



**U-Value Requirements**

- Roofs: 0.15 W/m<sup>2</sup>K
- Walls: 0.18 W/m<sup>2</sup>K
- Floors: 0.18 W/m<sup>2</sup>K

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Architect.  
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**NOTES:**  
ABOVE GROUND DRAINAGE  
ALL DRAINAGE TO CONNECT TO EXISTING WHERE POSSIBLE. PROFILES/SIZES, NUMBERS OF RAINWATER PIPES, GUTTERS AND HOPPERS ETC. SUBJECT TO RUN OFF CALCULATIONS BY MANUFACTURER. EXISTING DRAINS MAY NEED RELOCATING.  
ALL NEW DRAINS TO BE 100MM DIA WHERE POSSIBLE NEW RAINWATER PIPES TO EMPTY DIRECTLY INTO GULLIES. PROVIDE RODDING ACCESS AT CHANGES OF DIRECTION.

UPVC PIPEWORK TO BS 5255:1976 INSTALLED IN ACCORDANCE WITH BS 5572:1978 CODE OF PRACTICE FOR SANITARY PIPEWORK.

**RAINWATER GOODS**  
GUTTERS AND DOWN PIPES TO BE LOCAL PLANNING AUTHORITY APPROVAL AND TO CONFORM TO BS 4576 PART 1 1989 ALL EXISTING CLEARED AND MADE GOOD WHERE REQUIRED. ALL NEW TO MATCH AND CONNECT TO EXISTING.

**STRUCTURAL ENGINEERS**  
ALL ITEMS REQUIRING ENGINEERING AS DESCRIBED, TO BE DESIGNED BY A STRUCTURAL ENGINEER (SE) WITH ALL DETAILS, CALCULATIONS AND DESIGN CERTIFICATE FORWARDED TO LABC FOR APPROVAL PRIOR TO WORKS COMMENCING.

**NEW EXTERNAL WINDOWS AND DOORS**  
TO BE UPVC DOUBLE GLAZED SEALED UNITS WITH PINKINGTON "C" GLASS. ALL NEW WINDOWS TO GIVE U-VALUE OF 1.8W/m<sup>2</sup>K. AND WHERE APPLICABLE MEET THE REQUIREMENTS OF PART N OF THE BUILDING REGULATIONS.

**VENTILATION**  
OPENABLE WINDOWS PROVIDING A VENTILATION EQUAL TO 1/20TH FLOOR AREA OF ROOM.  
ALLOW FOR FITTING OF SPACER TRAY AT EAVES WHERE CEILING FOLLOWS ROOF SLOPE TO MAINTAIN A MINIMUM OF 50MM WIDE VENTILATION GAP.

30L/S EXTRACTOR FAN TO BE FITTED IN THE KITCHEN  
15L/S EXTRACTOR FAN TO BE FITTED IN THE UTILITY ROOM  
WALL TIES SHOULD HAVE HORIZONTAL SPACING OF 900MM AND A VERTICAL SPACING OF 450MM

INSTALL SANDTIGHT CONTINUOUS OVER FACIA VENTILATOR TO PROVIDE CONTINUOUS VENTILATION AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25MM WIDE.

**INTERNAL FINISHING**  
ALL INTERNAL FINISHING TO BE DISCUSSED PRIOR TO CONTRACTOR COSTING THE PROJECT. E.G. WALL FINISH, PAINT, FLOOR FINISH.

**LIGHTING**  
TO BE DISCUSSED AND DESIGNED WITH CLIENT PRIOR TO APPLICATION.

**ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.**

**GENERAL NOTES**  
ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING REGULATIONS AND ANY AMENDMENTS. ALSO, ANY RELEVANT BRITISH STANDARD AND CODES OF PRACTICE.

ALL MATERIALS TO BE OF SUITABLE NATURE AND ADEQUATELY PREPARED, APPLIED, USED OR FIXED TO/FOR THE PURPOSE IN WHICH THEY ARE USED.

ALL PROPRIETARY ITEMS ARE TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

ALL WORKS TO BE COVERED EVERY EVENING PRIOR TO CONTRACTORS LEAVING SITE. CONTRACTOR/STRUCTURAL ENGINEER TO MEASURE FROM SITE PRIOR TO ORDERING PURLS/STEEL ETC.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

THESE DRAWINGS ARE PREPARED FOR BUILDING REGULATION APPROVALS ONLY. THE DRAUGHTSMAN ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS. THIS DRAWING MAY BE USED FOR COSTING PURPOSES, BUT THE CONTRACTOR MUST COST FROM SITE INVESTIGATION.

IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT A REPUTABLE BUILDER CARRIES OUT THE WORKS AND THAT THEY ARE A REGISTERED COMPANY WITH PI INSURANCE IN PLACE.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING SITE DIMENSIONS, MATERIALS AND ALL BUILDING WORK. SUCH WORK BEING INSPECTED AND APPROVED BY THE BUILDING INSPECTOR ON SITE AS APPROPRIATE.

THE DRAUGHTSMAN DISCLAIMS ANY LIABILITY FOR WORKS CARRIED OUT.

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Architecture

Design Architecture Masterplanning Interiors Graphics

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