

General Notes: contd.

**APPROVALS:**  
 Planning  
 Building Regulations  
 ALWAYS REFER TO PLANNING AND BUILDING REGULATION CONDITIONS AND THE AUTHORITIES AT THE STAGES BEFORE COMMENCING WORK ON SITE.

General Notes:

**GENERAL:**  
 Use figured dimensions only. Do not scale. Check dimensions on site before commencing building operations. The builder shall check for the exact location of services, walls, floors and roof levels. Failure to do so may result in the building being out of compliance with Building Regulations. ALWAYS REFER TO PLANNING AND BUILDING REGULATION (IF APPLICABLE) CONDITIONS PRIOR TO COMMENCEMENT ON SITE.

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**W01: NEW EXTERNAL DOORS:**

All new external openings unless stated otherwise on the drawing are to be approved, fitted internally with a minimum 150mm bearing of each end. Extremely, a matching girtstone frame. The frame shall be fitted with frames and fitted with low 'E' double glazed argon filled sealed units with 20mm gap. The frame shall include 4000mm solid weather sealant units with floor shall be in earthy gips to BS 6839 and covered accordingly. (Type: 150W/MS3)

**W02: INTERNAL RADIATORS:**

32mm waste pipes and hot fill traps.  
 Radiators shall be fitted with 15mm radiators.  
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**W03: COLD / HOT WATER SYSTEMS:**

A notice confirming that the hot water system has been properly installed and tested shall be provided on completion. All hot water traps are to be installed on the staff of the hot water temperature to a maximum of 40 degree C.

**W04: MECHANICAL VENTILATION:**

Kitchen: 60 litres per second output (0.1Hz/sec where adjacent to hab) 15 litres per second output  
 Shower: 15 litres per second output  
 All in line of a minimum 6m run. Extract must be checked upon completion of work and details passed to Building Control. Ventilation systems to be designed and installed in accordance with Domestic Services Compliance Code 609.

**E1: ELECTRICAL INSTALLATIONS:**

Any alteration or addition to the electrical installation shall be undertaken by a qualified NICEIC electrician and signed shall be carried out in accordance with BS 7671:2018. All electrical work shall be carried out in accordance with BS 7671:2018 and an Electrical Installation Certificate shall be issued upon completion of the work in accordance with BS 7671:2018. All electrical work shall be carried out in accordance with BS 7671:2018 and an Electrical Installation Certificate shall be issued upon completion of the work in accordance with BS 7671:2018.

**S04.1: SHADE DETECTION AND ALARM SYSTEM:**

Provide a shade detection and alarm system in accordance with BS 5839 so as to comply with Part B:1, Schedule 1, Regulation 4.

**W05: 180° TURN ROPE WINDOWS:**

Double entry shall be provided either side of roof window.

**01: BALCONY:**

All new underground drainage to be in 110mm Ø 'Polyprop' plastic laid to a minimum fall of 1:80 and surrounded in 120mm bed of pea shingle. Where the drainage is to be laid in a plastic pipe, the pipe shall be covered with a minimum 125mm of pea shingle. The drainage shall be covered with a minimum 125mm of pea shingle. The drainage shall be covered with a minimum 125mm of pea shingle.

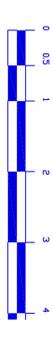
**S01: STRUCTURAL STEWARDS:**

All structural work shall be designed by a structural engineer. The builder must adhere to the steel code and address steel designs specialist connections and any other detail contained within the design. Specialist connections and any other detail contained within the design shall be designed by the client/building engineer. M. R. Ward Associates structural designs will always supersede the main drawing. All work shall be carried out in accordance with the design. The design shall be checked by a structural engineer. The design shall be checked by a structural engineer.

**ALWAYS DOUBLE CHECK BEAMS SIZES ON THIS DRAWING**

M. R. WARD ASSOCIATES (01629 824189)

No.	Revision/Issue	Date
A	Client amendments (email 14/1/17)	14/1/17
B	Client amendments (email 28/10)	28/10/17
C	Insulation retaining wall amendment	25/11/17



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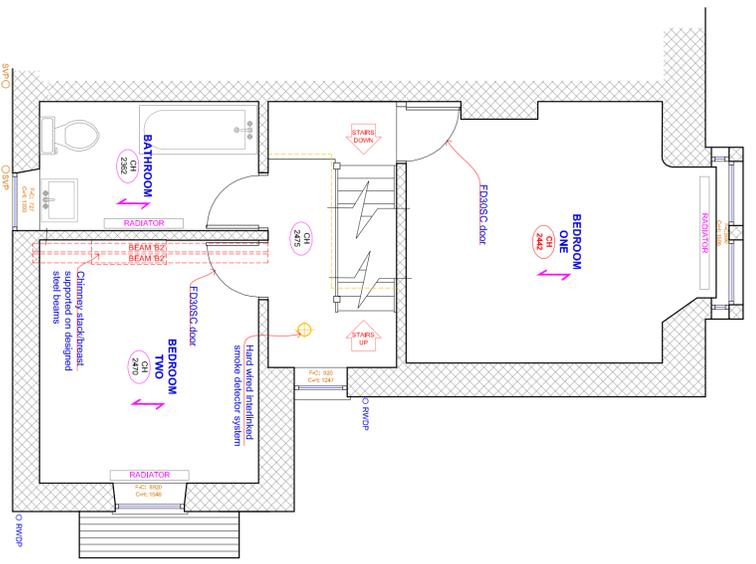


Scale: 1:50	Sheet: 2110/11/03C
Date: 21/10/2017	Details: Proposed Layouts
Project: Alterations	

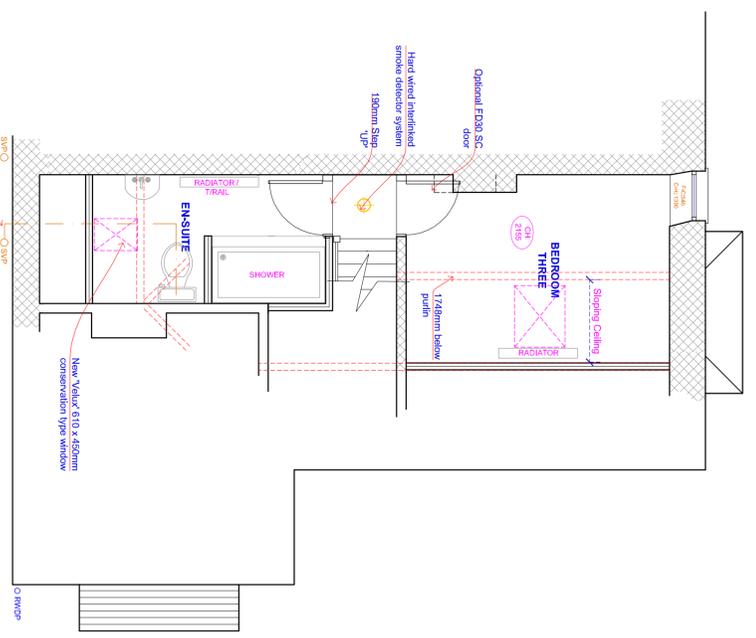
**SCHEDULE OF ALTERATIONS**

- Remove chimney breast in Kitchen and Bedroom Two. Insert steel supporting beam in kitchen
- Insert 610 x 450mm conservation window in second floor ensuite
- New door adjacent to basement stairs. Block up existing internal kitchen door opening.
- Reposition rear retaining wall (structural engineer advice required) to 3.60m from back of dwelling
- Construct new 1500mm wide opening on rear elevation for PVCU French windows.
- Remove existing rear door and install new 1500mm wide opening (2.4m at road side)
- Alter access to front new driveway (2.4m at road side)
- Remove existing rear door and install new 1500mm wide opening (2.4m at road side)
- Fit 30 minute fire doors with self-closing devices on fire escape route
- Insert The Rooflight Company, Replicas 3 roof window to Bedroom 3
- Fit external electric meter box adjacent to existing gas meter box.

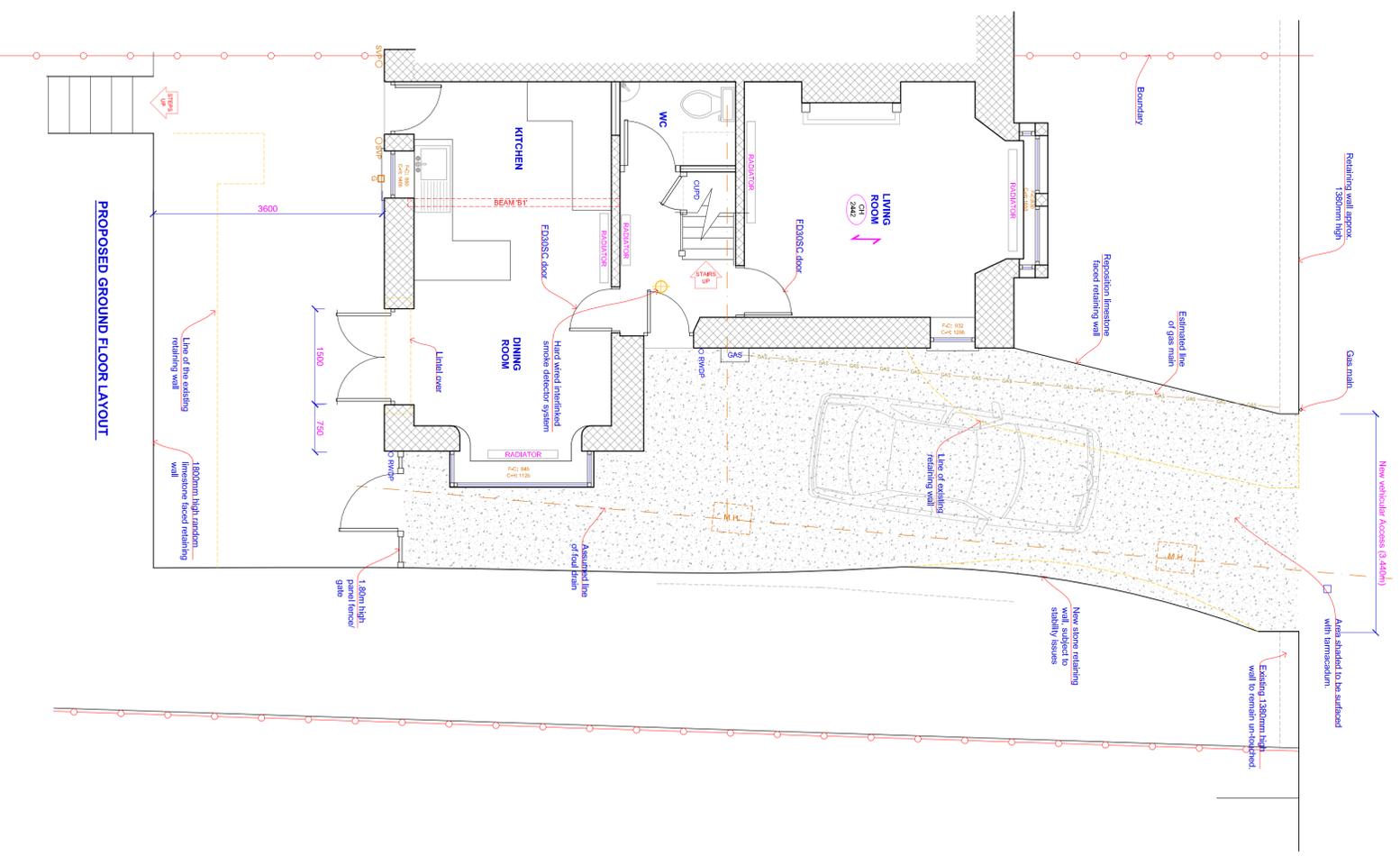
PROPOSED FIRST FLOOR LAYOUT



PROPOSED SECOND FLOOR LAYOUT



PROPOSED GROUND FLOOR LAYOUT



**LEGEND**

- Red dashed line: Foul Drain
- Blue dashed line: Surface Water Drain
- Red solid line: Boundary
- Blue solid line: 3rd Direction
- Green solid line: Block partition
- Black solid line: Soil and Vent Pipe
- Red circle: Radiator
- Blue circle: Downpipe
- Red square: Action extractor pipe
- Red triangle: Acting height