



SIDE ELEVATION



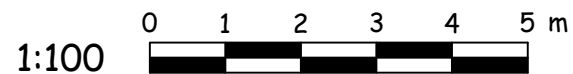
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GENERAL NOTES

1. Do not scale off this drawing, work to figured dimensions in all cases.
2. The contractor shall visit the site prior to preparation of Tender to acquaint himself with site accessibility, services, local conditions and the full extent and character of the works. He shall be deemed to have satisfied himself as regards existing conditions and generally to have obtained his own information on all matters affecting the execution of the works.
3. The contractor shall accept all liability in using any information from this drawing, which has been produced for planning application purposes and to aid in tendering the proposed works.
4. All sizes shown on this drawing are in millimetres and should be checked on site to verify prior to ordering and fabrication of materials.
5. All materials to be of a suitable nature and quality.
6. The contractor must establish the position of all incoming services and include for any modifications and or renewal of services affected by the alterations and include for all costs involved. Any works to be carried out in strict accordance with Statutory Authority requirements.
7. All work is to be in accordance with the current Building Regulations and Approved Documents and to be to the satisfaction and approval of the Local Authority. A Building Notice should be submitted to the Local Authority Building Control Dept. with relevant fees no less than 48 hours prior to starting work on site.
8. All structural timber used to be C16 stress graded unless noted otherwise.
9. Sinks and basins to discharge via deep seal traps and 32mm dia wastes. Basin wastes to be 38mm dia if pipe length exceeds 1.7m.
10. Provide external mastic pointing to window and door frames.
11. If required by the scope of works, prior to removal of any walls to form openings, investigation must be made on site to ascertain the requirements for structural support above the openings. Prior to any work being carried out, consultation must be made with the local authority Building Inspector. All work is to be in accordance with the current Building Regulations and approved on site by the local authority Building Inspector.
12. All electrical work to conform to N.I.C.E.I. regulations and to meet the requirements of Part P (Electrical Safety). All work to be designed, installed, inspected and tested by a member of the competent person scheme or a Registered Electrician who can issue a Certificate of Compliance of the work. Positions and number of fittings to be agreed with the client prior to installation.
13. Existing heating system to be extended to serve new extension. Existing boiler to be checked for suitability to serve additional requirements. If new heating system is installed, new installation is to be of condensing boiler type class A or B and have a minimum efficiency SEDBUK rating of 86% for mains natural gas, 80% for LPG and 85% for oil. Installations are to be carried out by approved and registered Engineers. Corgi Registered for gas installations or OFTEC for oil installations. New installations are to conform to Part J of the Building Regulations and should also meet BS5410 and be in accordance with Part L5 of the Building Regulations. Full specification for heating system to be provided to the Local Authority Building Inspector if required.
14. All new windows to be purpose made PVCu casement type, style to be agreed with the client. All glazing in windows and doors to be 24mm double glazed sealed units (4:16:4) with a 16mm air filled gap and Low-E coating having a 'u' value of min. 1.8 w/m<sup>2</sup> k and to comply with Part L of the Building Regulations. All rooms to have a min. 1/20th of the floor area in openable windows. Trickle ventilation is to be provided to give background ventilation of 8000mm<sup>2</sup> to habitable rooms and 4000mm<sup>2</sup> to non-habitable rooms. All glazed doors where used to be toughened safety glass. All glazing to critical locations (less than 800mm above floor level) is to be toughened safety glass and satisfy the requirements of Class C of BS6206. If required by current building regulations, all new windows to bedrooms to provide a means of fire escape.
15. Client to advise requirements for all new lighting, wall switches, plug sockets, phone sockets, TV aerial points, radiator positions, under-floor heating if required and internal finishes to contractor.
16. Related Drawings: 365/NT/MHW/01 to 05 inc.

Applicant: Helen Williamson  
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 32 Redwood Drive  
 Haxby, York YO32 3GF

Drawing Title: Existing Elevations  
 & General notes  
 Scale: 1:100 @ A3

Project: Single Storey Extension to  
 Front & Side Elevations  
 Date: December 2020

DRG No: 365/NT/MHW-02

REV 1