

NOTES:
(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 : p13 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 AS 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 ABUTMENTS.

(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 HARDWARE 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 BE 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 APPROVAL

THE ELECTRICAL SERVICES CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL ITEMS NECESSARY FOR THE FINISHED INSTALLATION WHICH SHALL COMPLY IN EVERY ASPECT WITH THE 16 EDITION OF THE LEE REGULATIONS AND BE IN ACCORDANCE WITH THE HEALTH AND SAFETY

ELECTRICITY AT WORK ACT

DETAILS OF THE HEATING INSTALLATION AND CONTROLS TO BE SUBMITTED UNDER SEPARATE COVER. ALL WORKS TO BE UNDERTAKEN BY A GAS SAFE REGISTERED INSTALLER. AND TO COMPLY WITH ALL CURRENT BUILDING REGULATIONS PARTS J&L AND GAS REGULATIONS

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.

NEW DRAINS TO BE CONNECTED 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 TO BE LAID 1:60
CONNECTIONS TO SEWERS TO BE MAX GRADIENT 1:6

BRICK MANHOLES ARE TO BE BUILT IN 225MM GLASS BLOCK 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.

BUILDING REGULATIONS NOTES

SPECIFICATION REQUIREMENTS

MATERIALS AND WORKMANSHIP GENERALLY

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARD OR BRITISH CODE OF PRACTICE CURRENT AT THE DATE OF TENDER INCLUDING BS 8000.

MATERIALS AND COMPONENTS SHALL BE OF A STANDARD APPROPRIATE TO THE TYPE OF WORK INVOLVED, AND SPECIFICATION SHALL GIVE PREFERENCE TO MATERIALS AND COMPONENTS WHICH WILL REDUCE THE COST OF FUTURE MAINTENANCE.

PROPRIETY- MATERIALS SHALL BE STORED AND FIXED ENTIRELY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORKS. ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS, FIRE PRECAUTIONS ACT 1971, HEALTH AND SAFETY AT WORK ACT, THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS AND ALL BY-LAWS AND STATUTORY ENACTMENTS OF LOCAL AND OTHER AUTHORITIES. ALL WORKMANSHIP, WORKING ACTIVITIES, AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH ALL HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR IS TO SIGN THE HEALTH AND SAFETY MANUAL BEFORE WORKS ON SITE COMMENCE.

ALL ELECTRICAL WORK COVERED BY PART 'P' (ELECTRICAL 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, ELECSEA, NICEIC OR NAPIT CERTIFICATION. PRIOR TO COMPLETION AN APPROPRIATE BS 7671 ELECTRICAL CERTIFICATE MUST BE PROVIDED BY THE COMPETANT PERSON.

ALL ELEMENTS OF STRUCTURE TO HAVE MIN. 1HR FIRE RESISTANCE.

CIRCULATION AREAS TO HAVE CLASS 0' SURFACE SPREAD OF FLAME.

SURFACE SPREAD OF FLAME TO ALL HABITABLE ROOMS TO BE: MINIMUM CLASS 1 ALL OTHER ROOMS TO BE MINIMUM CLASS 3.

ALL OPENINGS IN CAVITY WALLS TO BE FULLY CLOSED THERMABAT CAVITY CLOSERS TO TOP OF CAVITIES BELOW WALL PLATE.

LINTELS TO BE CATNIC OR OTHER APPROVED GALVANISED MILD STEEL AS SPECIFIED BY ENGINEER THE CONTRACTOR IS TO ENSURE THE BACKS OF THE LINTELS ARE FILLED TO ENSURE THAT THE INTEGRITY OF THE WALL IS MAINTAINED. PROVIDE WEEPHOLES @ 900mm C/Cs MIN 2 PER LINTEL TO ENSURE ESCAPE OF WATER FROM CAVITY IN CONJUNCTION WITH PRE FORMED CAVITY TRAYS WITH STOP ENDS AS APPROPRIATE. MIN END BEARING TO BE 150mm

CONTRACTOR TO ENSURE THE FOLLOWING:

CDM REGULATIONS: THE CONTRACTOR AND OWNER ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. BUILDER/OWNER TO CONFIRM WITH 'HSE' WHETHER PROJECT IS DEEMED AS 'NOTIFIABLE'. IF SO AN APPROPRIATELY QUALIFIED PLANNING SUPERVISOR IS REQUIRED TO BE EMPLOYED. CONTRACTOR TO COMPLY FULLY WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2000 AND THE WORKPLACE (HEALTH AND SAFETY) REGULATIONS, AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AND PLANNING SUPERVISOR AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES. THE CDM REGULATIONS APPLY TO MOST COMMON BUILDING, CIVIL ENGINEERING AND ENGINEERING CONSTRUCTION WORK. YOU MUST NOTIFY HSE OF THE SITE IF THE CONSTRUCTION WORK IS EXPECTED TO EITHER:
- LAST LONGER THAN 30 DAYS; OR
- INVOLVE MORE THAN 500 PERSON DAYS OF CONSTRUCTION WORK.

⊗ LIGHT WITH LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT

☐ = FAN TO OUTSIDE AIR

Ⓜ Ⓢ HEAT AND SMOKE DETECTORS MAINS POWERED AND LINKED

══════ RADIATOR

TV TELEVISION / DATA POINT

Type	Description	No.
2	2-gang Socket Outlet low level	2
3	Ceiling Lighting Point	3
4	SP One Way Switch	4

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PROJECT: ALTERATIONS TO EX DWELLING

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TITLE:

PROPOSED PLAN

SCALE:	DATE:	REVISION:	DRG.No.
1:50	SEPT 2016		LB 001