

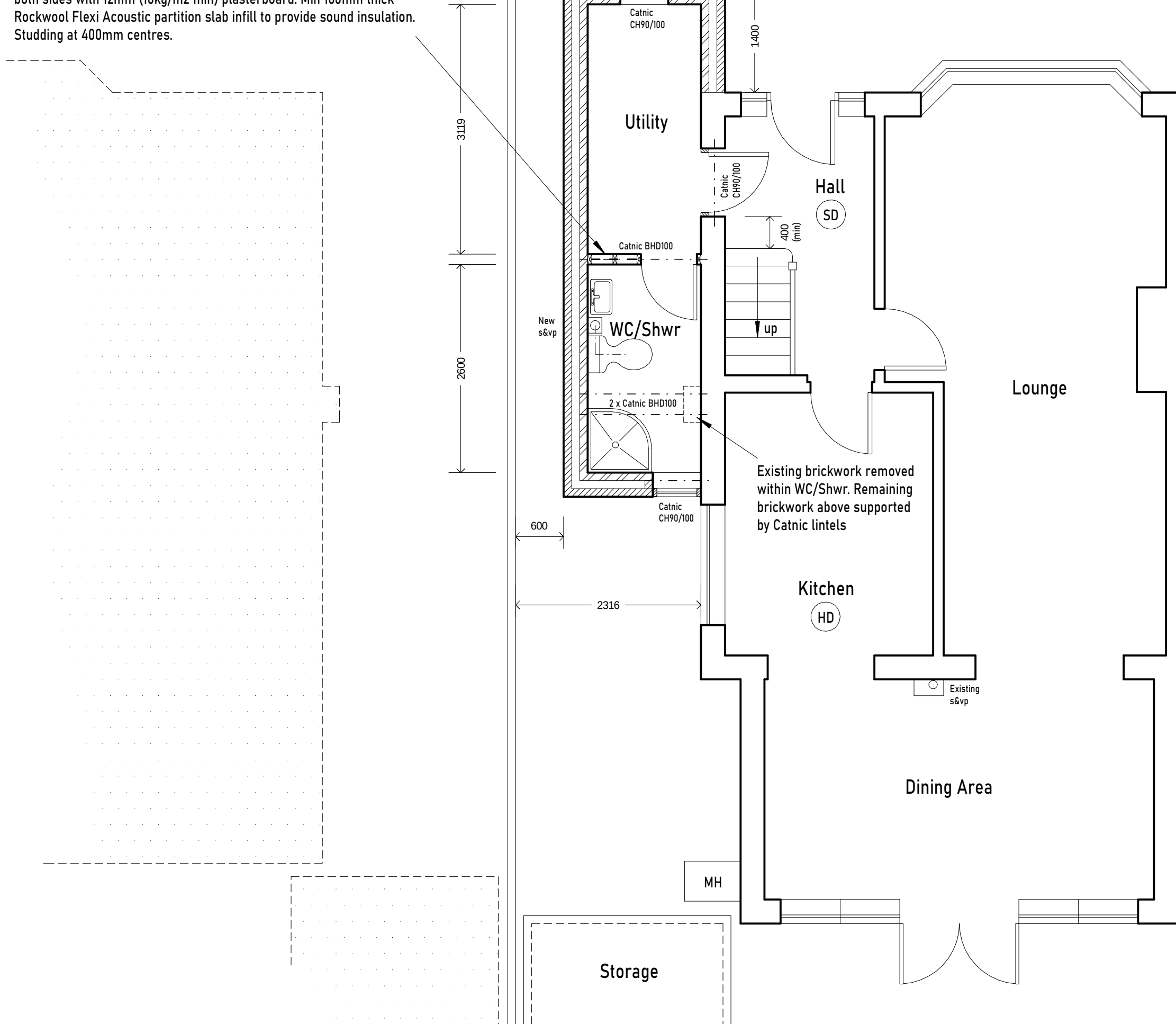
Svp, stub stack: 110mm dia
W.C. & branches: 110mm dia. (fall 18-90mm/m)
Kitchen sink, basin & bath (<1.7mm run) 32mm
Kitchen sink, basin & bath (1.7-3.0m run) 40mm
Kitchen sink, basin & bath (3.0m-4.0m run) 50mm

All underground drainage to generally comply with Building Regulations Approved Document H2.

All drains formed in 110mm dia. PVCu pipework (BS 4660 & BS5481) laid to min. 1:60 fall bedded in pea shingle to BS 882:1983 Table 4 or BS 8301:1985 Appendix D. All joints to be flexible.

Pipes bridged through walls with rc lintels and with min. 50mm clearance all round the pipe. The opening is to be masked with rigid sheet material to prevent the ingress of vermin or fill.

Non-loadbearing timber partitions to be 97 x 47mm (C24) framing faced both sides with 12mm (10kg/m2 min) plasterboard. Min 100mm thick Rockwool Flexi Acoustic partition slab infill to provide sound insulation. Studding at 400mm centres.



Footpath

Grass

Hardstanding

Lounge

Kitchen

Dining Area

Storage

Revision				Drwg No	VAN LOOK-1124-01				(A2)	1:50
				Title	PROPOSED GROUND FLOOR PLAN					
					1m	2m	3m	4m		

Any work carried out prior to the receipt of Planning and Building Regulations approvals is undertaken at the owner's risk and may be subject to alteration or removal, as requested by the Local Authority.

No internal or external finishes were removed in preparation of plans, therefore, Contractor to check accuracy and adequacy of existing structure and foundations to receive proposed works as shown upon commencement of any excavation or removal of existing finishes.

No manhole covers were lifted prior to construction, therefore, Contractor to determine location of all services prior to starting work on site (and to arrange any necessary approvals that may be required as a result of the proposals).

Contractor to check all dimensions on site before commencement of works. Any errors, ambiguities, contradictions or omissions on the drawings to be reported to S Biddle Ltd.

Any assumptions stated on the drawings (including direction of existing floor joists or other elements of the structure) to be checked by Contractor prior to commencing structural alterations. Any changes to be reported to S Biddle Ltd.

Existing foundations, beams and lintels, subject to additional loading, are to be exposed on site, prior to commencement of works, to ensure they are suitable to receive the additional loading. Contractor to ensure they are inspected to the satisfaction of the Building Surveyor and replaced, upgraded or underpinned as necessary.

All specialist manufacturers should take site measurements for elements such as windows, doors, stairs and balconies.

Contractor to notify Building Control Department at all relevant stages of construction for inspection. This should include commencement, all interim stages and completion of works. Completion certificate to be obtained from Building Control at the end of the contract for handover to client.

New structural steel connection details to be determined by the Contractor's appointed steel fabricator/supplier

CDM REGULATIONS 2015. Contractor to comply with the CDM Regulations as Principal Contractor, including addressing the risks of manual handling access, dust, temporary supports, cutting of services, falls etc.

Contractor to provide all necessary temporary support and Personal Protective Equipment to ensure the safety of all personnel working at the site and to others at risk of being impacted by site activities. In particular when excavating foundations (whether services are present or not) and when lifting heavy loads.

The Homeowner/Client shall ensure the Contractor is fully aware of any other known risks associated with the site.

PUBLIC SEWERS AND OTHER SERVICES. It is the homeowner's responsibility to determine whether there are any public sewers or manholes (typically owned by Thames Water) on the property and to advise S Biddle Ltd accordingly as the position of sewers or manholes could have a significant impact on the final design if they cannot be moved. Any 'Build-over Agreement' required for building within 3m or over a public sewer is the responsibility of the homeowner to secure from Thames Water. It is also the homeowner's responsibility to contact any other utility services (water, gas, electricity) where the utilities are suspected of crossing the site and to notify their contractor accordingly.

PARTY WALL ACT 1996 The owner, has a duty to serve a Party Structure Notice on an adjoining owner prior to the commencement of work if building work on, or near an existing Party Wall involves any of the following: Beam support, insertion of DPC, raising a wall or removing projections, demolition and rebuilding, underpinning or insertion of lead flashings, excavations within 3 metres of a neighbouring structure with shallower foundations, or within 6 metres of a neighbouring structure where the new foundations are to be substantially deeper.

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Client	Mr & Mrs L. Van Look			
Address	18 Eastwood Road, Woodley, Reading RG5 3PY			
Drwg No	VAN LOOK-1124-01			Scale: (A2) 1:50
Title	PROPOSED GROUND FLOOR PLAN			
	1m	2m	3m	4m