

**A1. GENERAL CONSTRUCTION NOTES** – This drawing is to obtain Local Authority approval only. All work is to be carried out in accordance with the Local Authorities requirements, all manufacturers recommendations, all relevant British Standards Codes of Practice 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 and dimensions, levels and sewer drawings provided. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. The 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 construction variation must have the approval of the Building Regulations Department. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice.

**BRICK AND BLOCKWORK NOTES** – Brick and block work courses shown on this drawing are to denote 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 instructions and recommendations especially regarding mortar mixes and shrinkage precautions. All cavities are to be sealed at top of wall with slate or brick cinders. Foundation bricks to be a minimum of 60mm thick.

**TIMBER NOTES** – All carcassing timber to be treated or otherwise treated. All structural timber to be GS or M25 grade in accordance with the Building Regulations unless otherwise stated. Nails and nails in simply supported floor and roof joists should be within the following limits: Nails: should be no more than 150mm from the edge of the timber. Nails in roof rafters should be no more than 150mm from the edge of the timber. Nails in roof rafters should be no greater diameter than 0.25 times the depth of the joist, should be drilled at the nailhead ends, and should be not less than 3 diameters (centre to centre) apart, and should be located between 0.25 and 0.4 times the span from the support. No nails or holes should be cut in roof rafters. All timber to be treated with a preservative treatment to BS 5268 Part 2:1991. All timber to be treated with a preservative treatment to BS 5268 Part 2:1991.

**DEMOLITION** – The contractor is to take of necessary steps to ensure the protection and stability of all existing and adjoining structures and finishes. Provision of temporary screens, as necessary, to protect the work against inclement weather and existing internal finishes and slate to prevent injury to persons using the site. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice.

**3. SITE PREPARATION** – The area of the site where excavation is to take place generally to be stripped of all deleterious and vegetable matter to a minimum depth of 150 mm. Usable top soil is to be stock piled on site in a position to be determined, for re-use at a later date. The site is to be excavated to all concrete bases, foundations and footings to be broken out and backfilled. Backfilling of voids to be carried out using hardcore compacted in layers of not more than 150 mm thick. Any live services are to be re-routed / diverted as necessary. The contractor shall notify any public body/utility to allow them to enter the site and carry out of necessary works. All trees and shrubs to be removed and roots grubbed out unless stated otherwise. Boundary fences to remain in place unless otherwise stated. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice.

**4. FOUNDATIONS** – Strip foundations – Foundations to below the 302 mm thick cavity wall construction shall comprise 600 x 300 mm thick concrete reinforced concrete. Foundations to below the 302 mm thick cavity wall construction shall comprise 600 x 300 mm thick concrete reinforced concrete. Foundations to below the 302 mm thick cavity wall construction shall comprise 600 x 300 mm thick concrete reinforced concrete. Foundations to below the 302 mm thick cavity wall construction shall comprise 600 x 300 mm thick concrete reinforced concrete.

**5. DPC** – DPC and cavity trays are to be Ruberoid Hydrol DPC System. Slabs of walls are to be built of hybrid spec. with equal to that of the wall element, backed with slates in mortar on internal skin and should project by 5 mm beyond external face of brickwork. Vertical DPC's to be integral part of thermobrace inner skin and stepped down and built into outer skin where it should extend 5 mm beyond the face of the brickwork. Stepped cavity trays are to be provided at roof abutments and are to be built in as work proceeds. Cavity trays to discharge over stepped course 4 lead flashings and coat 3 lead scribes. Every third course of bricks to be laid with a per plug hole filler. All DPC's and cavity trays are to be fixed/aid in accordance with the manufacturer's recommendations and instructions.

**6. GROUND FLOOR CONSTRUCTION & FLOORING** – Floor to comprise of 75 mm thick sand and cement screed on 500 gauge DPM or 75 mm thick Kingspan floor slab insulation to give a minimum U value 0.224 W/m2K – 30 mm vertical insulation to be provided to perimeter walls. C35 suspended concrete slab with the horizontal DPC on mortar bed on 50 mm thick sand bedding on a minimum 150 mm thick consolidated sulphate free hardcore. Floor screed to be steel trowel finished and to match existing where appropriate.

**BATHROOM FINISHES** – Provide and lay Polyflox Polyflox Hydro vinyl sheet safety flooring, to concrete floor in accordance with manufacturers instructions. Include 5 mm deep Lexel based smoothing compound where required and aluminium threshold strip to door openings. All joints to the floor coverings are to be welded and covered to all perimeter walls. Customer to choose colour/pattern.

**9. FLAT ROOF** – To be 3 layers of built up roofing felt not bonded in blumens, Topped with 12mm limestone chippings on insulation as below on 40.0mm firing strips to allow drainage to new gutter and RWP 2.0mm felt timber to be 47 x 170 mm C24 grade timber at 400 mm centres, connected to 100 x 47 mm DPM on 100 mm concrete around the board edges and of 300 mm carries along any intermediate supporting timbers. The board fixing should be staggered and stapled down using 30 x 5 mm galvanised mild steel strips at 1800 mm centres. Form skiff to eaves with 9 mm upvc or similar. Plastic beads to top of joists to each board joint. Suitable flashing and waterproofing to be provided where existing flat roof butts up to existing walls. Roof insulation is to be built in accordance with the manufacturer's instructions. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice.

**10. RAINWATER GOODS** – Pipes and fittings are to be Hunter Douglas or similar to BS 4576. Gutter to be 100 diameter half round, fixed to falls Rainwater pipes are to be 68 diameter, or to match the existing. All gutters to be laid to falls not less than 1:200 and shall be supported at equal intervals of not more than 1000mm. All rainwater goods are to be fixed in accordance with manufacturers recommendations. Existing drainage system, Downpipe layout, indicative drawings to be provided. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice.

**11. ELECTRICALS** – any necessary updates to the existing electrical board and circuits should be allowed for in the contractors estimate. ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF APPROVED DOCUMENT P (ELECTRICAL SAFETY) OF THE BUILDING REGULATIONS AND MUST BE DESIGNED, INSTALLED, TESTED AND CERTIFIED BY A QUALIFIED ELECTRICIAN. THE CONTRACTOR IS TO PROVIDE A CERTIFICATE OF COMPLETION FOR THE WORK BY A PERSON COMPETENT TO DO SO. FAILURE TO PROVIDE THE ABOVE INFORMATION WILL PREVENT THE ISSUING OF A COMPLETION CERTIFICATE AND COULD EXPOSE YOU TO A PROSECUTION UNDER THE BUILDING REGULATIONS. THE CONTRACTOR IS TO PROVIDE A CERTIFICATE OF COMPLETION FOR THE WORK BY A PERSON COMPETENT TO DO SO. FAILURE TO PROVIDE THE ABOVE INFORMATION WILL PREVENT THE ISSUING OF A COMPLETION CERTIFICATE AND COULD EXPOSE YOU TO A PROSECUTION UNDER THE BUILDING REGULATIONS.

**12. ESCAPE WINDOWS** – To be provided to the rear of the building. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice.

**13. FIRE ALARM DETECTOR** – The alarm should be rated LD3 plus system, a Smoke Detection system is to be provided in accordance with the relevant British Standards. The alarm should be rated LD3 plus system, a Smoke Detection system is to be provided in accordance with the relevant British Standards. The alarm should be rated LD3 plus system, a Smoke Detection system is to be provided in accordance with the relevant British Standards.

**14. VENTILATION** – Bathroom to have an extractor fan capable of extracting 15 litres/second fitted with humidistat, timed over run and light switch activation. An extract fan to have back control ventilation equal to 8000 mm2 in addition to an opening light equal to 1/20th the floor area.

**15. PLUMBING/SANITARYWARE** – Plumbing fittings to be up to 50 diameter and 1:111 for 100 diameter. Pipe work and fittings are to be plastic, to BS 5570. Stub All pipe work is to be laid to falls 1:55 for pipe up to 50 diameter and 1:111 for 100 diameter. Pipe work and fittings are to be plastic, to BS 5570. Stub should be taken through roof construction where they should be properly flashed, and vented to external air and fitted with plastic cow.

**16. BATHROOM FIXTURES & FITTINGS** – To LUNIC. Provide and fix 150mm x 150mm white glazed ceramic wall tiles and random colour tile at a ratio of 1:20 (colour, white) – full height within the bath area (between X and Y). 2 the high spa/bath behind WHB. Include for finishing at edges with edging strip and silicone sealant to all adjoining edges. Random colour to be chosen by client.

**17. HEATING** – any necessary updates to the existing heating system should be allowed for in the contractors estimate. The new extension is to be heated by the existing boiler system, with new radiators and new thermostatic radiator valves. All work is to be carried by a competent person suitably qualified in heating. The contractor is to ensure that the work is carried out in accordance with the Building Regulations and all relevant codes of practice.

**18. DECORATION** – decorate the affected areas and new extension walls and ceiling with two coats of acrylic eggshell paint in colours to suit the customer. Apply emulsion paint and of paint to any damaged walls, ceilings, woodwork, etc. Provide 2 coats of glass point to new and damaged woodwork etc. Provide 2 coats of glass point to new and damaged woodwork etc. Provide 2 coats of glass point to new and damaged woodwork etc.

**19. SECURITY** – Easy accessible doors and windows should be able to resist physical attack by being physically robust and fitted with appropriate hardware. An easily accessible door or window is: (a) a window or doorway with any part within 2 metres vertically of an accessible level ground level, (b) a window or doorway with 2 metres vertically of a flat or sloping roof with any 3.5 metres of ground level, (c) a window or doorway with 2 metres vertically of a flat or sloping roof with any 3.5 metres of ground level, (d) a window or doorway with 2 metres vertically of a flat or sloping roof with any 3.5 metres of ground level.

**20. GENERAL** – repair all disturbed areas to existing path/drive to the rear garden/yard. Letter plates should have a maximum aperture of 260 x 40 mm. WINDOWS – ground floor, basement and easily accessible windows and roof lights should be secure windows meeting the requirements of PAS 24:2012.

