(1) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.

(2) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.

(3) DO NOT SCALE FROM PLANS. USE FIGURED AND ON-SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT ENGINEER IMMEDIATELY.

(4) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.

(5) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1991. CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

(6) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY THE APPROVED INSPECTOR PRIOR TO ANY COVERING UP OF WORK.

(7) ANY EXISTING BEAMS/LINTELS AT GROUND FLOOR LEVEL CARRYING ADDITIONAL LOAD ARE TO EXPOSED AND BE CHECKED ON SITE FOR SUITABILITY AND IF NECESSARY REPLACED.

(8) ALL DRAINAGE AND FOUNDATION WORK IS PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.

(9) ALL CONCRETE WORK TO BE CARRIED OUT TO B.S. 5328 : 1981, AND B.S. 1282 : 1985.

(10) ALL BRICKWORK TO BE CARRIED OUT TO B.S. 5328 : pt3 1985.

(11) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS.1282:1975.

(12) ALL BUILDING WORK TO BE CARRIED OUT TO THE GENERAL REQUIREMENTS FOR WORKMANSHIP. WORKMANSHIP SHOULD COMPLY WITH THE RELEVANT SECTIONS OF BS 8000 PART 10: 1995.

(13) ALL LEAD ROOFS AND SHEET WALL COVERINGS ARE TO BE CONSTRUCTED IN STRICT IN ACCORDANCE WITH THE GUIDANCE A S DETAILED IN BS 6915:1988.

(14) CODE 4 LEAD FLASHINGS/STEPPED FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED AT ALL ROOF/WALL ABUTTMENTS.

(15) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

(16) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE APPROVED INSPECTOR, AND APPROVED BEFORE COMMENCING WITH FURTHER STAGES OF WORK.

(17) ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.)

(18) THERE IS TO BE POSITIVELY NO ENCROACHMENT OR TRESPASS BY ANY PART OF THE PROPOSED BUILDING WORK-OVER THE NEIGHBOURING BOUNDARY LINES AS THIS IS CONSIDERED TO BE TRESPASS AND IS ILLEGAL.

(19) WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE. VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES LAID IN HARDCORE TO NEW EXTERNAL TELESCOPIC VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sq mm PER METRE RUN.

(20) NO RADIOS ARE TO BE PRMITTED OUT DOORS.

NEW LIGHTING TO INCORPORATE ENERGY EFFICIENT FIXED LIGHTING OUTLETS THAT TAKE ONLY LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT

ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

ASSUMED LINE OF FOUL DRAIN. ACTUAL TO BE DETERMINED ON SITE BY CONTRACTOR. NEW CONNECTIONS TO APPROVAL.

EXTRACT FAN 15L A/C PER SEC EXTRACTED TO OUTSIDE AIR. CONNECTED TO LIGHTSWITCH WITH 15 MIN OVER RUN

NEW STUD WALLS 75x50MM SW STUDS CLAD BOTH SIDES WITH 10Kg/M2 PLASTERBOARD AND SKIM FINISH FULL FILL ROCKWOOL TO VOIDS. PROVIDE ADDITIONAL STUDS WHERE GRAB RAILS ETC ARE TO BE FITTED

> ASSUMED LINE OF STORM DRAIN. ACTUAL TO B DETERMINED ON SITE BY CONTRACTOR. NEW CONNECTIONS TO APPROVAL.

> > ALL DRAIN POSITIONS ARE ASSUMED ACTUAL POSITIONS TO BE DETERMINED ON SITE NEW CONNECTIONS TO LA INSPECTORS SATISFACTION AND APPRROVAL

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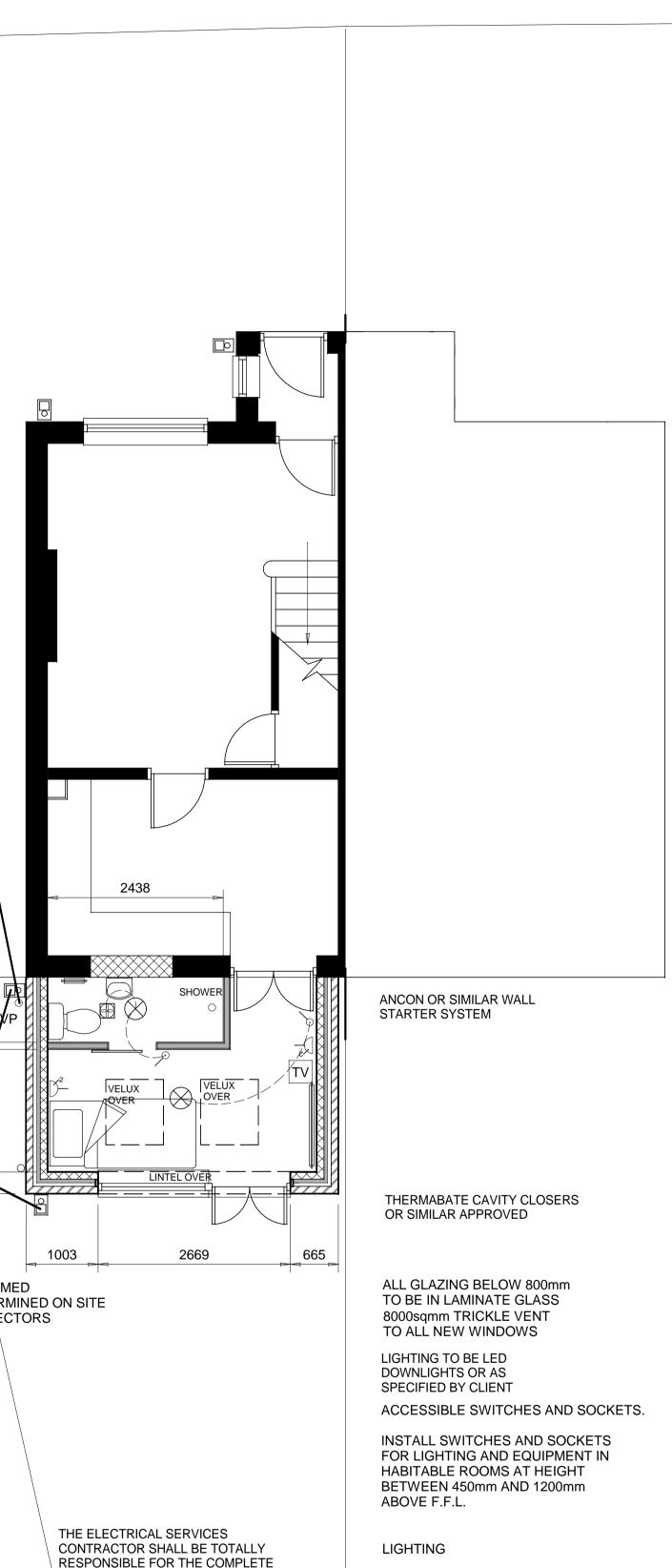
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PROVIDE ENERGY EFFICIENT FIXED LIGHTING OUTLETS THAT TAKE ONLY LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT IN EACH NEW ROOM

ALL ELECTRICAL WORK COVERED BY PART 'P' (ELCTRICAL SAFETY) MUST BE DESIGNED INSTALLED INSPECTED AND TESTED BY A PERSON COMPETANT TO DO SO THE PERSON MUST BE REGISTERED WITH AN AUTHORISED SELF CERTIFICATION SCHEME eg. BRE, ELECSA, NICEIC OR NAPIT CERTIFICATION. PRIOR TO COMPLETION AN APPROPRIATE BS 7671 ELECTRICAL CERTIFICATE MUST BE PROVIDED BY THE COMPETANT PERSON. NEW HIGH PERFORMANCE UPVC WINDOW WITH TRICKLE VENTS TO MATCH EXISTING TO APPROVAL

ALL NEW WINDOWS TO HAVE A 20mm AIR GAP OR 16mm ARGON FILLED

WHERE A SEWER PASSES THROUGH THE FOUNDATIONS TO THE BUILDING THEY SHALL BE CONFIGURED TO INCLUDE LINTELS AND COMPRESSABLE FILLERS (THE BUILDING REGS 2000 - DRAINAGE AND WASTE DISPOSAL - APPROVED DOCUMENT H - 2002 EDITION APPROVED DOCUMENT H1, SECTION 2 PARAGRAPH 2.24, DIAGRAM 7B ETC.) AS NECESSARY TO PREVENT ANY LOADINGS WHATSOEVER BEING IMPARTED TO THE SEWER

FINAL POSITION OF ALL FIXTURES AND FITTINGS TO CLIENTS APPROVAL

CONTRACTOR TO ENSURE THE FOLLOWING: CONTRACTOR TO VISIT SITE PRIOR TO SUBMITTING TENDER/FINAL QUOTATION. INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS DESCRIBED ON DETAILED DRAWINGS.

CONTRACTOR TO CLEARLY IDENTIFY ITEMS OF WORK NOT INCLUDED IN TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF THE WORKS. CONTRACTOR TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS & WORKS & OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. SITE TO BE KEPT TIDY ALL TIMES, NO REFUSE BURNED ON SITE & NORMAL HOURS OF WORKING OBSERVED.

ALL WORK TO COMPLY ENTIRELY WITH LOCAL AUTHORITY BUILDING REGULATIONS NEW EDITION. ALL ELECTRICAL WORKS TO BE INSTALLED & CHECKED BY I.E.E.. REGISTERED FULLY

QUALIFIED ENGINEER. ALL GAS SUPPLIES & INSTALLATION BY GAS SAFE REGISTERED ENGINEER.

REDUNDANT DRAINS TO BE GRUBBED UP AND OR SEALED TO THE SATISFACTION OF THE

LOCAL AUTHORITY BUILDING SURVEYOR.

TO EXISTING DRAINS TO APPROVAL OF LOCAL AUTHORITY D.B.S.

BOILER FLUE TERMINAL TO BE MINIMUM 300MM FROM ANY DOOR OR WINDOW OPENING

THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING REQUIRED FOR THE PROPER **EXECUTION OF THE WORKS TO** THE COMPLETE SATISFACTION OF THE L.A. BUILDING INSPECTOR WHETHER OR NOT INDICATED ON THE DRAWING, ALL MATERIALS **USED SHALL BE FIXED MIXED OR** APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS AND TO COMPLY WITH CURRENT CODES OF PRACTICE. ALL DIMENSIONS TO BE CONFIRMED ONSITE ALL NEW MATERIALS TO BE TO OF THE BEST QUALITY

BELOW GROUND DRAINAGE

GENERAL GRADIENTS OF PIPES USED TO BE AS FOLLOWS: 100mm PIPES TO BE LAID 1:40 150mm PIPES TOBE LAID 1:60 CONNECTIONS TO SEWERS TO BE MAX GRADIENT 1:6

BRICK MANHOLES ARE TO BE BUILT IN 225MM CLASS 'B' ENGINEERING BRICKWORK LAID 'WATER BOND ON 50MM CONCRETE BASE AND WITH METAL FRAME AND COVER SET IN 150MM CONCRETE TOP.

ANY DRAINS PASSING UNDER THE BUILDING TO BE ENCASED IN 150MM CONCRETE AND 2 COURSE LINTELS TO BE PROVIDED OVER ANY DRAINS PASSING THROUGH EXTERNAL OR INTERNAL WALLS.

PIPE WORK TO BE SURROUNDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS WITH DUE REGARD TO GROUND USE OVER.

REDUNDANT DRAINS TO BE GRUBBED UP AND OR SEALED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING SURVEYOR.

─PIPE WORK TO BE SURROUNDED AND BACKFILLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS WITH DUE REGARDS TO GROUND USE OVER

ALLOW FOR A 15MM FLEXIBLE JOINT IN CONCRETE EVERY 5M

NEW DRAINS TO BE CONNECTED TO EXISTING SEWER OUTFALL TO APPROVAL OF LOCAL AUTHORITY D.B.S.

| PEOPTODE I AND FIREDESTRUCTURES NANUFACTURERS RECOMMENDATIONS ALL DIMENSIONS TO BE CHECKED OPEOPTODE I AND FIREDESTRUCTURES RECOMMENDATIONS ALL DIMENSIONS TO BE CHECKED OPEOPTODE I AND FIREDESTRUCTURES RECOMMENDATIONS ALL DIMENSIONS TO BE CHECKED OPEOPTODE I AND FIREDESTRUCTURES RECOMMENDATIONS ALL DIMENSIONS TO BE CHECKED OPEOPTODE I AND FIREDESTRUCTURES RECOMMENDATIONS AND SALE FYLARY SANG STATUTONS AND ALL PYLAWS AND STATUTONS HEAL THAN DASAFETY MURCH BEFORE WORKS ON SITE COMMENCE. ALL WORKMANSHIP, WORKING ACTIVITES, AND METHODS OF CONSTRUCTION TO BE IN STALLED IN MANUAL BEFORE WORKS ON SITE COMMENCE. ALL ELEMENTS OF STRUCTURES ALL HAND SAFETY REQUILATIONS. HEAL THAN DASAFETY MURCH COMPETIANT PEOSON MUST BE REGISTRED WITH AN AUTHORIES DELL' CERTIFICATE MUST BE PROVIDED BY THE COMPETIANT PERSON COMMER AND PROVED ON THE BEAD ON THE CHERGEN ON WATH RECENSING TO COMPETE THE CONTRACTOR IS TO BE INMINIM CLASS 3. ALL PLEMENTS OF STRUCTURE TO MAND PROVED ON THE PROVED ON THE PROVIDED BY THE COMPETIANT FERENCE. CIRCULTION AREAS TO HAVE CLASS O SURFACE SPREAD OF FLAME CIRCULTION AREAS TO HAVE CLASS TO MAND THE RECENSITION ON THE PRE THE ADON FOR THE AUTHOR TO BE INFORMED THE INTEGENT ON THE INTEGENT ON THE RECENSITION ON THE PRE THE ADON FOR THE AUTHOR TO BE INFORMED THE INTEGENT ON THE RECENSITION ON THE PRE THE ADON FOR THE INTEGENT ON THE RECENSITION ON THE PRE THE ADON FOR THE AUTHOR TO BE INFORMED THE INTEGENT ON THE RECENSITION ON THE PRE THE ADON FOR THE AUTHOR TO B | | | | | | |
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| | | BUILDING REGULATIONS NOTES | | | | |
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