



- NOTES**
- All work to comply with the town and country planning Act 1990, the Building regulations 2000, and all relevant Codes of practise, British and European standards. The party Wall act 1996, neighbouring consent to be sort for work on, at Or within 3m a the party wall or fence, 2mths notice required.
 - electrical work to be carried out to NIC EIC regulations with the position of and number of sockets and light fittings discussed and agreed with the client at the tendering stage. provide low energy light fittings, and work to comply with Parts P and M of the building regulations with work carried out by a Competent person, with certification provided.
 - central heating system is to be installed into proposed areas with the work carried out by a suitably qualified and corgi registered contractor, the position of radiators and the boiler is to be discussed and assessed before work commences on site and a price agreed.
 - Insulate all new pipes and ducting as Part L1. Should the existing Boiler be renewed allow for a condensing type boiler, and Radiators to be fitted with thermostatic valves, and hot water Supply to be fitted with a device to restrict temperature to Not exceeding 48oc, and prior to completion a wholesome water Consumption calculation must be provided to local authority.
 - all dimensions are to be checked on site prior to work commencing and any discrepancies reported to designer. Please note that the drawings should not be scaled. If in doubt ask.
 - external walls to be 100mm brick to match existing with cavity, full fill crown drittherm insulation, 100mm celcon solar or similar black inner leaf, with inner face dot and dabbed with 9.5mm plaster board and skimmed. Cavity ties to be stainless steel and spaced at max 750x450 c/cs. Allow for cavity trays to roof abutments etc, also insulated VOPC to all window/ door reveals, such as thermabate green or similar product.
 - lintols to be either 6"x4" RC or taken form the catnic range and to have a min 150mm end bearing, and to be insulated to meet part L1/L2.
 - windows to be white UPVC and to be double glazed, trickle vents to be provided to window heads equal to 8000mm squared. Laminated or toughened glass to be provided within 800mm of floor level for windows and 1500mm of floor level for doors and door side screens. Glazing to be K Glass with min 20mm double glazed units equal to min 1.6k W/M2 U Value.
 - drains to be as plan, laid to fall @ 1:40 and to connect to existing and to be UPVC, laid on 150mm pea gravel with min 150mm cover. All drains passing under proposed to be lintoled over and encased in 150mm concrete with joints left flexible.
 - all skirting and architraving to match existing, internal doors to be to clients choice, with doors FD20 within flat and FD30s to flat entrance door
 - internal stud walls to be 75x50 unless otherwise stated with 12.5mm plasterboard and skim finish, insulate with 100mm rockwool
 - all steel work to be encased in two layers of 12.5mm plasterboard and skim, and supported on concrete padstones min 2 courses deep with steels fixed together with diaphragm connectors 600/sc.allow for the rebuilding of reveals in semi engineering brick min 7N
 - bathroom to be provided with bath/shower, WC, basin and to clients choice and to be agreed at the tendering change. Mechanical extract fan to be provided equal to 15 litres per second.
 - mechanical extract fan to be provided to kitchen equal to 60 litres per second.
 - smoke detectors to be fitted to entance hall, and heat detector to kitchen and to mains fed and linked, to BS5839, all as plan and emergency lighting to BS5266.
 - condition of existing internal walls to be checked to ensure they are fully loadbearing and any existing structural member to be assessed all to building control officers approval on site, and reported to designer for his instruction.

REVISION	AMENDMENT	DATE
CLIENT		
DRAWING TITLE		
<p>proposed conversion</p> <p>of part shop into</p> <p>a flat at</p> <p>344 St Mary's rd</p>		
SCALE	DRAWING No.	
DATE		