

Party Wall etc. Act 1996 to apply as necessary and building owner or contractor must serve all necessary notices to all adjoining owners prior to commencement of the work in accordance with the Act. Exact position of walls and boundaries to be determined on site and no part of proposed works to encroach any boundary without written permission of adjoining owners.

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 CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY REFERRED TO HEREIN. 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 BS800 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORILY COMPLIANCE. UNDERSTAND THE PLANS AND APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION 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) ALL 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 TO EXISTING PROPOSED MATERIAL AND SURFACE FINISHES TO BE REPAIRED TO ORIGINAL CONDITION ON SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:1973: 1985.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
- (16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
- (17) 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.
- (18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REGULATIONS AND STANDARDS OF WORK. CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.
- CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- DOUBLE GLAZING TO BE PROVIDED TO ALL NEW WINDOWS TO NEW STRUCTURE. THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² k AND U-VALUE OF WINDOWS TO BE 1.8w/m² k, & EXTERNAL DOOR 1.8w/m² k (I.E.. CONSTRUCTED AS INDICATED). SAFETY GLAZING TO CRITICAL LOCATIONS. WINDOWS TO HAVE TRICKLE VENTS.

OIL AND VENT PIPE

ALL NEW SVPS TO BE 100mm DIA. UPVC (BLACK OR BROWN PREFERRED TO GREY IN ALL CASES) AND SHOULD BE TAKEN 900mm ABOVE THE HEAD OF ANY WINDOW WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. OR TO USE DURGO VALVE. NO WASTE PIPE CONNECTIONS ARE TO BE MADE DURING CONSTRUCTION. ALL BRAND NEW MAIN STACK SOIL STACK TO BE 100mm DIA. UPVC (BLACK OR BROWN PREFERRED TO GREY IN ALL CASES). PROVIDE RODDING EYE 150mm ABOVE G.L. IN ALL CASES.

SANITARY PIPEWORK

TRAPS – ALL POINTS OF DISCHARGE INTO SYSTEM SHOULD BE FITTED WITH A WATER SEAL TO PREVENT FOUL AIR FROM THE SYSTEM ENTERING THE BUILDING. UNDER WORKING AND TEST CONDITIONS TRAPS SHOULD REMAIN A MIN SEAL OF 25mm. WASHBASINS, SINKS, BATHS AND SHOWERS TO HAVE A 40mm DIA. TRAP WITH 75mm DEEP SEAL. DOWN PIPES TO VENTILATE THROUGH ROOF AND FINISHED AT LEAST 900mm ABOVE FINISHED FLOOR LEVEL. ANY OPENING INTO THE BUILDING NEARER THAN 3000mm. PIPE CAPPED WITH CAGE OR PERFORATED COVER. ALL PIPES TO BE 50mm DIA. EXCEPT W.C.s WHICH ARE TO BE 100mm. THE PIPES FITTINGS AND JOINTS ARE TO BE CAPABLE OF WITHSTANDING AN AIR AND SMOKE TEST OF AT LEAST 38mm WATER GAUGE FOR AT LEAST 3 MINUTES. SMOKE TEST IS NOT RECOMMENDED FOR ACCESS RODDING POINTS SHOULD BE PROVIDED TO GIVE THE ACCESS TO THE SYSTEM. ALL DISCHARGE PIPES SHOULD NOT BE REACHED BY REMOVING TRAPS OR APPLIANCES WITH INTEGRAL TRAPS.

PROJECT
8 Gildridge Road,
Whalley Range

CLIENT

DRAWING TITLE
Proposed Elevation

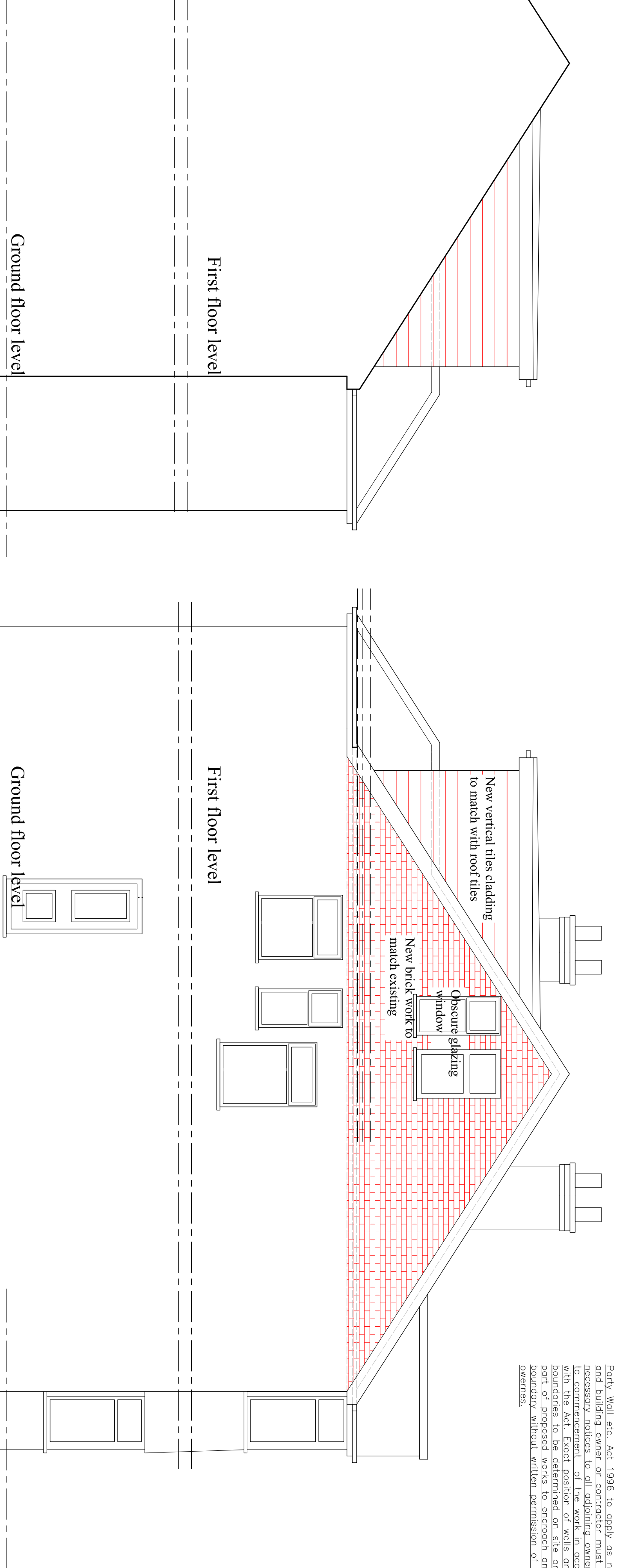
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NA-B02

SCALE DATE REVISION
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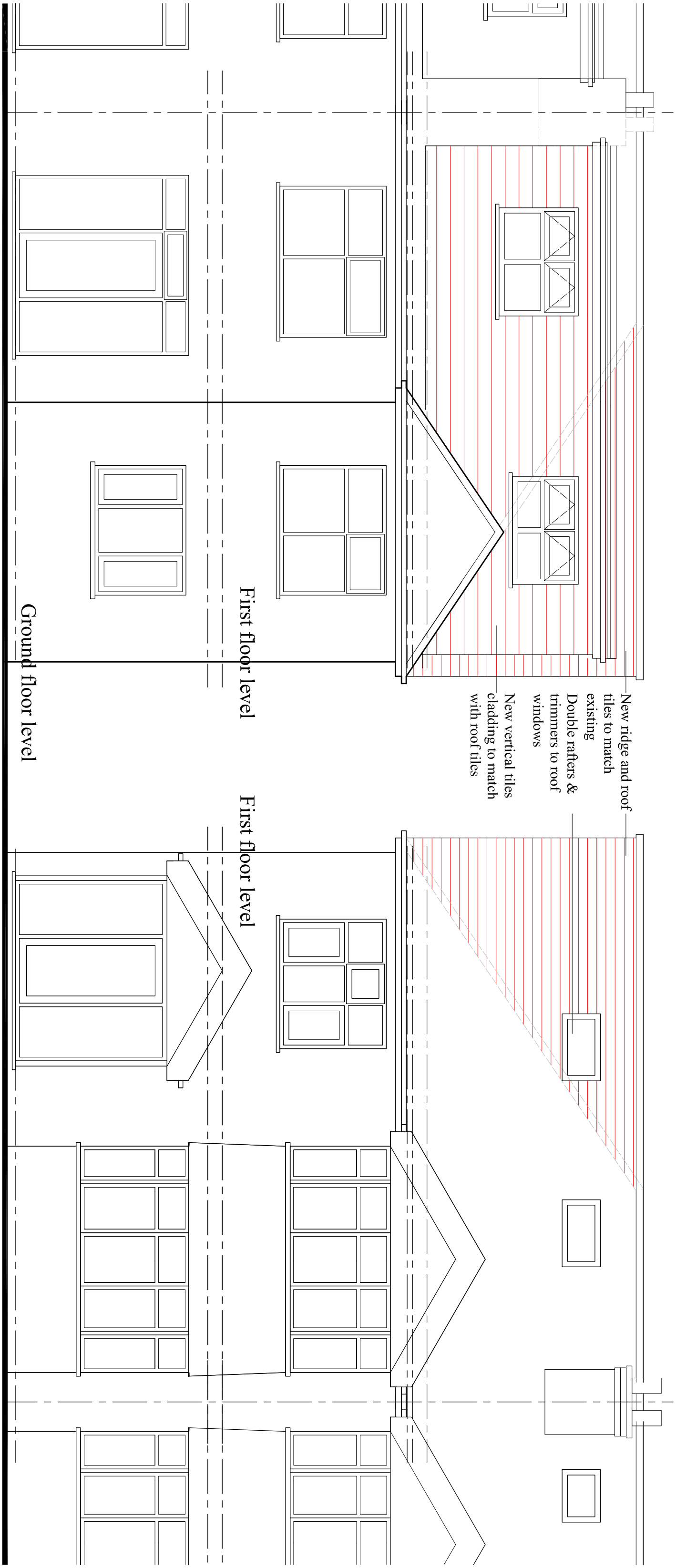
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na design



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION