

WINDOWS & DOORS: -

NEW WINDOWS - WHITE UPVC WITH BACKGROUND (TRICKLE) VENTILATION OF 800mm ANY GLAZING WITHIN 800mm OF FFL IN INTERNAL AND EXTERNAL WALLS AND PARTITIONS TO BE TOUGHENED SAFETY GLASS, TO COMPLY WITH BS6206. LIKEWISE, ANY GLAZING ABOVE FFL UPTO 1500mm WITHIN ANY DOOR, AND WITHIN 300mm EACH SIDE TO BE TOUGHENED SAFETY GLASS TO COMPLY WITH BS6206
MOE WINDOWS TO PROVIDE AN UNOBSTRUCTED OPENABLE AREA OF 0.33m MIN. AND ARE TO BE AT LEAST 450mm WIDE AND 450mm HIGH. THE BOTTOM OF THE OPENING SHOULD BE NO MORE THAN 1100mm FROM FFL

ALL NEW GLAZING (INC. GLAZED ENT. DOORS) TO INCORPORATE SAINT GOBAIN PLANITHERM (4-16mm-4) ACHIEVING OVERALL U VALUE OF 1.6Wm K OR SIM

DAMP PROOFING: -

NOTE: ALL WINDOW AND DOOR OPENINGS TO BE FULLY LINED WITH ENGERSEAL INSULATED DPC TO PREVENT COLD BRIDGING

THERMAL CAVTY CLOSERS TO BE FITTED TO ALL WINDOW AND DOOR REVEALS

FLOOR INSULATION TO BE RETURNED UP FACE OF WALLS AROUND WHOLE PERIMETER OF FLOOR SLAB

INSULATED 'IG' LINTOLS OR SIMILAR TO BE INCORPORATED TO ALL OPENINGS.

LIGHTING

PROVIDE ENERGY EFFICIENT LIGHTING TO ALL NEW FITTINGS

HEATING SYSTEM:-

EXISTING 'WET' SYSTEM TO BE EXTENDED THROUGHOUT NEW WORKS. ANY NEW RADIATORS TO HAVE THERMOSTATIC RADIATOR VALVES FITTED TO LIMIT THE OUTPUT OF THE HEATING SYSTEM. POSSIBLE BOILER UPGRADE SUBJECT TO ASSESSMENT. ANY SUCH WORKS TO BE CARRIED OUT BY CERTIFIED GAS SAFE ENGINEER (ALL CERTIFICATION TO BE PROVIDED)

CLIENT MAY INSTALL UFH SYSTEM - SUB FLOOR EXCAVATION TO TAKE INTO ACCOUNT DEPTH / THICKNESS OF UFH SYSTEM

SERVICES

ALL NEW ELECTRICAL SWITCHES AND SOCKET OUTLETS WILL BE LOCATED BETWEEN 450mm AND 1200mm FROM FINISHED FLOOR LEVEL.

ALL ELECTRICAL WORK REQ'D TO MEET THE REQ'MENTS OF PART P (ELEC SAFETY) WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON TO DO SO, AND THAT PRIOR TO COMPLETION OF THE WORK, AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE WILL BE ISSUED TO THE COUNCIL FOR THE WORK BY SUCH A PERSON



DENOTES FIRE ALARM - TO BS 5446 Pt 1. UNITS LOCATED AS SHOWN ON LAYOUT PLANS. FIRE DETECTION UNIT MANUFACTURED BY 'KIDDE'. TO BE 'HARDWIRED' TO MAINS 240v SUPPLY COMPLETE WITH BATTERY BACK UP

NOTE: APPROVED ALARMS TO BE POSITIONED CENTRALLY ON THE CEILING WITH 7m OF KITCHEN AND 3m OF BEDROOM DOORS

GENERAL NOTES

THE CONTRACTOR SHOULD CHECK ON SITE ALL DIMENSIONS AND DETAILS TO VERIFY OR ADJUST AS NECESSARY. ANY ERRORS, OMISSIONS OR DESIGN CHANGES SHOULD BE REPORTED IMMEDIATELY TO ENABLE AMENDED PLANS TO BE PREPARED AND SUBMITTED FOR APPROVAL ANY CRITICAL STEELWORK SPANS ARE TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORK ON SITE.

ALL WORKS CARRIED OUT AND ANY DEVIATIONS FROM THE PLANS SUPPLIED SHOULD COMPLY WITH CURRENT BUILDING LEGISLATION, SAFETY STANDARDS, BRITISH STANDARDS AND RELEVANT CODES OF PRACTICE.

IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO DETERMINE THE EXACT LENGTHS OF ANY STEEL BEAMS WHICH MAY BE REQUIRED FOR THIS DEVELOPMENT. LENGTHS SHOWN ON THESE DRAWINGS ARE INDICATIVE, AND HAVE BEEN USED FOR CALCULATION PURPOSES ONLY.

WITH REGARD TO CONTINUED LIABILITIES, THIS COMMISSION IS UNDERTAKEN ON THE UNDERSTANDING THAT ALL WORKS WILL BE INSPECTED, IF SO REQUIRED, BY STATUTORY BODIES AND THAT ALL WORKS WILL BE CARRIED OUT IN A DILIGENT AND WORKMANLIKE MANNER. NO WORKS SHOULD BE COMMENCED UNTIL LOCAL AUTHORITY APPROVAL HAS BEEN OBTAINED.

THE MAIN CONTRACTOR AND/OR CLIENT (AS APPLICABLE) WILL REMAIN IN CONTROL OF THE WORKS DURING ITS PROGRESSION AND WILL BE RESPONSIBLE FOR ANY SUBSEQUENT ACTIONS, STATUTORY OR OTHERWISE.

ALL MEASUREMENTS ARE TO BE CHECKED ONSITE PRIOR TO WORKS COMMENCING

PLANS REFLECT INFORMATION PROVIDED. ALL BOUNDARY POSITIONS AND QUERIES AS TO LAND TITLE, COVENANTS AND THE LIKE SHOULD BE CONFIRMED BY THE CLIENT.

THE DESIGNS INDICATED TAKE INTO ACCOUNT THE REQUIREMENTS OF THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS, THE CONTRACTOR SHOULD TAKE ALL NECESSARY ACTIONS TO ENSURE SAFE WORKING PRACTICES ARE EMPLOYED ONSITE. ALL WORKS ARE TO COMPLY WITH BS8000:89 - (WORKMANSHIP ON BUILDING SITES) PARTS 1-15.

THESE PLANS ARE FOR PLANNING, BUILDING REGULATIONS AND CONSTn ONLY

NO PART OF EXTENSION TO OVERHANG BOUNDARY.

DRAINAGE:-

WHERE DRAINS PASS THROUGH WALLS OR FOUNDATIONS PROVIDE BRIDGE MOVEMENT JOINTS AND 2 COURSE LINTOL OPENING TO BE MASKED BOTH SIDES WITH RIGID SHEET MATERIAL TO PREVENT ENTRY OF VERMIN OR FILL

MANHOLES AND INSPECTION COVERS TO BE CONSTRUCTED USING 215mm CLASS 'B' ENG. BRICKS LAID IN WATER BOND IN CEMENT MORTAR WITH FLUSH JOINTS ON A 150mm MIN CONC BASE WITH COVER AND FRAME IN DURABLE MATERIAL TO BS 497 SET IN CONCRETE TOP AND SURROUND

ALL DRAINS TO BE 100mm MIN. FLEXIBLE CLAYWARE PIPES TO BS EN 295 : 1991, LAID ON 100mm MIN, SURROUNDED BY 150mm SELECTED FILL, ALL TO THE APPROVAL OF LOCAL BUILDING INSPECTOR. MIN FALLS TO BE 1:40

NOTE: DRAINS LAID UNDER EXTENSION TO BE FULLY ENCASED WITH 150mm CONCRETE

NOTE: ANY EXISTING UNUSED PIPEWORK TO BE CAPPED OFF

HOMEPLANS

TITLE PROPOSED EXTENSION & ALTERATIONS. GENERAL SPECIFICATION			
SITE ADDRESS	84 LAWNWOOD AVENUE, ELKESLEY, RETFORD, DN22 8AE	FOR: MR & MRS GOODE	
DRAWN BY	MR A. BROWN	DRG. No.	
TEL:-	07796 301929	SCALE (NTS)	DATE FEB 2021
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