



General notes
1) All work must be carried out in accordance with the Approved Documents of The Building (Amendment) Regulations 2010 and The Building and Approved Inspectors (Amendment) Regulations 2010
2) Do not scale from these drawings or derive dimensions from digital media
3) All dimensions are to be checked prior to works commencing on site
4) Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately to the project architect in writing
5) The building envelope should be constructed in such a way that there are no substantial thermal bridges or gaps where the layers of insulation occur.

All Power outlets, sockets and switches should be positioned at heights between 450mm & 1200mm in accordance with ADM clause 8.3

Doors
1) Internal doors - See Door Schedule
2) All doors to the fire escape doors should be FD30/FD60 self closing.
3) All doors on escape routes whether fire doors or not, should be fitted with simple fastenings that are easily operable without the use of key at all times the building is occupied.

Windows
1) All windows to achieve a minimum u-value of 1.8W/m²k per window
2) Refer to window schedule for specific information and specifications
3) All glass within 800mm from the floor level need to be toughened safety glass and all glass within doors and side panels and windows adjoining doors from floor level upto a height of 1500mm and to a width of 300mm in accordance with Approved Document N - Glazing of the British Building Regulations.
4) Windows to be fitted with trickle vents for background ventilation. These are as follows; All Habitable rooms - 8000mm² Kitchen and Utility Rooms - 4000mm² Bathroom and shower rooms - 4000mm²

N.B.
1) Site ground conditions to be confirmed before work starts
2) All affected surfaces by the works to be made good

Floors
New floor boards to match those of existing in appearance and size of 140mm width. New timber floor joists 47x175 C16 timber @ 400 ctrs. Supported on first floor wall and on 47x175mm C16 timber wall plate on external wall. Wall plate to be bolted with M12 resin anchors @ 450ctrs (see engineers info). Floor is to be sturdy and free from noises.

Timber
All structural timber is to be strength graded and stamped and confirmed on site for compatibility in accordance with design specification. Minimum free end bearing of timber sections is to be 90mm unless suitable duty joist hangers used where joists secured tightly to supports. Any gaps between joist ends to be filled with masonry or timber noggin. All new timber is to be kept dry on site prior to use and stored so as to prevent warping along minor axis. Any notching of timber sections is to be confirmed with architecture:m/structural engineer.

Demolition
1) Demolition to be done in accordance with proposed demo drawings. Any structural requirements must have engineers proposal.

Internal Partition Construction
1) 12.5mm gyproc wallboard
2) 75x37.5mm timber stud @ 400 ctrs with 75mm sound insulation (Rockwool or equivalent)
3) 12.5mm gyproc wallboard
4) 2 coats of matt white emulsion (colour To be agreed with client)

Ground/First Floor Construction
1) See finishes schedules for specific floor finishes
2) New timber flooring to match existing floorboards of 140mm width
3) Sound insulation (Rockwool or equivalent) laid between floor joists

Ceiling Finish
1) Ceiling finishes to be 12.5mm gyproc wallboard

Electrical Safety
Completion Certificate - Copy of boilers Regulation Compliance Certificate from a Gas Safe registered installer to be provided to Building Control and Householder as evidence of compliance. If there is notifiable electrical works to be undertaken as part of the boiler installation and your plumber or electrician is not registered with the Governments (O.D.P.M) Electrical Competent Persons Scheme a Building Regulation application will be required for the electrical works.

Building Regulation Part P (Electrical Safety). On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and Local Authority, and prior to covering of all wiring /cables, the installation is to be inspected by a independent 'Competent Person' and on completion of the work, in addition to the above certificate, an additional 'Competent Persons' Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and Local Authority. (Competent person means a member of O.D.P.M Electrical Competent Persons Scheme). Electrical works by a competent person scheme member.

All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the EE 16th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the O.D.P.M All sockets are to be no lower than 450mm from finished floor levels, switches are to be no higher than 1200mm from finished floor level.

Lighting / Electrical Key

 Pendant light, provided by client

 Low voltage down lighter

 TV AV Lan & Cat5 distribution point

 Telephone Main Box

 Aerial

 Data Point

 Single way switch

 Two way switch

 Double 13a Switched Socket

Fire Warning Key

 Smoke detector - Self contained and interconnected, wired to independent fused circuit at CSU

 Heat detector - Self contained and interconnected, wired to independent fused circuit at CSU

Rev:	Date:	By:	Note:
B	27.04.21	AJW	Drawings updated as per clients email received 22.04.21
C	10.05.21	RB	Electrical layout updated with 2no sockets- DIMs added to Velux rooflight section and elevation
D	10.06.21	RB	Velux updated to 66x118cm. Insulated plasterboard added to external wall of cupboard space. Plywood floor inside cupboard instead of floorboards.