

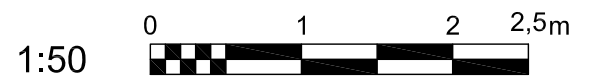
GENERAL NOTES

1. Do not scale off this drawing, work to figured dimensions in all cases.
2. The layout and specification on these drawings are a guide as to what may be required to undertake the works and does not imply the only way to execute the proposals shown. No liability is accepted for loss of any sort or additional expense incurred consequent of any variation to the layout or specification that may be required as a result of site conditions, availability of materials, custom & practice, the requirements of the Building Inspector or any other circumstances.
3. 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.
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. 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 Building Inspector. A Building Notice should be submitted with relevant fees no less than 48 hours prior to starting work on site.
7. All structural timber used to be C16 stress graded unless noted otherwise.
8. 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.
9. 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 Building Inspector. All work is to be in accordance with the current Building Regulations and approved on site by the Building Inspector.
10. 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 for the work. Positions and number of fittings to be agreed with the client prior to installation.
11. Existing heating system to be adjusted to new layout. Existing boiler to be checked for suitability to serve additional requirements. If new heating system is installed, new installation is to be carried out by approved and registered Engineers. 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 Building Inspector if required.
12. All new windows to be PVCu casement type, style to match existing and agreed with the client. All glazing in windows and doors to be double glazed sealed units having a 'u' value to comply with Part L of the Building Regulations. 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.
13. Client to advise requirements for all new lighting, wall switches, plug sockets, phone sockets, tv aerial points, radiator positions, underfloor heating if required and internal finishes to contractor.
14. New extractor fan to be fitted to Kitchen capable of extracting at least 60 litres/sec or 30 litres/sec cooker hood.
15. Extractor fans to be fitted to WC & Utility capable of extracting at least 30 litres/sec and achieving a rate of at least 3 air changes per hour and may be operated intermittently with 15mins overrun.

Legend to Proposed Floor Plan:

1. Existing door and rear wall of Garage to be removed.
2. Existing gully to be capped off.
3. Existing windows, doors and wall to be removed and new Steel A & B as Structural Engineers details inserted above.
4. Existing steel / lintel to be replaced with Steel C as Structural Engineers details.
5. Existing chimney to be removed and walls above supported at floor level as Structural Engineers details.
6. Existing door and frame to be removed and opening blocked up.
7. Form new door opening and install lintel above. Fit new internal door and frame to match existing.
8. New floor level to match existing.
9. New ceiling in utility to be vaulted to underside of new roof.
10. New gully to connect into existing main drains.
11. New rwp to connect into existing main drains.
12. Kitchen, Utility and WC layouts to be agreed with client.
13. Alterations to drainage to be agreed with Yorkshire Water.
14. FD30s fire door to be fitted between Garage & Utility.
15. Structural Engineer to confirm if pier required to support beams and also any alterations to existing foundations.
16. Structural Engineer to confirm any alterations required to existing wall and foundations.
17. Rooflights to client specifications.
18. Sliding doors to have level threshold and to be clients specifications.

Legend:	
	Existing Walls
	Elements to be Demolished
	New Brickwork
	New Blockwork
	New Stud Wall
	New Steel Beams



Date:	Rev:	Amendment:
Applicant: Tom Gibbons		
Address: 20 Cranbrook Road, York, YO26 5JA		
Title: Proposed Plan		
Project: Single Storey Rear & Side Extensions		
Scale: 1:50	A3	Drg.No: TG-AP-002
Date: Jan 2024		