

The Contractor is to check all dimensions on site and report any discrepancies to the Contract Administrator. This drawing is to be read in conjunction with all other standard documentation. Dimensions are not to be scaled from this drawing.

GENERAL NOTES

This drawing is for Planning and Building Regulation submission only. NOT a working drawing. Contractor to take all relevant site dimensions, levels, drainage runs and inverts prior to starting work.

Any construction work carried out prior to receiving all necessary approvals for planning and /or building regulations is entirely at the householders / clients risk.

It is the builder's responsibility to investigate the ground conditions and to identify all services before work commences. All building work to be completed to the satisfaction of the local authority building control officer and in accordance with the current building regulations and as such additional unforeseen building works may be required on site. Client to be aware of responsibilities under Party Wall Act and to obtain written approval for work affecting boundary wall.

Contractor to carry out work in a safe and proper manner with due care for health and safety of operatives. Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works. All materials above 20kg to be lifted with mechanical device.

The contractor shall inspect all adjoining properties which may be affected by the work prior to commencement or works and record and report with the owner any defects. The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Contractor is to include for dust sheets, scaffoldings, screens etc and provide the necessary protection to existing fittings and finishes in the property during the course of the works. The client will be living in the property during the course of the works and the contractor is to allow for this in the tender and provide a work sequence programme prior to work commencing so that necessary arrangements can be made to minimise disruption. Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works. Allow for liaising with specialists and sub-contractors during the course of the work. Include for all new and additional electrical and heating works required. Contractor is to visit the site to familiarise himself with the access to the site especially for the delivery of materials, plant and equipment etc.

Drawings to be read in conjunction with any structural details and calculations.

Drains min. 100 dia. 1-40 fall flexible jointed pipes laid to mantf. instructions, any drainage under building to be adequately protected. (Where new drains required). Ventilation, Windows to have opening lights min. 1/20th floor area, trickle vent in windows 8000mm2, Mechanical ventilation to kitchen 60 litres/sec.

All new electrical work to be undertaken by NICEIC approved contractor certification to be issued on completion of installation.

Windows uPVC double glazed with K glass 20 mm air space argon filled U - value 1.8 W/m2.K.

Elements of structure to have min. ½ hour fire resistance.

Plumbing and electric requirements to be agreed with client.

Glazing in critical locations to be safety glass in accordance with part N of regs. And BS 6206 in doors and within 300 of doors to a height of 1500 above FFL and to 800 above FFL elsewhere.

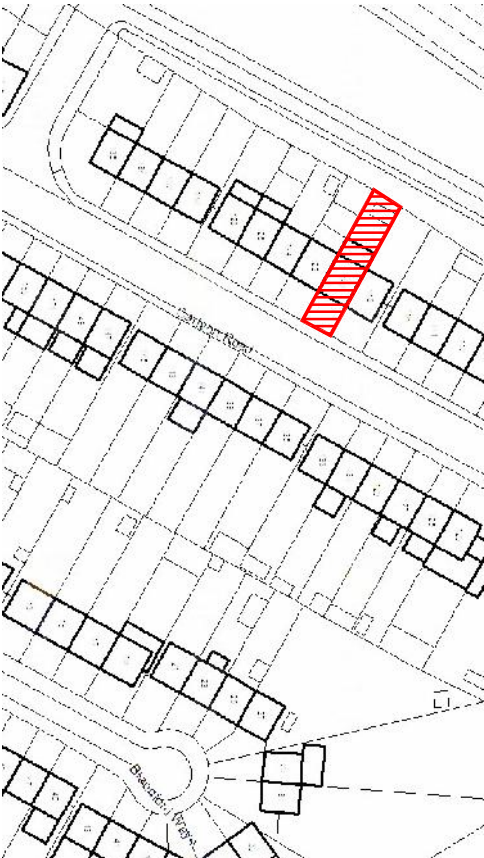
Smoke alarms as shown (and or agreed) to be interlinked and wired to mains on separate fuse. Steel beam sat on concrete pad stones min. 150 seating. (where necessary as required by building control.)

Robust construction details to be used to limit air leakage and ensure continuity of insulation. Radiators to be fitted with thermostatic controls.

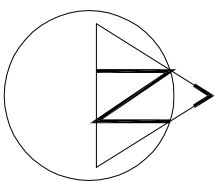
Approved Document L1 2005

From the 1st April 2005, all new and replacement natural gas and LPG boilers are required to have a minimum SEDBUK (Seasonal Efficiency of Domestic Boiler in the UK) rating of 86%. From the 1st of April 2005 Oil fired boilers must have a minimum SEDBUK rating of 85%.

Exceptional Circumstances permitting the installation of a Non - Condensing boiler. The installer must complete an Assessment form using the procedure described in the document guide to the condensing boiler installation procedure for dwellings (ODPM 2005). The declaration should be retained by the householder as it may be needed when the property is offered for sale.



LOCATION PLAN - SCALE 1:1250



project : 120 Carlyon Road Hayes			
drawing title : Existing Floor Plans and Elevations			
drawn: SN		chkd : SS	
		date:28.11.2015	
status: Permit Developpt.		scale: 1:100@A3	
proj no : 452		drg no: 01	
		rev no:	



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