windows to use double glazed units with a 'low-e' soft coating with an emissivity of 0.05. The double glazed panes are to be separated by a 16mm gap to provide a U-value of 1.6w/m²K. Tickle vents to windows. Safety glazing to critical locations. Windows to open 1/20th of the floor area.
- All stud work to be 12.5mm plasterboard either side of 75x500mm softwood framework @ max. 400mm c/c with gypsum skim finish to plasterboard and 100mm 'Crown Frametherm' insulation between framework.
- All plaster and finishing work to be made good to match existing. Floor joists to be doubled up under partitions.
- Ceiling to be 12.5mm Gyproc Wallboard Duplex taped and skinned. Include 100mm crown wood insulation between joists and 200mm above joists. **NOTE** - Special precautions may be required when electric cables are covered by insulating materials.
- All internal SVPs to be boxed in with 2 No. layers of 12.5mm plasterboard, outer layer to be moisture resistant, on 75x500mm softwood framework @ max. 400mm c/cs with 300mm 'QuietZone Acoustic Blanket' fixed to manufacturers specification and an access panel to enable rodding of the Soil Pipe. **Additionally the above is to include the installation of a Roll**.
- Where new brickwork abuts existing walls cavities should be continuous.
- A cavity tray (300mm wide DPC) to be provided over the brickwork on all door and windows opening.
- All internal and external linings to have 150mm minimum bearing.
- 30x50mmx1.2m galvanized steel straps to be used for lateral restraint at top with gable wall and roof rafters @ 2m c/c.
- Steel work to Structure Engineer's design and specifications. Boxed in 2 layers of plasterboard or single layer of Fire line.
- Sockets and switches between 450mm and 1200mm.
- All drainage to the satisfaction of the LABC Inspector on site.
- All new gas and heating works to be carried out by a Gas Safe Registered Installer and certificate to be provided on completion.
- All new Electrical work to be carried out by a qualified and competent person and certificate to be issued on completion of works.
- All smoke & heat detectors to be battery packed, mains powered, hardwired interlinked.