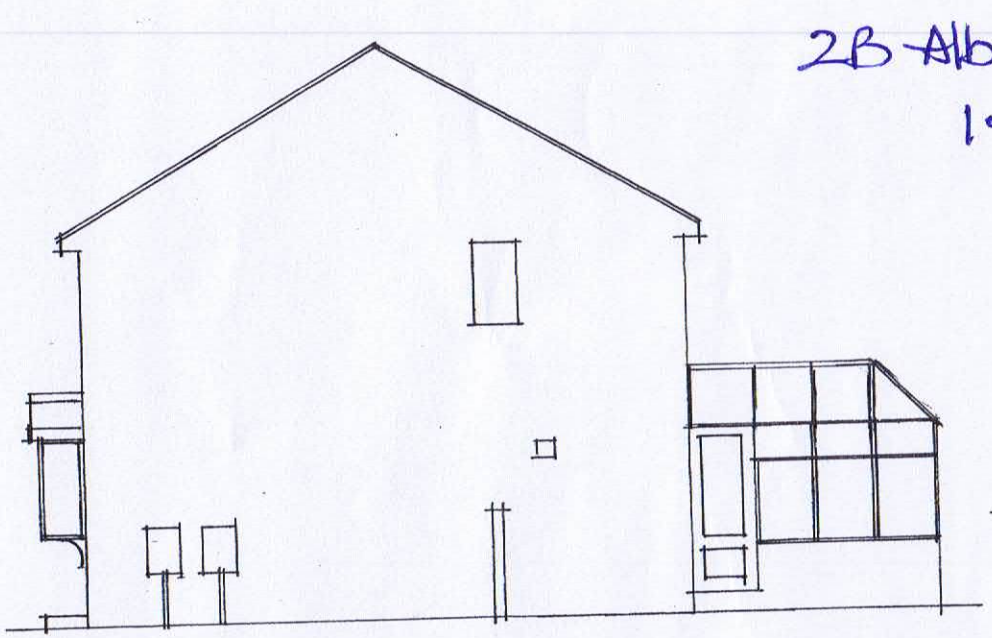
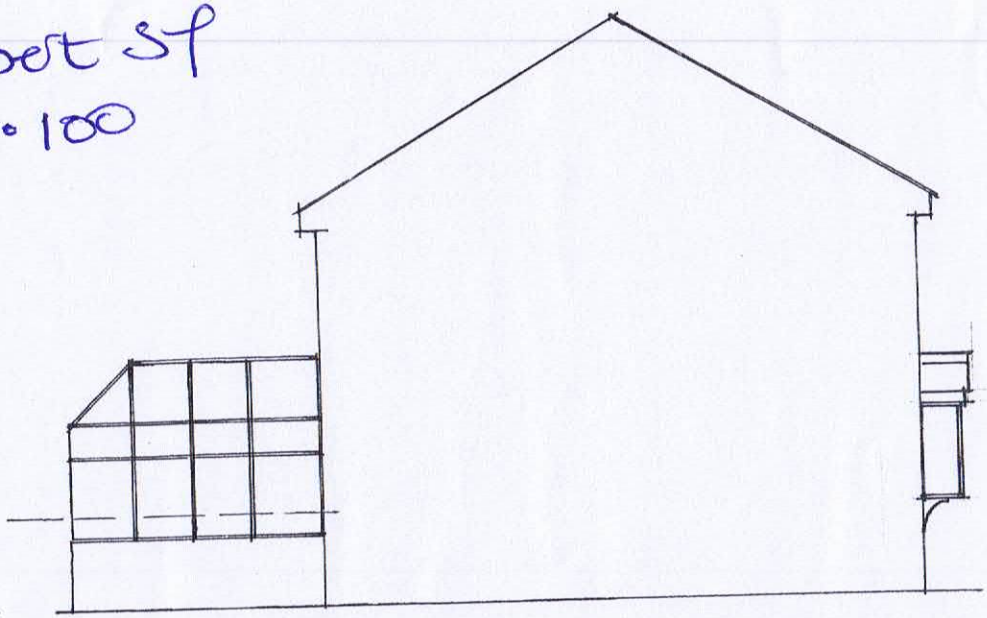
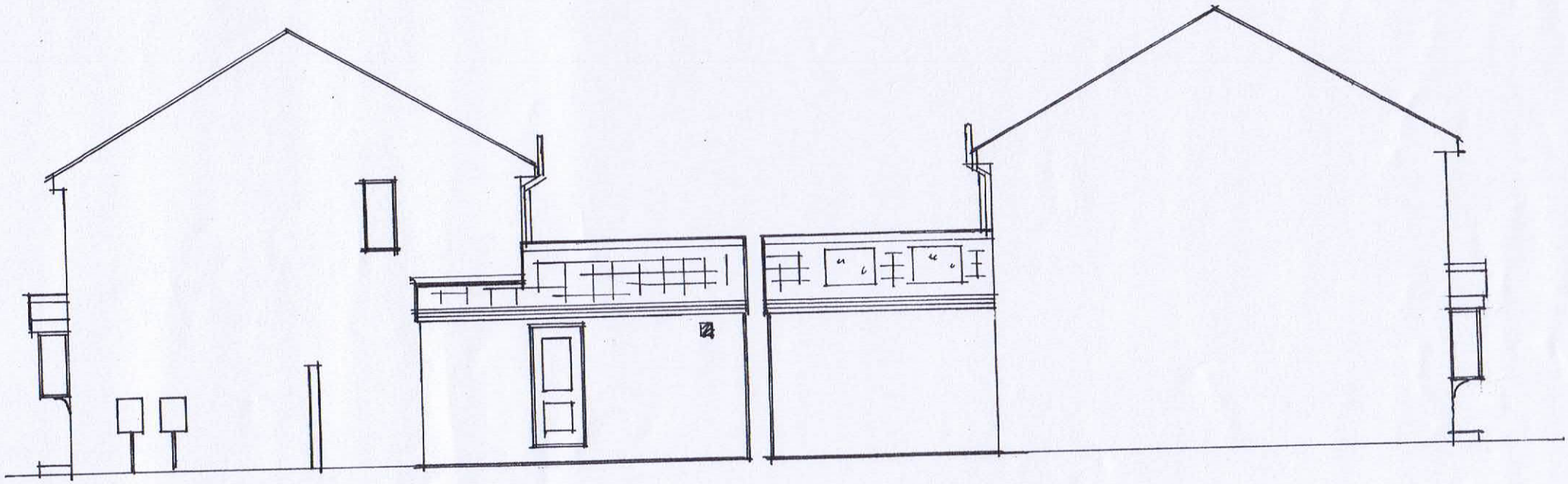
2B Albert St
1:100



EXISTING SIDE



EXISTING SIDE

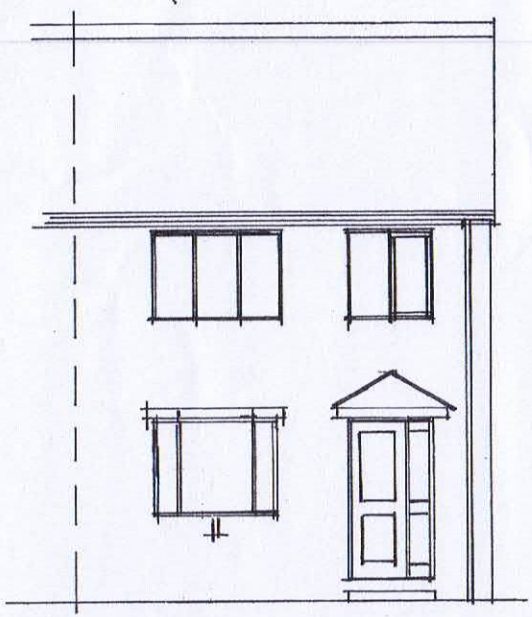


PROPOSED SIDE

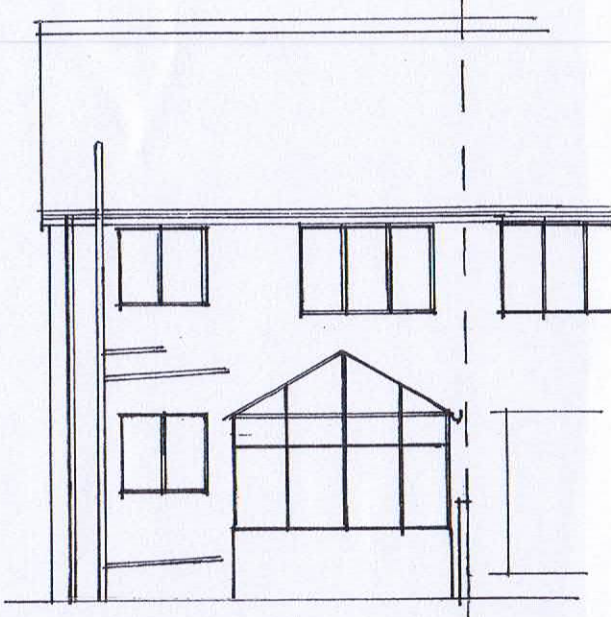
PROPOSED SIDE

SCALE 1:50 1:100

2B Albot St



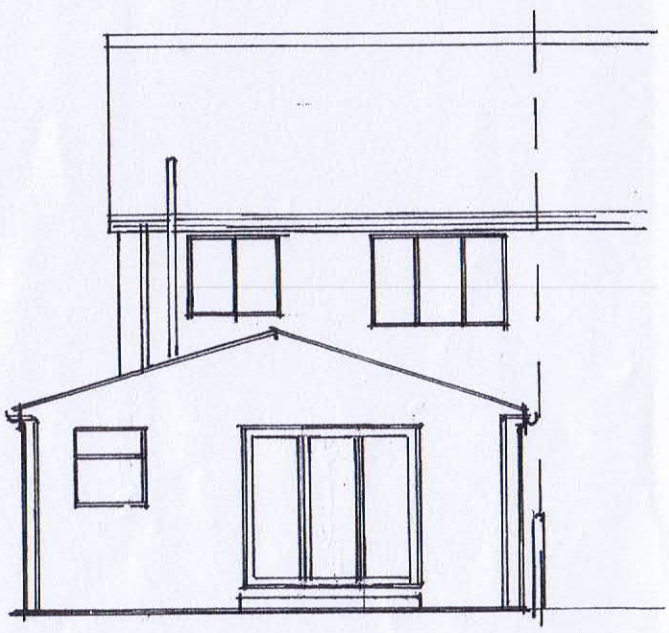
EXISTING FRONT



EXISTING REAR



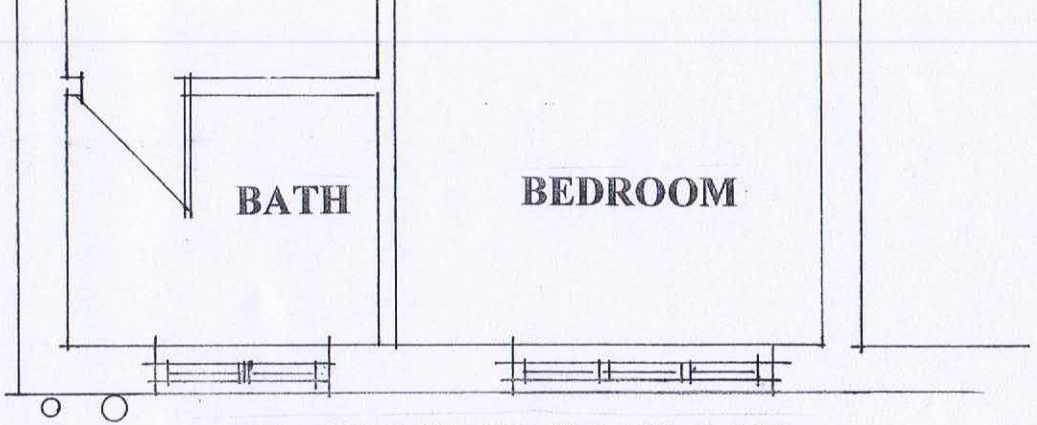
PROPOSED FRONT



PROPOSED REAR

2B Albert St.

1:50



EXISTING FIRST FLOOR

Drains. All lines and levels to be confirmed on site by builder with client at the time of excavation and agreed with Building Control Officer and water authority as appropriate. Layout shown is subject to site investigation during build. Where possible drains to be re sited as shown all lintolled over where walls cross using Monks concrete lintols. 50mm movement space between pipe and masonary flexibly sealed and with rocker pipes either side of the wall . Rain water to discharge to and in order of priority A) soakaway 1m³ in capacity 5m from any building B) existing on site system through trapped gullies all in accordance with inspectors instruction and agreed on site Rainwater goods to match existing 100mm halfround gutter 63mm down pipes. All underground drainage to be 100mm Osma plastic pipe bed and surround in pea gravel to falls as existing and minimum 1 in 60. All chambers to be plastic surrounded in concrete in areas of traffic max 600mm deep 450mm diameter max 1000mm deep 600mm diameter. All wastes to be 38mm diameter with 75 mm deep seal anti vacumn traps. Existing SVP to be encased in fibreglass in a boxing and all existing wastes re sited accordingly. Ensure lead sleeve where pipes pass through the roof. No connection on svp within 200mm below wc connection
No Flues affected All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All light fittings to be energy efficient. All heating/plumbing work to be carried out by a suitable qualified gas safe engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for.The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector, whether or not indicated on the drawings or in the specification.
Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. **When appropriate it is the owners responsibility to serve notice on the adjoing/adjacent**