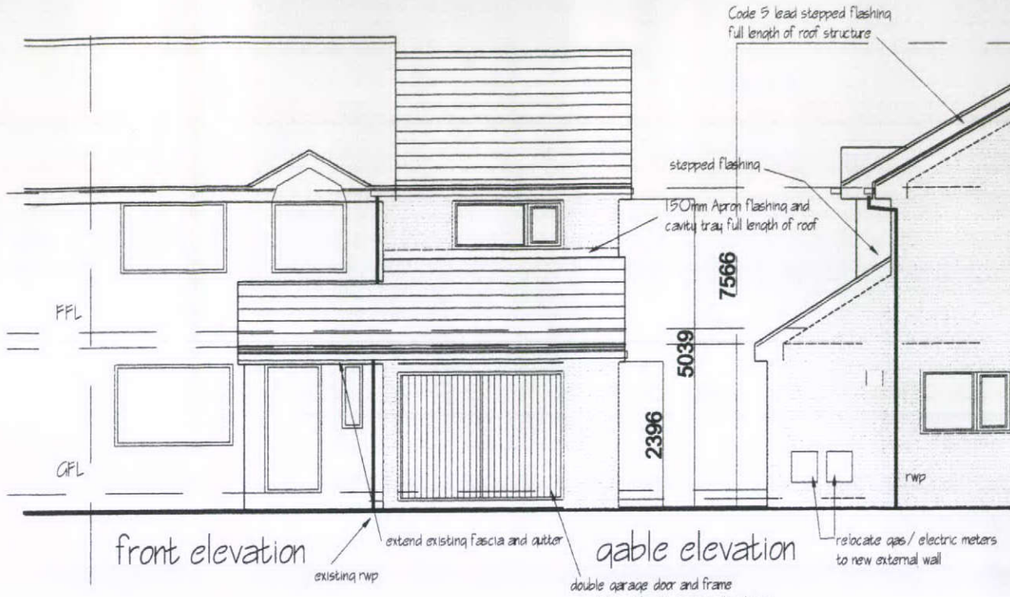
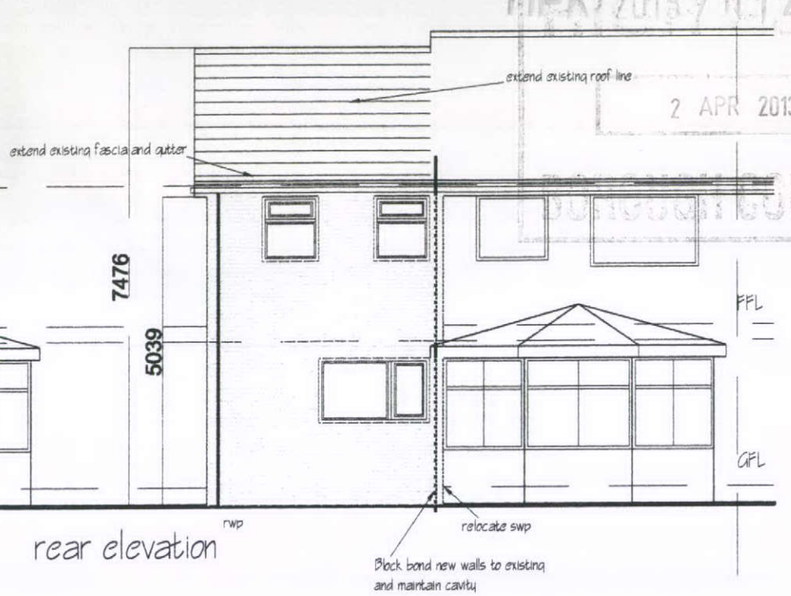




All work to comply in every respect to the LOCAL AUTHORITY building regulations latest edition.
All electrical work to be installed and checked by IEE registered engineer.
All gas supplies and installation by Corgi registered engineer.
Foundations to comply with the LA requirements
Steelwork to comply with BS 449,BS 5950
Steelmesh to BS 1221
Horizontal and vertical DPM to be bituminous felt(unless otherwise stated)in accordancce with BS 743 Type 5a, 1970
Windows to CP 151., Door framesto CP 151
Door and window frames by J.CARR or similar approved (standard section)
Plastering to BS 5492:1972
S.W drainage to BS 6367: 1983
Internal drains above ground level to BS 5572
Thermal insulation to roof to be as BS 5808 and comply with the current building legislation. for thermal protection to structures.
Drainage below GL to BS 6297, Generally to comply to the satisfaction of the LA inspector. in accordance with BSCP 301,303.
Wall and floor tiles to BS 5385
Sanitary fittings to BS 6465 pt 1,Shower fittings to BS 6360.
Structural timber to BS 5268. Timber workmanship to BS 1186.
Glass to BS 952, and BS 6282:1982
Concreter- Wall foundations as shown, in plain concrete 1:2:4 mix or unless otherwise stated by the structural engineer.
Block work to be in accordance with BS 1257
Soft woods to BSCP 1860,(All non-structural timber to be VAC-VAC treated)
Decoration Apply 2 cts of emulsion paint to wall and ceiling surfaces to BSCP 231
Internal sw frames primed and painted 2 cts gloss.
All services shall be connected in compliance with the statutory authority requirements.
All dimensions to be checked on site prior to ordering or erecting materials.
All work to comply with the LA inspectors requirements.

BUILDING NOTES
Lintols: Proprietary lintols are to be placed over all openings, doors, windows
Lintols are to be laid level. And have a minimum end bearing of 150mm and cased. internally to give 1/2 hr fire protection. Bitumin coated galvanised steel lintols, insulated with polystyrene are to be used in the external walls.

Ground floor slab to be minimum 150mm thick, floated concrete on visqueen 1200 gauge. DPM this to be dressed up vertical sides of concrete/
50mm sand blinding on 100 mm closed cell insulation, on 150-600mm crushed hardcore (well consolidated) Also depth of hardcore below thickened out slab below non-load bearing walls to be 150-600mm max as described earlier.

Foundations to external and party walls to be 600x200mm thick concrete strip footings
brickwork only below dpc, weak mix conrete up to GL.
Depth of foundations, to formation level are to be a minimum of 1000mm in clay soils, of 625mm in sand (or as required by the structural engineer or local authority) concrete to be grade C15P.
Trench filled footings may be required in certain circumstances, width to be 450mm for all load bearing walls, depth to engineers or approved inspectors requirements.

House drainage: 100mm nominal, salt glazed ware, supersleave or similar or equal approved.
Top runs minimum gradient of 1:40 with inspection chambers at 12m intervals.
Pipework below buildings to be encased in 100mm thick granular fill or other flexable filling in accordance with the manufacturers recommendations.
Drains passing through walls to have 50mm clearance all round with concrete lintol over.

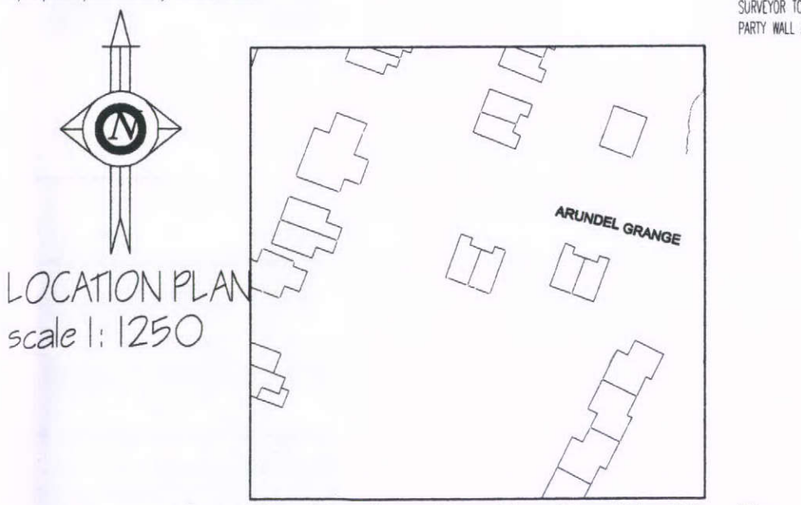
Soil and waste to be single stack drainage system to BS 5572: 1978, connecting via a suitable adaptor, to the under ground drainage system. Location and sizes of internal pipework are indicated on drawings.
Depth to invert to be 450mm where direct ground floor connection to SVP vent pipes- reduce to 75mm dia. when run externally, and terminate 1000mm above any adjacent ventilated opening.
All vent pipes to terminate in a wire balloon cage.

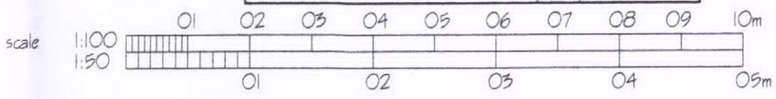
All rainwater goods: to be round section "Marley " or similar, fixed in accordance with the manufacturers instructions, positioned as the drawings and connected to a sepeate under ground storm water drainage system.

All cavities are to be closed at eaves and verge with a low density block to seal the cavity.
" Hylood pitch polymer 100mm.wide or other approved DPC, a minimum of 150mm above adjacent finished ground level. DPC to have a minimum 150mm lap at joints, and with dpm in order to ensure a water tight seal.

Walls: External walls to be 300mm over all, cavity construction, to give a total "U" value of 0.25W/m2 k, comprising 102mm facing brick outer skin, 100mm cavity, filled with rockwool insulation bats in accordance general spec notes

GENERAL NOTES
1) New walls to be toothed and bonded, cavity closed at eaves with non-combustable material.
2) Foundations do not encroach on to adjoining property.
3) Existing foundations to be inspected and if required underpinned to the satisfaction of the LA.
4) Timber stud fire resistant walls between rooms.
5) All new glazing to be double glazed.
6) Glazing in bathrooms to be opaque.
7) All dimensions are in millimetres.
8) All dimensions are to be checked on site prior to work commencing ordering or erecting materials.
9) Allwork to be carried out in accordance with the building regulations 2003, and all relevant British standards and codes of practice.
10)Samples of external materials to be submitted to the LA planning officer prior to ordering.
11)Window areas equivalent to 1/10th of room area served for light (natural). and 1/20th for ventilation (open lights).
12)All new steelwork to be given 1 hour fire resistance using 12.5mm thick vermiculite gypsum plaster and skim.
13)A seperate system of drainage is to be utilised.





THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LIASE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE DEPT. STATUTORY UNDERTAKERS AND ANY OTHER RELEVANT BODIES,TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE.
ANY MODIFICATIONS, AS A RESULT TO BE AGREED.
ALL DIMENSIONS TO BE CHECKED ON SITE
ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS.
ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY.
ALL WORK TO COMPLY WITH REQUIREMENTS OF COVENANTS OR AGREEMENTS,RELATED TO THE PROPERTY
NONE OF THE WORKS SHOULD ENCROACH ONTO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER.
THE CONTRACTOR IS TO ENSURE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT OF THE WORKS.
THE CLIENT IS TO TAKE RESPOSIBILITY FOR THE APPOINTMENT OF A PARTY WALL SURVEYOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING OR ERECTING MATERIALS DO NOT SCALE.

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PROPOSED KITCHEN, GARAGE AND - BED RM EXT.N

CLIENT
Mr R. SMITH
7 ARUNDEL GRANGE
SYMMONDLEY GLOSSOP SK13 6UP

REV.	DRG NO. JPP / 780_002
DATE MAR 2013	SCALE 1:100 @ A3