

PROPOSED REPLACEMENT DWELLING REAR OF 210 NEW ROAD SUTTON BRIDGE LINCS for S E KING

DO NOT SCALE FROM THIS DRAWING

This drawing is the property of the author and may not be used or reproduced without permission. All dimensions must be checked on site before any work or shop drawings are put in hand. Any discrepancies must be reported immediately. The drawing is issued in the understanding that all the necessary permissions, consents and approvals required to carry out the development shown will be obtained by the client or his agents prior to any work starting on site. Any materials specified or shown on this drawing must be checked for suitability in use by the main contractor. This is to ensure that they comply with the requirements of current Building Regulations and other statutory requirements. Any proprietary materials specified must be used strictly in accordance with the manufacturer's instructions. Any discrepancies between the drawings and the specification must be reported immediately. Figured dimensions are to be taken in preference to scaled. All dimensions are in millimetres unless noted otherwise. Do not scale from drawing. Refer to engineer's drawings and specification for all structural details. Contractor is responsible for temporary bracing and propping of the structure as necessary. The Contractor is responsible for ensuring adequate support and protection to adjacent property during the course of the works. Party wall agreements may be required. Contractor and Sub-Contractors must satisfy themselves as to the extent of any party wall matters. Contractor and Sub-Contractors must take out all necessary insurances in connection with the works. Contractor and Sub-Contractors must visit the site and be responsible for checking all dimensions relative to the work. The Contractor and Sub-Contractors must give all notices and comply with all regulations relating to the work. The Contractor and Sub-Contractors must allow for inspection of the works by the Local Authority Building Control Officer. The Contractor and Sub-Contractors must arrange for the Building Control Officer to inspect foundation excavations before concrete is placed. Any variations from the approved plans must be agreed with the Building Control Officer. Drainage is to be in accordance with Approved Document H of the Building Regulations. Rainwater pipework is to be connected to a soakaway or other approved system. Soil and vent pipework is to be ventilated at high level and terminate in a position to avoid nuisance to neighbouring buildings. Where a septic tank is used, it must be sited and constructed in accordance with Building Regulations. Septic tanks must discharge to a suitable soakaway or drainage field. Gas pipework is to be installed in accordance with the relevant British Standard Code of Practice. Meters must be located in ventilated positions. Gas appliances must be installed by a competent person and must be flued and provided with adequate combustion air. Unvented hot water storage systems must be installed in accordance with the relevant Building Regulations and Approved Documents. Pressure relief valves must discharge safely. Expansion vessels must be provided where required. Electrical work must be carried out by a competent person and must comply with Part P of the Building Regulations. Consumer units must be located in accessible positions. Circuits must be protected by RCDs where required. Smoke alarms must be installed on each storey of the dwelling. Carbon monoxide alarms must be provided in rooms containing solid fuel burning appliances. Means of escape must be provided in accordance with Approved Document B. Escape windows must have adequate dimensions and sill heights. Fire doors must be fitted with self-closing devices. Fire doors must be fitted with self-closing devices. Fire doors must be fitted with self-closing devices