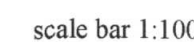


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***All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.**

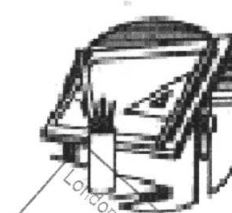
Materials shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works.
2. Any new or proposed drains found under the proposed extension are to be encased in concrete and reinforced concrete lintels are to be provided to the walls above the drains.
3. Existing sub floor ventilation is to be maintained (if necessary) by providing 100mm dia pvc ducts extending from the existing air bricks to new 225 x 150mm air bricks in the new external walls.
4. All glazing is to be double glazed and to be BS6626 or any glazing within 800mm of the floor level is to be toughened or laminated in accordance with Part N.
5. All new habitable rooms are to be provided with permanent ventilation of 800mm², and this is to be achieved by providing either trickle vents in the door/wall/ceiling or by air bricks within the room.
6. Provide vertical and horizontal pipes at all reveals, and all lintels are to have a minimum end bearing of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 1/2 hour.
8. All timber used in the construction of this project are to be S163 grade.
9. All glazing is to be low E double glazed with argon between panes.
10. Provide one low energy light fitting in new extension.
11. All electrical work required to meet the requirements of Part F (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part 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.



Project
**Existing
plans and elevations as built**
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Drawn By D. J. BLYTH.

Drawing No: **BD/16/23/1**

TH. 16/02/1