

PURPOSE OF ISSUE

BUILDING CONTROL

All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the designer 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 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 WORKSHIP CLAUSES IN BS6000 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 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 PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERING 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. ALL INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
- (11) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.
- (12) ALL DRAINAGE AND FOUNDATION IS PROVISIONAL, AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
- (13) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (14) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:P13:1985.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1293:1975.
- (16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE B.C.O.'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 REQUIREMENTS OF PART P, COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.
- (20) CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILED) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- (21) DOUBLE GLAZING TO BE PROVIDED TO ALL 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).
- (22) WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES LAID IN HARDWARE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER MEIER RUN OF THE EXISTING PROPERTY.
- (23) INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.
- (24) NEW GROUND FLOOR ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE, AND FULLY COMPACTED. EXISTING GROUND TO REMAIN UNDISTURBED AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN. 300mm. PROVIDE 100mm POLYFOAM PLUS FLOORBOARD. 220T INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (112-420mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED OR 25mm ASPHALT. EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

OUTBUILD SIDE ELEVATION

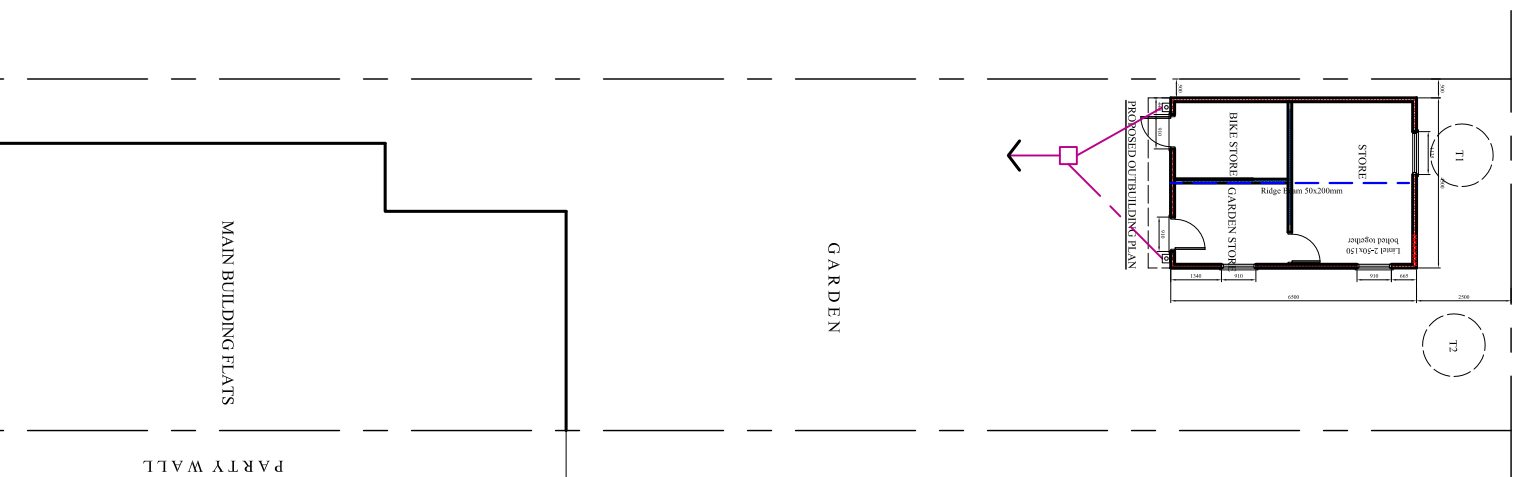
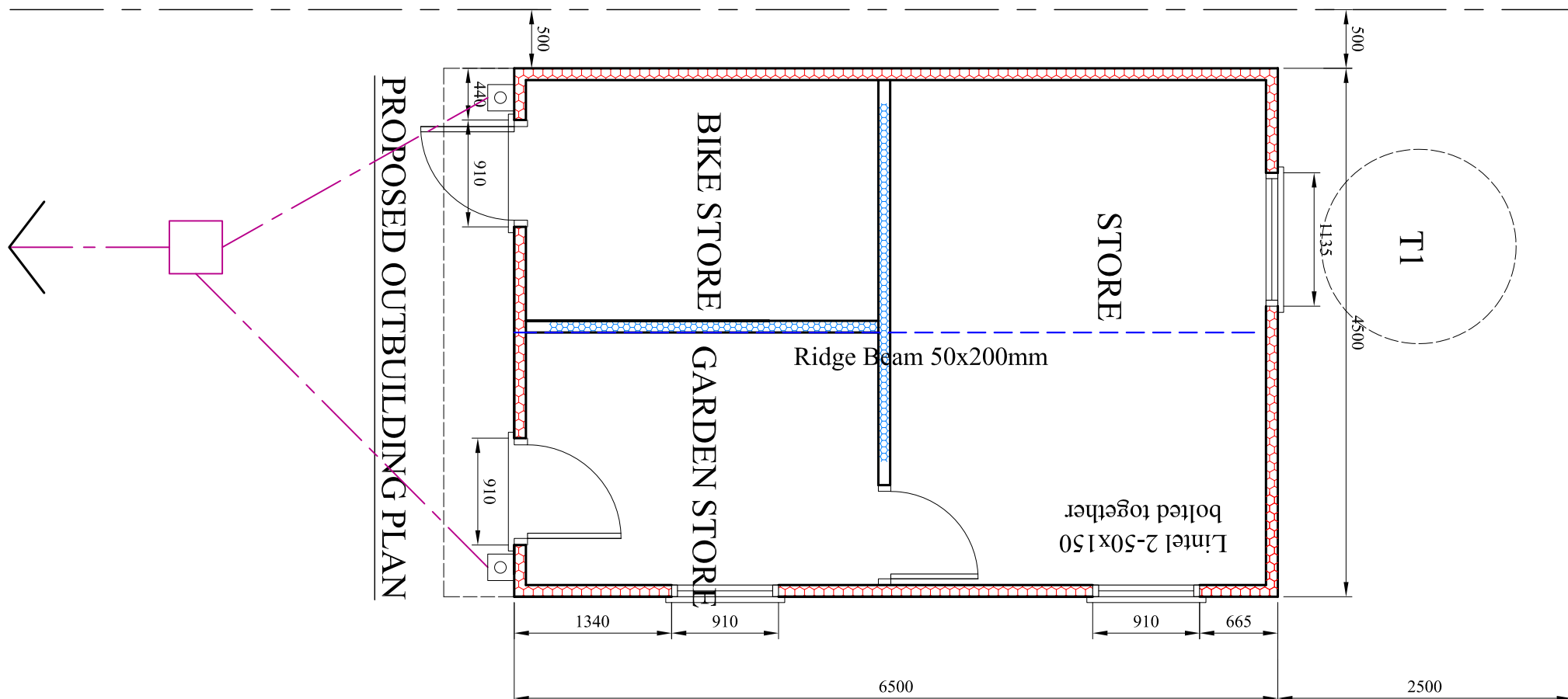
New roof to be tiled with grey concrete flat roof tiles with 125mm lap and fixed to 50x25mm treated softwood battens on breathable membrane over 50x100 treated rafters @ 400mm c/c OR trussed roof. Min. 15 degrees roof pitch, roof tiles to be suitable for roof pitch.

Grey composite cladding to timber frame.

OUTBUILD SIDE ELEVATION

OUTBUILD REAR ELEVATION

OUTBUILD FRONT ELEVATION



SITE PLAN 1:200

PROJECT
29 Stanley Road

CLIENT

DRAWING TITLE
Outbuilding Plan

JOB No
DRAWING No
NA-B01

SCALE
1:50@A2
DATE
Mar 2016
DRAWN
CHECKED BY
NA

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