

Do not scale from drawing(s)

Details shown and construction notes provided are for the purposes of obtaining Building Regulation Approval and should be regarded as the minimum standard only.

Builder / Contractor to check all dimensions, depths, setting out, boundaries, roof pitches etc. prior to ordering materials, undertaking demolitions, and / or constructing on site, to ensure against any discrepancies. No destructive surveys have been undertaken, therefore it is the Builder / Contractors responsibility to verify whether or not elements of the structure are load bearing prior to any demolitions. It should be assumed that it has not been possible to lift all manholes effected by the works, therefore it is the Builder / Contractors responsibility to check the direction of drain runs before works commences. Whether or not indicated, all materials and workmanship shall comply with the current Building Regulations, British Standard Codes of Practice, Agreement Certificates or other European Technical approvals, NHBC Standards Volumes 1 and 2 including Technical Requirements R1 to R3. All materials shall be fixed, applied or mixed in accordance with manufacture's instructions and specifications and be suitable for their purpose. All services, installations and work shall comply with the regulations and recommendations of the respective Statutory Undertakings or Authority to the satisfaction of the relevant Inspector. Approval is to be obtained from Building Control before covering up any work relating to Building Regulations. Works to be carried out in accordance with the Health and Safety at Work Act, Public Health Regulations, and other associated statutory regulations. The Builder/ Contractor to undertake risk and Coshh assessments as necessary, and provide method statements and programme of works where required. All external joinery to be impregnated with preservative to B.R.E Note No.24 and structural timber to be a minimum C24 unless stated otherwise and to B.S. 5268. All work to be carried out in accordance with robust details in order to avoid cold bridging. Party Wall Act - your attention is drawn to the Party Wall Act in so far as it may or may not be applicable in this case. Designers Risk Assessment - There are no exceptional risks envisaged for a competent builder, however the Contractor carrying out the works is to keep the occupants informed of his operations in order to avoid any potential hazards i.e. excavations.

Works carried out under building notice application. All works to be agreed with building inspector prior to placement by competent contractor

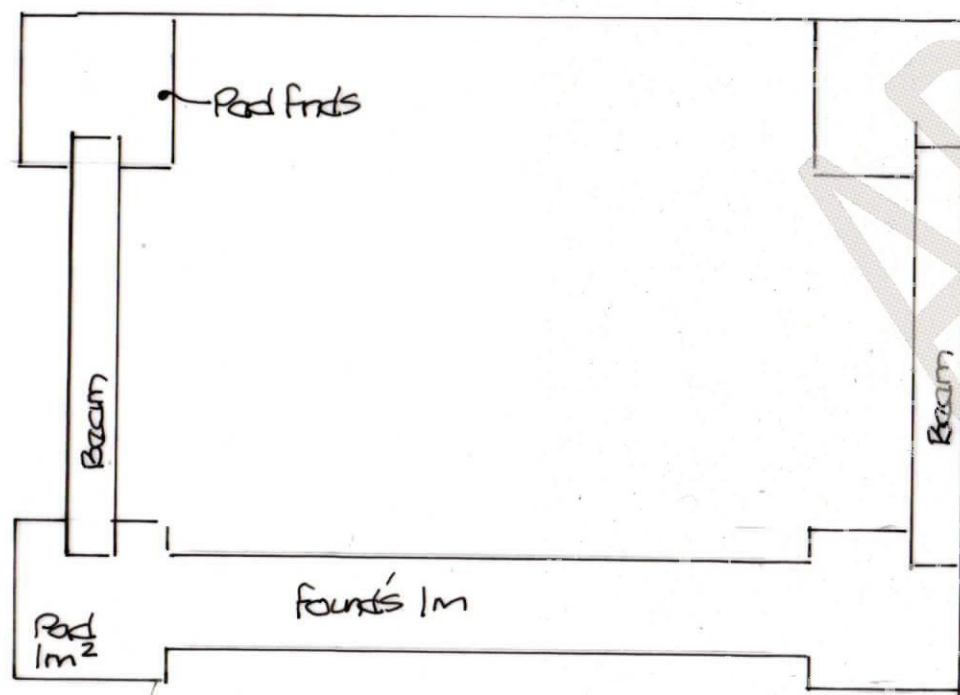
Refer to structural engineers details and calc's. beams exposed to 1/2 hr fire protection

Electrical works by NICE contractor and certified on completion

Plumbing works relating to boiler relocation by authorised 'gas safe' engineer and certified

Windows/doors to comply with current regs supplied and installed by FENSA authorised contractor

Insulation depth to be confirmed by building inspector at time of construction to ensure adequacy



Foundation Layout

Foundations: GEN1 to min 1m depth  
Refer to engineer for ground beams spanning drainage.

100% concrete block external walls, 100% cavity filled with 32, 100% inner thermal blocks. Dry lined including additional insulation. Stainless steel cavity ties. OPC min 150 above ground level topped to dpm.

150mm oversite with A142 mesh. dpm, insulation under slabs/corers with fibres.

Flat roof joists 200x50 S24 @ 400cs plus pitch beams at opening. Fittings to falls with dark colour insulation, ply 2x4 3 layer high performance felt. Code 4 lead flashing to abutment.

Cable lintols to side window apgs

Extract fan to kitchen area + linked smoke detectors

Extract fan to new WC compartment

Drainage to be investigated. New 100mm wastes to connect to new chamber. Underground 100% spec to be agreed on findings. All above ground pipework to be provided with routing access points at junction change in direction

