

Primary light fittings to be capable of receiving lamps having a luminous

20mm T & G moisture resistant chipboard floor boarding in kitchens,

utility rooms and bathrooms.

Escape windows fitted to all habitable rooms with escape hinges giving a

This drawing is the copyright of A.C.Marland and no copies or tracings are

permitted without the express consent of A.C.Marland. The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work

This drawing must be read and checked against any structural or specialist

The contractor is to comply in all respects with the current Building Regulations whether or not specifically stated or referred to on these

No dimensions are to be scaled from these drawings, all dimensions to be

Ensure that all Planning and Building Regulations conditions have been

All works to comply with the workmanship clauses in BS 8000 series and to be in full compliance with current Building Regulations.

The Contractor is to notify Building Control at the appropriate stages of construction for their inspection to confirm full statutory compliance of

If thermal elements of construction are to be altered (walls, floors, roofs, windows and doors) the contractor is to seek Building Control approval prior to construction and be responsible for achieving

Foundations to be taken down to a minimum depth of 760mm below finished ground level and to a depth such as to prevent damage from tree roots: actual depth to be agreed with Building Control when site conditions are determined.

Foundations within 1m of drainage to be taken down to invert level; build 150 x 100 r.c. lintels into foundation brickwork where drains pass; case all rigid jointed drainage below new structure in 150 concrete, 1:3:6 mix or pea gravel if flexible jointed.

Cavity walls below ground level to be filled with lean concrete and weathered 225 below lowest d.p.c. level; d.p.m. to be lapped over d.p.c.

Internal walls and timber floor sleeper walls to be built off thickened slab of strip foundation or as agreed with Building Control.

Any existing foundations and structures supporting new structural loading are to be exposed for inspection by Building Control and if requested upgraded and underpinned to the satisfaction of the Local

All new brickwork and masonry to be bonded to existing walls and cavities maintained, or tie in with proprietary bolted starter anchor system together with insulated vertical d.p.c. installed in strict compliance with manufacturer's instructions.

All brickwork and masonry returns and corners to be a minimum 550mm. Wall ties to be double triangle stainless steel to BS 1243 at 750 c/c horizontally, 450 c/c vertically and 225 of height around reveals, ties embedded minimum 50mm into walls; ensure correct clips are used for cavity wall insulation.

All steel lintels to have minimum 150mm end bearing; timber joists to have 100mm end bearing.

Install insulated Catnic lintels, or of other approved manufacture, over openings complete with cavity tray, stop ends, weep holes at 900c/c and cased in plasterboard to give 1/2 hr fire protection.

Steel beams to sit on concrete padstones minimum 300mm x 250mm x 150mm deep concrete spreader); existing piers and walls supporting new steelwork to be made good and rebuilt if formation of openings has weakened structure.

Steelwork to be coated in zinc primer prior to installation and spaced and bolted together where specified with M12 bolts at 1000 c/c; case all new steelwork with 2 layers 12.5 plasterboard and skim on 50mm x 50mm cradle to give 1/2 hr fire protection, web filled with mineral wool to reduce

Internal door openings (max. 1200mm) to have 150mm x 100mm r.c. or Catnic lintels with minimum 150mm end bearings.

Cavity walls to be closed at head with mineral wool and dressed over wall plate to prevent cold bridging.

New below ground drainage to be approved 100mm plastic or clay drainage system laid to minimum1:40 falls, 150mm concrete or pea gravel protected with full rodding access.

Drainage runs shown on the drawings are assumed and checks should be made on site to establish exact locations before work commences; cap and seal all redundant drains.

Baths, w.h.b's, sinks, bidets to have 38mm p.v.c. waste pipes with 75mm deep seal anti vac traps. Combined waste pipes to be 50mm minimum. No

into s.&v.p. within 200mm of w.c. connection; air relief valves to be installed above flood level of highest appliance's overflow.

Casings to s.&v.p. to be fixed with cups and screws to allow for maintenance and access; s.&v.p. to have rodding access at base and all changes of direction; terminal vent be 900 above window heads and rooflights and to have balloon grating with weathered slate to roof

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Proposed conversion to self contained apartments.

Lower ground and ground floors as proposed + side elevations.

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