

**GENERAL CONSTRUCTION NOTES** – This drawing is to obtain Local Authority approval only. All work is to be carried out in accordance with the Building Regulations and all good building practices. All existing services within the vicinity of the works are to be located and suitably protected. The contractor is to check and verify all building dimensions, levels and sewer inlet levels BEFORE the commencement of works on site. This drawing must be read in conjunction with the other drawings and checked against any structural or other specialist drawing provided by others on the project. It is the responsibility of the client to ensure that the design complies with all relevant codes of practice. Building Regulations Department of the appropriate local authority must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (Client to be consulted). Any constructional variation must have the approval of the Building Inspector and the client. The client is to be notified by the nominated contractor of any cost variation to the approved drawings.

**BLOCK AND BLOCKWORK NOTES** – Brick and block work courses shown on this drawing are to describe types of materials only and must not be used to calculate dimensions or to measure quantities of material. Block work is to be laid in accordance with the manufacturer's recommendations specifically regarding mortar mixes and sand/cement ratios. All courses are to be constructed from full bricks or blocks unless otherwise specified. Notches and holes in masonry supported load or roof joists should be within the limits of BS 5626 Part 1. All crosscutting timber to be torised or otherwise treated. All structural timber to be OS or MOS grade in accordance with the Building Regulations unless otherwise stated. Natches and holes in masonry supported load or roof joists should be within the limits of BS 5626 Part 1. All crosscutting timber to be torised or otherwise treated. All structural timber to be OS or MOS grade in accordance with the Building Regulations unless otherwise stated.

**TIMBER NOTES** – All crosscutting timber to be torised or otherwise treated. All structural timber to be OS or MOS grade in accordance with the Building Regulations unless otherwise stated. Natches and holes in masonry supported load or roof joists should be within the limits of BS 5626 Part 1. All crosscutting timber to be torised or otherwise treated. All structural timber to be OS or MOS grade in accordance with the Building Regulations unless otherwise stated.

The depth of the span run further away than 0.25 times the span. Idles should be no greater diameter than 0.25 times the depth of the span. Should be drilled at the neutral axis; and should be not less than 3 diameters (centre to centre) apart, should be located between 0.25 and 0.4 times the span from the support. No nailing or bolting should be cut in roof rafters, other than full supports comply with the relevant requirements of BS 5268 Part 2 (1991).

[illegible][illegible]

**8. WINDOWS - INTERNAL & EXTERNAL:** All new windows are to be double glazed units and should achieve a U value 1.6 W/m<sup>2</sup>K. All new glazed doors are to be double glazed units and should achieve a U value 1.8 W/m<sup>2</sup>K. Windows must be BS 6206. New windows are to be to the clients choice and the satisfaction of the Local Planning Authority. WINDOWS (1) = Maximum glazing area shall be 40% of total floor area. Windows must be uPVC and contain a double glazed unit with a U value of 1.6 W/m<sup>2</sup>K. Window manufacturer to be registered with the National Glass and Glazing Association (NGGA). Windows must be fitted with horizontal cross hinges at 600 mm centres, 100 mm thick timber sash material. New insulation bolts are to be fitted between the frame and sole plate having to be faced both sides with 12.5 mm plasterboard.

[illegible]

sheets for roofing Specification). Where the intended waterproofing is the 2 layer fully bonded (or mastic asphalt) it is recommended that an overlay of a 13 mm bitumen impregnated fibre board to BS EN 822 (Fibrous Specifications) or similar product is used as a surface to allow full bonding of 2 layer built-up felt or a heat source for mastic asphalt. Mastic asphalt should always be laid in accordance with BS 8218:1998 over an isolating layer of Type A4 sheathing felt to BS 747:2000. Reflective coatings can be applied to waterproofing systems but over Kopaqua Thermoflex TFS3 should owners incorporate a solar reflective layer.

10. RAUMATIK GOMOS – Pipes and fittings are to be further PIPES or similar to BS-4576. Cutter to be 100 diameter self round, fitted to take lamewear plates up to be 88 diameter, to match the existing. All gaskets to be laid to falls of not less than 1:200. Manufacturers recommendations, including intervals of not more than 100mm for all joints are to be followed in accordance with manufacturers recommendations.

[illegible]

**13. ELECTRICALS** – Any necessary updates to the existing electrical board and circuits should be allowed for in the contractors estimate.  
**REGULATIONS AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON TO DO SO PRIOR TO COMPLETION OF THE WORK.**

**CHECKING AUTHORITY SHOULD BE SIGNED THAT APPROVED DOCUMENT P HAS BEEN COMPLIED WITH THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. FAILURE TO OBTAIN SUCH CERTIFICATION WILL CONSTITUTE BREACH OF THE CONTRACT AND ANY BREACH OF THESE CONDITIONS SHALL BE AT THE MAINTENANCE COUPLER'S PERFORMANCE SPECIFICATION.** The whole of the Electrical installation should comply in every respect with the current edition of the Regulations for the Electrical equipment for building issued by the Institute of Electrical Engineers, and should be carried out in a workmanlike manner and in accordance with modern installation techniques applicable to the materials and equipment used.

The time of pricing taking into consideration the requirements of Approved Document H in the Building Regulations 1981, a satisfactory method of pricing should be provided showing positions and type of equipment. All equipment and cables shall throughout comply with relevant current British Standards Specification and be installed in accordance with British Standards Codes of practice where appropriate.

**SOCALTY DECEASED/HIDDEN INTO THE FABRIC OF THE BUILDING AND SURFACE RUNS OF CABLE WILL NOT BE PERMITTED.** Re-site any sockets altered by the works.

**14. FIRE ALARM DETECTION** - Fire alarm should be fitted linked LCU plus system. A Smoke Detection system is to be provided in accordance with Part E of the Building Regulations 1981.

**Approved Document B Vol 1 2006 Edition,** be instructed and wired to the mains with battery backup. Positions of detectors are indicated only and auditors should be sought from qualified installer.

**VENTILATION** - All habitable room to have basic ground ventilation equal to 8000 mm<sup>2</sup> in addition to an opening light equal to 10000 mm<sup>2</sup>.

[illegible]

19. GENERAL – repair all disturbed areas to existing path/drive to the rear garden/yard

