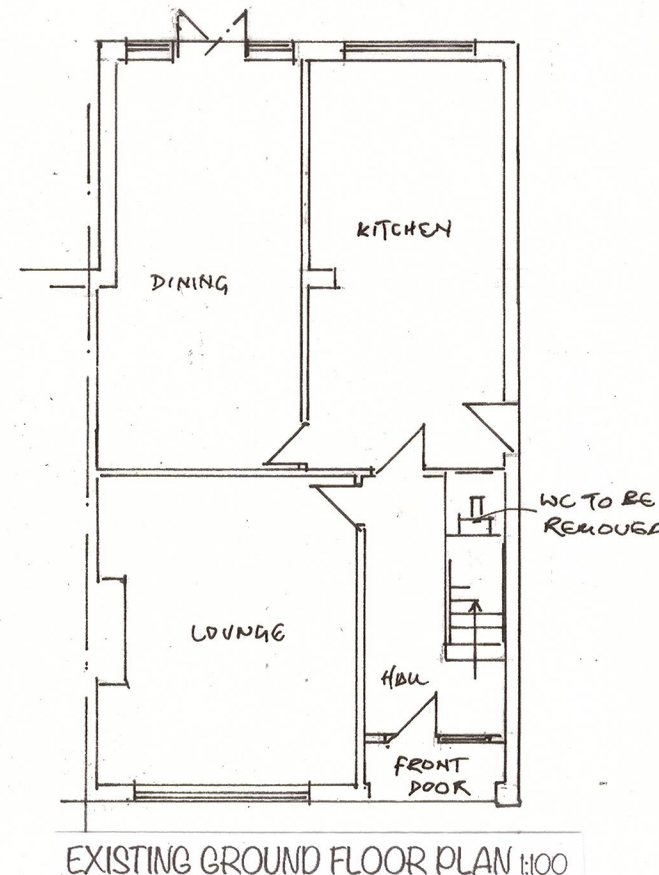
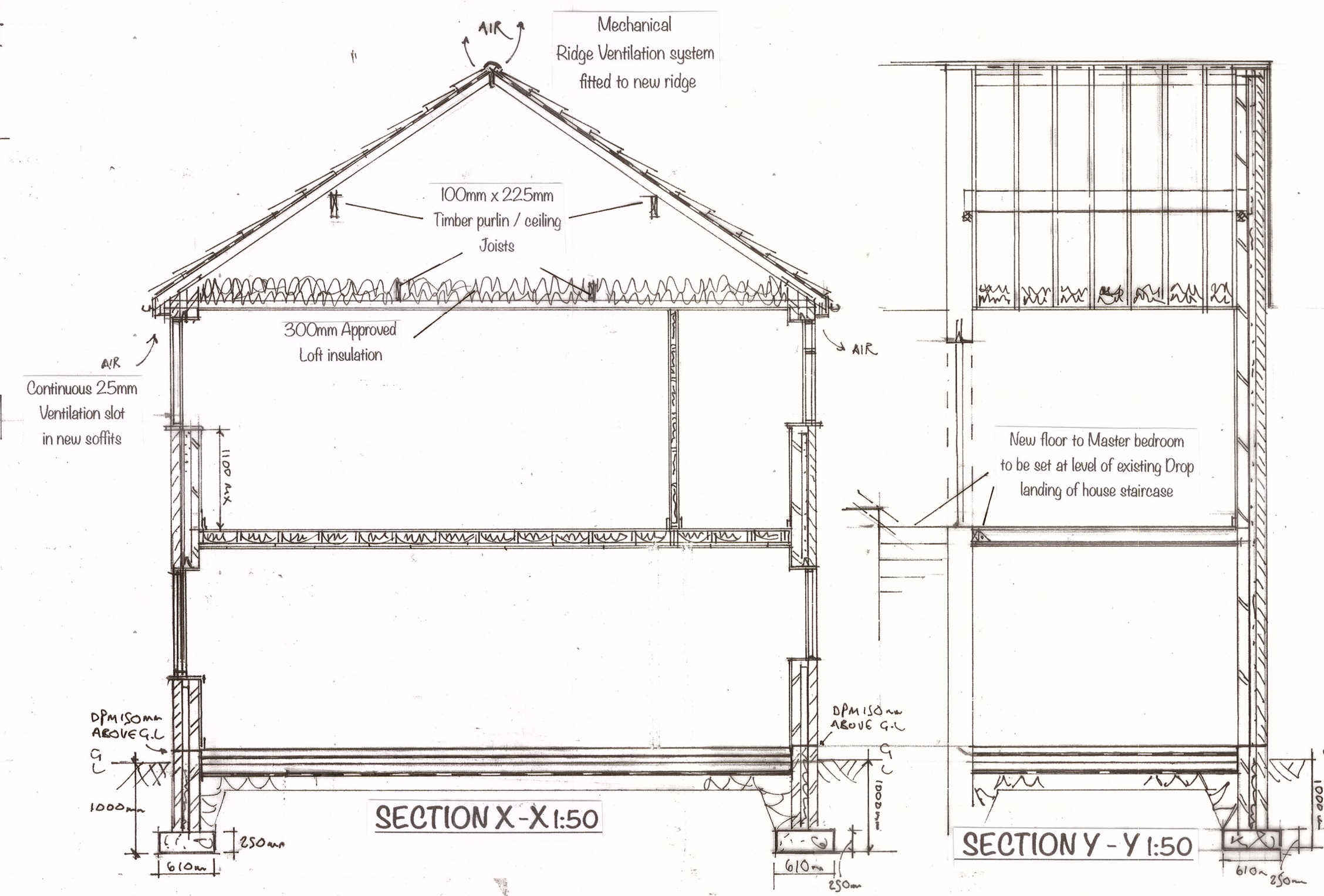
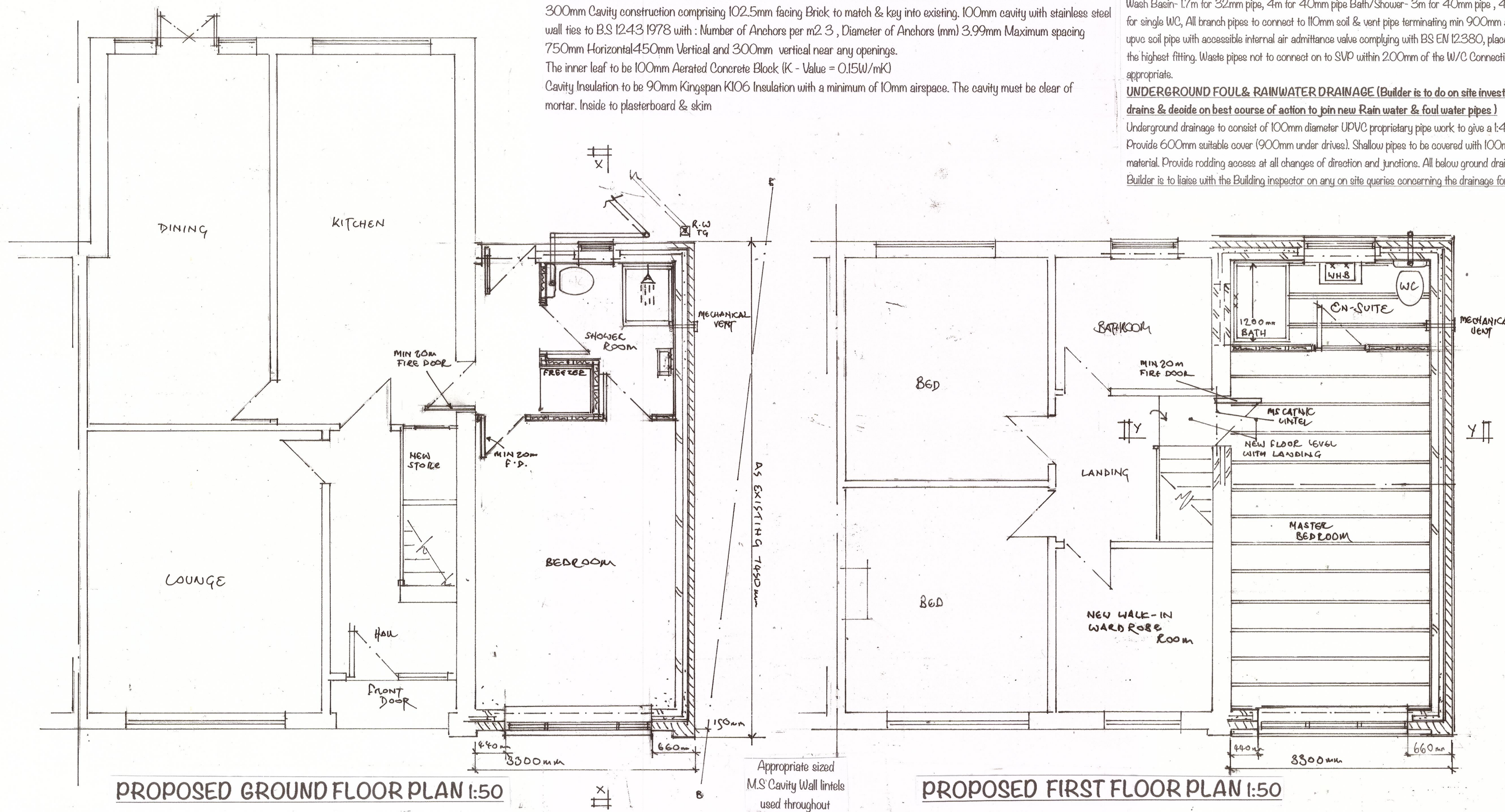




Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rod access at all changes of direction and junctions. All below ground drainage to comply with BS7558 and BS801. **Builder** is to liaise with the **Building Inspector** on any on site queries concerning the drainage for the extension.



- NOTES (WHERE APPLICABLE)**
- HOME OWNER/CLIENT AND BUILDER MUST READ**
- ONLY THE PLAN APPROVED BY BUILDING CONTROL**
- TO BE USED FOR CONSTRUCTION PURPOSES**
- ALL DIMENSIONS ARE TO BE SITE CHECKED BY BUILDER**
- DO NOT SCALE DRAWING**
1. ANY NEW BRICKWORK IS TO MATCH A KEY INTO EXISTING.
2. WINDOWS & DOORS TO BE DOUBLE GLAZED TO 20mm gap BETWEEN GLAZES FILLED WITH ARGON GAS WITH INNER FRAME HAVING LOW COEFFICIENT OF THERMAL CONDUCTIVITY OF 1.4 W/m2K. OVER BAND B CONTROLLED TRICKLE VENTS OF 8,000CM² TO HABITABLE ROOMS AND KITCHEN WITH 4,000CM². ELSEWHERE VENTS SET 700mm FROM FLOOR LEVEL, AND 500mm FROM ANY EXTRACT FAN, NEW INTERNAL DOORS TO HABITABLE ROOMS TO BE MIN 20 MINUTE FIRE RESISTANT STANDARD.
3. ALL EXISTING WALLS, LINTELS TO HAVE A MIN DEPTH OF 150mm, TIMBER MEMBERS MUST HAVE A 100mm MIN BEARING.
4. ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH NAILS QUANTITY STRIPS OF 32mm x 5mm AT 1500mm CENTRES.
5. NEW ROOF SHAPE TO BE VENTILATED TO BS 5265, BACKGROUND VENTILATION ROOMS/2 EQUIVALENT AREA TO BE PROVIDED TO HABITABLE ROOMS
6. NEW FOUNDATIONS WALLS ARE TO CONFORM TO BUILDING REGULATION 18.2 / 2
7. EXISTING FOUNDATION
8. THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT ANY ADVANCE KNOWLEDGE OF 'ON SITE' SOIL CONDITIONS.
9. IF THE EXISTING FOUNDATIONS OF THE PROPERTY HAVE TO TAKE ANY ADDITIONAL LOADS THEY SHOULD BE EXPOSED AND PASSED BY THE L.A OR PRIVATE BUILDING CONTROL INSPECTOR ON SITE. IF FILES ARE REQUIRED THE BUILDER IS TO PROVIDE A FULL PAPERWORK OF EXACT DETAILS TO BUILDING CONTROL.
10. ALL RESLOPS WILL NOT BE THE SAME DEPENDING ON THE FILES.
11. ANY UNDER-SITE DRAINAGE MUST BE EXPOSED & DISPOSED IN 150mm CONCRETE.
12. NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH B.C APPROVED INSULATION TO ACHIEVE THE MIN 1" U VALUE FOR WALLS.
13. NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.
14. ALL WALL CAVITIES ARE TO BE CONTINUOUS.
15. ALL WALL BARRIERS TO E2/E4 APPROVED G2.
16. ALL LINTELS BUILT WITH THERMAL BREAK.
17. FOUNDATIONS WITHIN 1000mm OF DRAIN TO BE TAKEN DOWN TO DRAIN INVERT LEVEL.
18. CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL DRAIN/INSULATED TIE.
19. ALL NEW PLUMBING IS TO COMPLY WITH BS 5572.
20. ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
21. NEW DRAINAGE Laid TO SELF CLEANING FALLS WITH ROOFING DOWNS.
22. NEW INSULATION TO BE INSTALLED AS PER 'ROKAST DETAILS' ISSUED BY DEFRA.
23. LIGHTS MUST BE LOW GLARE LIGHTS FITTED WITH A MINIMUM LUMINOUS EFFICIENCY OF 75
24. LIGHT SOURCE LUMENS PER SQUARE FOOT
25. MARKS OPERATED INTERLUCKED SMOKE DETECTORS TO BS 5446 DOMESTIC OR BS5546-12000 OR BS5546-24000/20000M DETECTORS INTERLUCKED WITH BATTERY) SHOWN AS:
26. THE CLIENT / HOME OWNER MUST INFORM THEIR NEIGHBOURS OF WORK TO BE CARRIED OUT ON OR NEAR TO BOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN WRITTEN 2 MONTHS BEFORE WORK BEGINS.
27. THE CLIENT/HOMEOWNER IS RESPONSIBLE FOR CORRECT LOCATION / ADJUDICATE OF THE BOUNDARY SHOWN. THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST STUDY THE BOOKLET AVAILABLE FROM THE LOCAL AUTHORITY BEFORE COMMENCING THE PROJECT.
28. ELECTRICAL WORKS BY "COMPETENT PERSON SCHEME" MEMBER.
- THE CLIENT/HOMEOWNER MUST SATISFY THEMSELVES THAT THE ELECTRICIAN EITHER HAS A CURRENTLY VALID ELECTRICAL CERTIFICATE OR IS A PERSON QUALIFIED TO CARRY OUT THE WORKS OF THE PARTS OF THE PROPOSED ELECTRICAL WORKS & TEST THE WORKS IN ACCORDANCE WITH BS 7671 THE I.E. 18th EDITION WIRING GUIDANCE AND ARE FULLY AUTHORISED TO ISSUE RELEVANT CERTIFICATES AS REQUIRED BY PART 6 OF THE BUILDING REGULATIONS EFFECTIVE 1/05. ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART 6 (ELECTRICAL SAFETY) AND WILL BE DESIGNED, INSTALLED, INSPECTED, TESTED BY A PERSON COMPETENT & QUALIFIED TO DO SO AND A SELF CERTIFICATION CERTIFICATE BE PROVIDED TO THE LOCAL AUTHORITY BY THE CLIENT/HOMEOWNER OR A COPY OF THE COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT/HOMEOWNER MUST ALSO RECEIVE A COPY OF THE SELF CERTIFIED CERTIFICATE & A BS 7671 EDITION 18TH EDITION INSULATION TEST CERTIFICATE
- ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER**
- ALL WIRING & ELECTRICAL WORKS MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671 THE I.E. 18th EDITION WIRING REGULATIONS & PART 6 ELECTRICAL SAFETY ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS TEST CERTIFICATE COMPLIANT WITH THE REQUIREMENTS OF THE CLIENT/HOMEOWNER & LOCAL AUTHORITY AND PROXY TO ANY CONVEYING OF THE WIRING & COMPLETION OF THE INSTALLATION BE INSPECTED BY AN INDEPENDENT "COMPETENT PERSON" AND ON COMPLETION OF THIS INSPECTION IN ADDITION TO THE ABOVE STATED CERTIFICATE A ADDITIONAL "COMPETENT PERSON" ELECTRICAL INSTALLATION CERTIFICATE COMPLIANT WITH BS 7671 TO BE PROVIDED TO THE HOMEOWNER/CLIENT /LOCAL AUTHORITY PERSON MEANS A MEMBER OF CDDM ELECTRICAL COMPETENT PERSONS SCHEME.
29. MECHANICAL VENTILATION BATHS TO HAVE 1500mm BATHROOMS TO HAVE 1500/2500 AIR CHANGE, KITCHENS AND OTHER AREAS TO HAVE A MIN OF 600/2750 AIR CHANGES DUE TO EXTERNAL AIR. FANS TO HAVE A15 WATTS OVER RUN TIME IN THE UNDOING TO THESE AREAS TO HAVE CONTROLLABLE VENTS OF MIN 2500CM².
30. ANY WORKS CARRIED OUT ON THE GAS APPLIANCES OR CENTRAL HEATING SYSTEM MUST ONLY BE DONE SO BY A GAS SAFE REGISTERED CONTRACTOR.
31. GAS FIRE HEATING SYSTEMS REQUIRE 92% MINIMUM EFFICIENCY
32. GAS BOILERS FITTED IN VENTILATED ROOMS MUST BE PROVIDED WITH THE FOLLOWING:
- FLUE GAS HEAT RECOVERY / WEATHER COMPENSATION / LOAD COMPENSATION
- SMART THERMOSTAT WITH AUTOMATION & OPTIMISATION
- IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT L1
33. THERE MAY BE A REQUIRE TO HAVE TO PAY TO THE L.A OR PRIVATE BUILDING CONTROL BEFORE THE BUILDING INSPECTOR PASSES / SIGNS OFF THE PROJECT, THE HOMEOWNER/CLIENT SHOULD CHECK WITH THEIR BUILDING CONTROL.
34. THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE PROPERTY & AIR GAPS AROUND DOOR & WINDOW FRAMES TO BE SEALED. FLOORS MUST BE AIRTIGHT AND ANY HOLES IN THE EXTERNAL WALLS FOR DRAINAGE ETC TO BE FULLY SEALED, ALL INSULATION TO BE CONTINUOUS WITHOUT AIR GAPS.
35. PLYWOODS MUST MEET A MINIMUM STANDARD OF EN15906 UNIL THE TRADE TEST STANDARD HAS BEEN DESIGNER.
36. THE DESIGNER (S) SHOULD NOT REQUEST FOR ANY VOICES / DRAWS OR OTHER UNDERGROUND OBSTRUCTIONS TO FOUR METERS OR DEEPER FOR THE BUILDING.
37. A PROPER SURVEY OF C.A. IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT.
38. A CONTINUOUS SUPPLY OF HOT WATER TO BE PROVIDED TO THE KITCHEN THAT DOES NOT EXCEED THAT Laid DOWN.
39. ALL NEW STEELWORK IS TO BE 30 MINUTE FIRE PROOF & 2.0mm PLASTERBOARD LAYERS AND SKIN ON 50mm x 50mm TIMBER JOISTS @ 400mm CENTRES.
40. THE CLIENT MUST BE SATISFIED THAT THE WORKMANSHIP OF THE BUILDING IS AS SATISFACTORY.
41. IF THE PROPOSED ROOF IS TO BE OF A QUALIFIED TRUSS SYSTEM THE BUILDER MUST OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN / TRUSS CALCULATION BEFORE WORK COMMENCES.
42. THIS PLAN IS PROVIDED FOR BUILDING REGULATION SUBMISSION / APPROVAL / IF REQUIRED PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE EXISTING STRUCTURE OF THE PROPERTY.
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