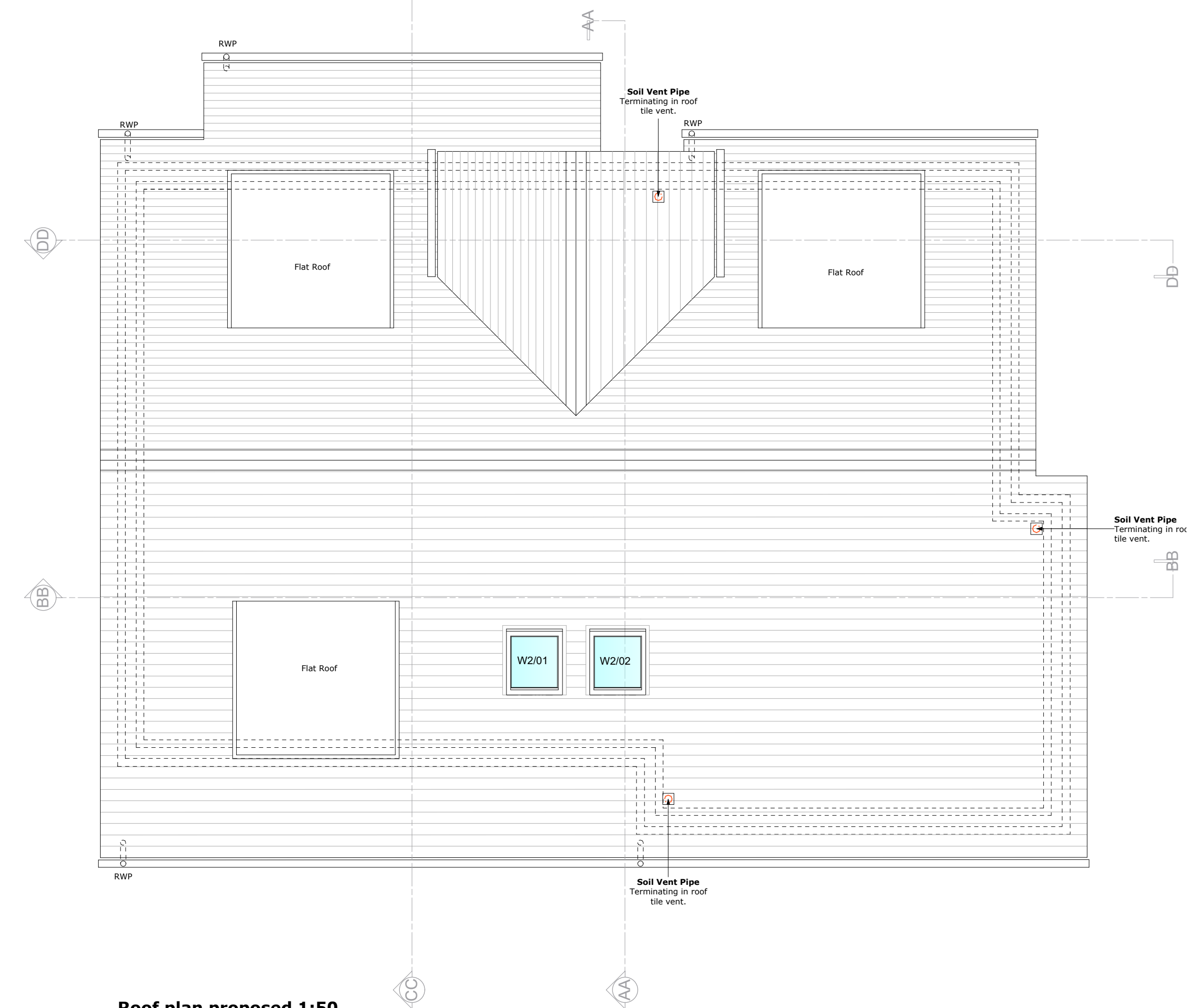
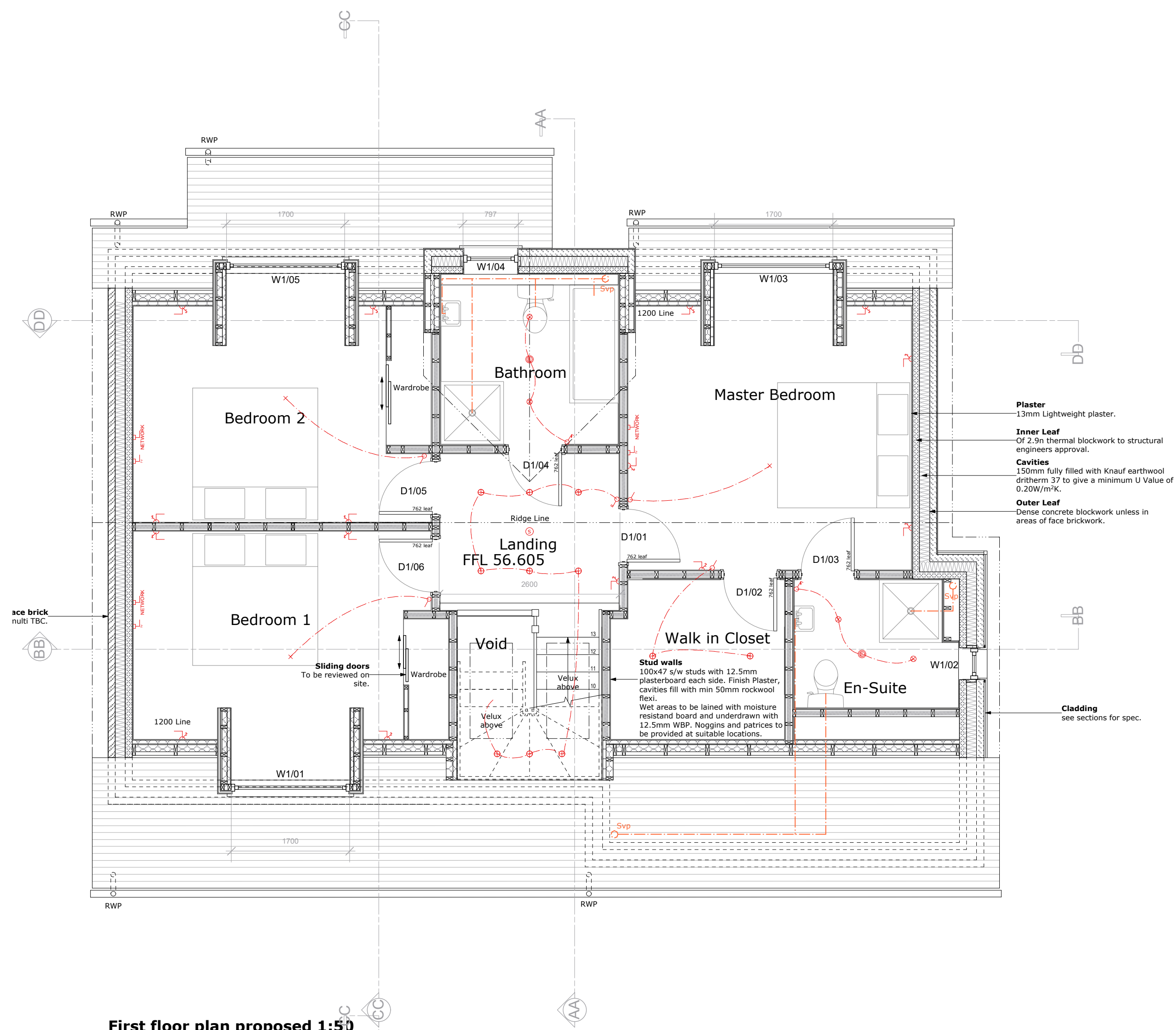
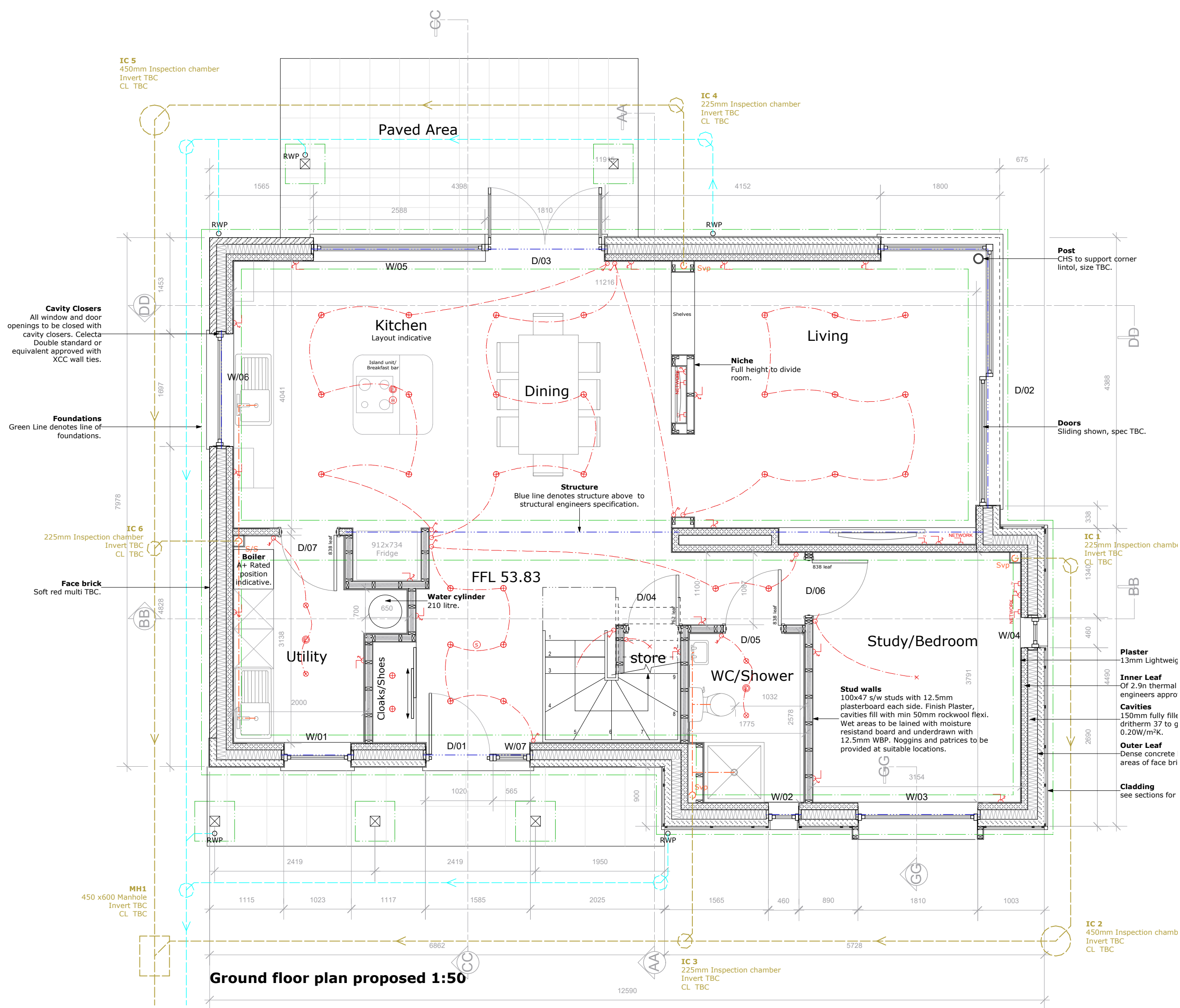




- Notes:**
- Existing Walls
 - Demolitions
 - New Face Brickwork
 - 2.5N Thermal Block to structural engineers approval.
 - Dense Concrete Block to structural engineers approval.
 - New beams, Please refer to structural engineers specification and details.
 - Foul Drain, new in UPVC to BS EN 1401+, Minimum Gradient 1:80, 100mm diameter and bedded in pea shingle
 - Note: New Walls, to have concrete lintel over existing pipe work to give 50mm space all round the pipe, mask opening both sides with rigid sheet material and fill void with compressible sealant.
 - Foul Drain (existing), Underground
 - Storm Drain (new) To main sewer.
 - Waste Pipes, new, Minimum Gradient 1:80.

New External Doors
New Doors to comply with all relevant parts of the approved documents of the building regulations. All doors to be Internally beaded with Low e glass. To comply with Part Q of the Building regulations.
To achieve a minimum U Value of 1.8W/m²K.
Glazing.
*All glazing within 800 mm of FFL and within 300mm of door openings to be of toughened glass to BS6206.

New Windows
New windows to comply with all relevant parts of the approved documents of the building regulations. All windows to be Internally beaded with Low e glass. To comply with Part Q of the Building regulations.
To achieve a minimum U Value of 1.6W/m²K.
Glazing, all glazing within 800 mm of FFL and within 300mm of door openings to be of toughened glass to BS6206.
All new windows to be fitted with background ventilators. Background ventilators to provide a total of 80,000mm² free area. This will probably mean the installation of two ventilators per window, window proposals to be approved before ordering.

Electrical Installations
All Electrical installations to comply with Part P of the building regulations and in accordance with IEE wiring regulations 17th edition. Electrical installation to be carried out under the competent persons scheme and BS7671 test certificate to be issued on completion.
Switches and sockets to be between 450mm and 1200mm above floor level. Consumer units to be 1350-1450 above floor level.

Lighting
Lighting design TBC.
NOTE: One in four new light fittings to be energy efficient in accordance with part L of the Building regulations. At least 25% of the installed light fixtures should use a light bulb which has a luminous efficacy greater than 40 lumens per circuit-watt.
2. These light fixtures should also have a lamp holder which prohibits the use of light bulbs which are less efficient.

Sanitary Installations
All sanitary installations to be compliant with Parts H and J of the Building regulations.
All points of discharge into the system should have traps. 32mm diameter for washbasins/bidets, 40mm diameter for Baths/showers/sinks/washing machines/dishwashers and 100mm for WC's. Seal Depths should be at least 50mm except for washbasins/bidets/sinks/washing machines/dishwashers where they should be 75mm.
Sanitary pipework should be 100mm for WC's and generally 32mm for other fittings unless branch length is more than 3.0m where it should be 40mm and if branch length is over 4.0m it should be 50mm in diameter.
PVC-U pipework to comply with BS EN 1529, PE pipework to comply with BS EN 1519, ABS pipework to comply with BS EN 1455.

Works to Kitchen/Diner
Structural work: In accordance with the structural engineers details and specification.
Remedial work: Allow for making good to walls and new skim coat of finish plaster. Ceiling to be replaced with 12.5mm plasterboard and skim coated to a smooth finish. Floor to be made good and prepared ready to accept floor finish. Floor finish to be agreed with client.
Gas Works
Modification to gas supply to be carried out by Corgi Registered person.
Gas Aids to be installed and commissioned by Gas Safe register engineer and commissioning certificate issued.

Accredited Details
New internal insulation installations are to be installed with good practice and in compliance with Accredited details to ensure thermal performance at junctions and air barrier continuity.

Approved document Part Q of the building regulations. Notes
All easily accessible doorsets should be Secure. They should meet a minimum standard of PAS24:2012.
Letterplates should have a maximum dimension of 260x40mm and be located to hinder anyone to remove keys with sticks etc.
The door should have either a door viewer or clear glass to enable callers to be seen. The door should also have a door chain or limiter.
All ground floor windows should be secure. They should meet a minimum standard of PAS24:2012.

Notes
Use only Figured Dimensions
Always check dimensions on site and report any discrepancies to the Architect.
Not for construction unless marked for this purpose.

REVISION	DESCRIPTION	DRAWN BY	DATE
C	Conditions Application	SWR	18/12/15
B	Issued for information	SWR	11/12/15
A	Issued for information	SWR	01/12/15

SWR ARCHITECT		Unit 3, 28 The Spain Petersfield, Hants GU32 3LA T. 07919 523851 E. swr.architect@gmail.com	
TITLE		Foresite Homes 48 Hart Plain Avenue, Waterlooivle	
DRAWING NUMBER	REVISION	STATUS	DATE
1040/101	C	Building regs	Nov 2015
DRAWN BY	SWR		