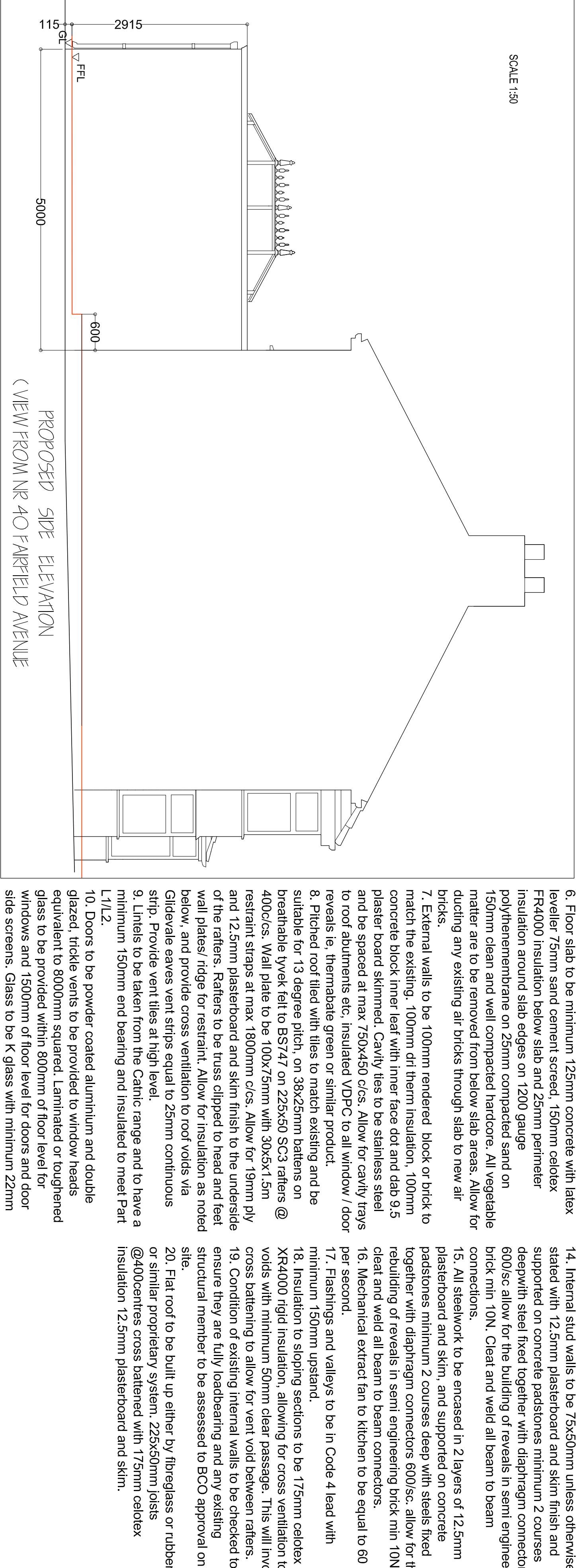
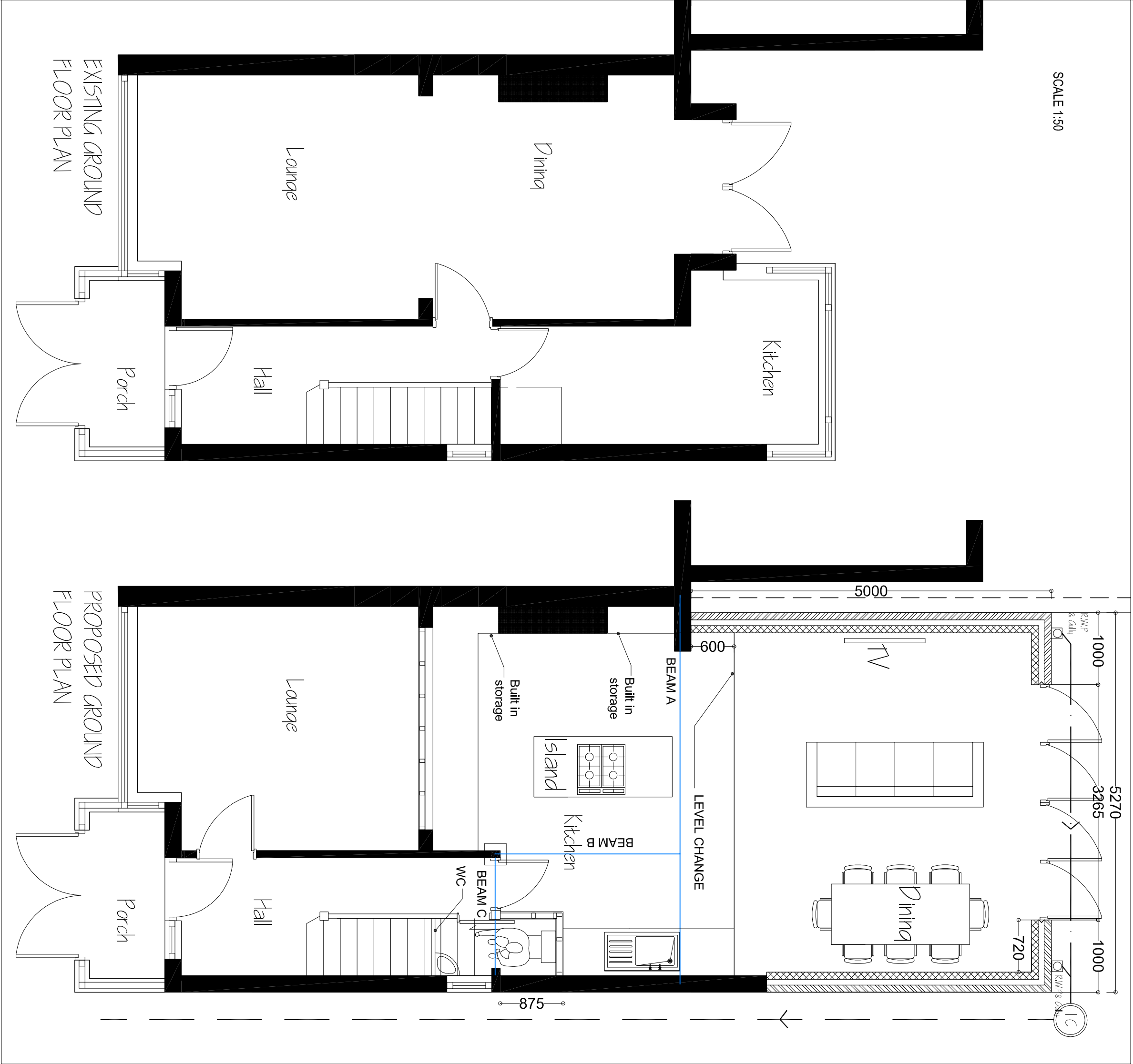
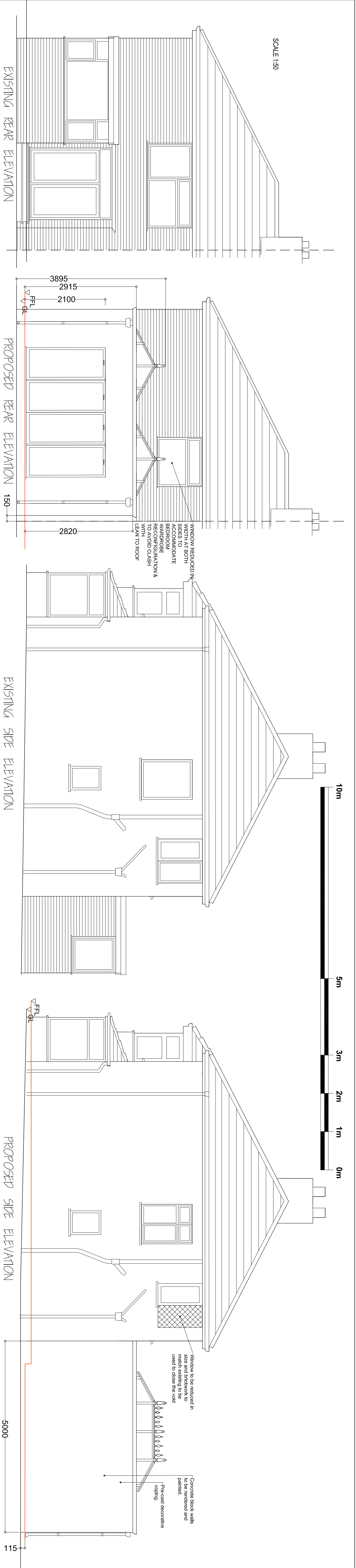




Notes

1. All work to comply with the Town and Country Planning Act 1990, the Building Regs 2000, and all relevant codes of practice, British and European Standards. The Party Wall Act 1996, neighbouring consent to be sort for work on, at or within 3m of a party wall or fence, 2 months notice required.

2. Electrical work to be carried out t NIC EIC regulations with the position of and number of sockets and light fittings discussed and agreed with the client at tendering stage. Provide low energy light fittings, and work to comply with Parts P and M of the building regulations with work carried out by a competent person, with certification provided.

3. Central heating system is to be extended into proposed areas with the work carried out by a suitably qualified and registered contractor. The position of radiators and suitability of the existing boiler is to be discussed and assessed before work commences on site and price agreed. Insulate all new pipes and ducting in Part L1. Radiators to be fitted with Thermostatic valves and hot water to be fitted with device to restrict temperature to not exceed 48 deg cen. Prior to consumption, a wholesome water calculation to be provided to the local authority.

4. All dimensions are to be checked on site prior to work commencing and any discrepancies reported to designer. Drawings should nbot to be scaled.

5. Foundations to be a minimum 1000mm deep, 600mm wide and 225mm thickness of concrete, all to building control officer's approval. Brick cavity construction up to DPC to be 110mm cavity. Lean mix concrete fill to cavity to within 225mm of ground level and DPC IN 150mm above ground level and to lap with DPM. Existing foundations to be exposed by trial hole to BCO approval. The conditions of the Part Wall Act 1996 shall be considered for excavations on or within 3m of a boundary; neighbours consent to be sought for all party wall work. Allow for the root progression of any adjoining trees and any variation in ground levels and drain inverts all to BCO approval on site.

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