General Notes to WC Compartments:
a. Lever taps.
b. Light action privacy bolt to the door.
c. Emergency release to privacy bolt from outside the cubicle.
d. Fire alarm to have visual and audible warning within the cubicle.
e. Emergency assist alarm to Disabled WC to have visual and audible warning which differs from the fire alarm and reset buttons must be provided where users of the facility can reach them.
f. Fittings and rails need to have a visual contrast with the surroundings.
g. A shelf must be provided.

Where building work involves the erection or extension of a relevant building, or a change of use of a building, fire safety information will be given by the agent/developer to the responsible person at completion of the project or when the building or extension is first occupied, to meet the provisions of Regulation 16b and Approved Document B Appendix G

All new and altered fixed building services (heating, hot water, ventilation, A/C, lighting, etc) to be in accordance with the Non-Domestic Building Services Compliance Guide and will need to be certified on completion.

Throughout Building: Surface finishes to be Class 1 in rooms and Class 0 in circulation spaces.

General Notes to Internal doors:
a. Opening force not to exceed 20N.
b. Lever handles required.
c. Door furniture contrast with door surface.
d. Door frame contrast with surrounding walls.
e. Leading edge of door to contrast with rest of door where no self closers fitted.

Switches and sockets to be positioned in accordance with Approved Document M and need to have a colour contrast with their surroundings.

Notes

All dimensions and levels to be checked on site prior to starting work.

If in doubt refer to the practice before work starts

The Practice disclaim responsibility for any variations from this drawing made without their express written consent

This drawing is the property of the Designer
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All work to be carried out in accordance with current building regulations and British Standards

All materials to conform to relevant British Standard specification where applicable

NOTES

DO NOT SCALE FROM THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY

ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY

THIS DRAWING MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS

THIS DRAWING WAS PREPARED FOR PLANNING (IF APPLICABLE) / BUILDING REGULATIONS APPROVAL PURPOSES ONLY

ADVICE TO BE SOUGHT FROM OTHERS WITH REGARD TO THE PARTY WALL ETC ACT 1996

ALL WORK TO BE CARRIED OUT BY COMPETENT TIME SERVED TRADESMEN

This drawing, whilst a good basis for a contractors quotation / tender should not be considered all inclusive

No responsibility is accepted by this practice for any work carried out (or for procurement of materials / components) prior to receipt of Planning Permission (if applicable) and Building Regulations Full Plans approval, or for work carried out prior to the necessary discharge of any conditions attached to those approvals.

All structural timber and joinery timber to be suitably preservative treated.

Contractor to provide his own scheme for temporary structural support where necessary during the works.

Ensure adequate weather protection during the works.

All closed cavity situations in external wall construction to be damp proofed and insulated with proprietary insulated dpc's.

Manufacturers instructions / recommendations must be followed where applicable.

All leadwork to be constructed in accordance with the Lead Development Associations standard details / recommendations.

All glazing to consist of hermetically sealed double glazed Pilkington K glass units. All glazing to comply with the requirements of Building Regulations Approved Document N, with particular reference being made to Section 1 (Protection Against Impact): Any glazed elements less than 800mm above adj floor or ground level should be toughened and indicated as such by kitemark; any glazing within a door or within a glazed panel within 300mm of a door where below 1500mm from adj floor/ground level should be toughened.

All glazing to achieve U value 1.6w/m sq deg C

Make good existing where disturbed by the works.

All drains, both new and existing, under buildings to be encased in concrete.

Underside of foundations to be cast below existing and new drains where drains are adjacent building work or as otherwise advised on site

Builder to establish location of all below ground services by means of specialist scanning equipment and make due allowance / advice designer prior to commencement of the works.

Where drains pass through external wall construction, provide flexible connections in accordance with building regulations, and lintol over.

All foul and combined drains to be at min 1:40 fall, All surface water drains min 1:60 fall unless otherwise specified.

New construction to be built into existing. Where new and existing cavity walls adjoin, course in brickwork every course, and maintain continuity of cavity and cavity wall insulation through abutment.

New materials / components to match existing, except where specified otherwise.

All new blockwork to be min 7.3 n/mm sq compressive strength

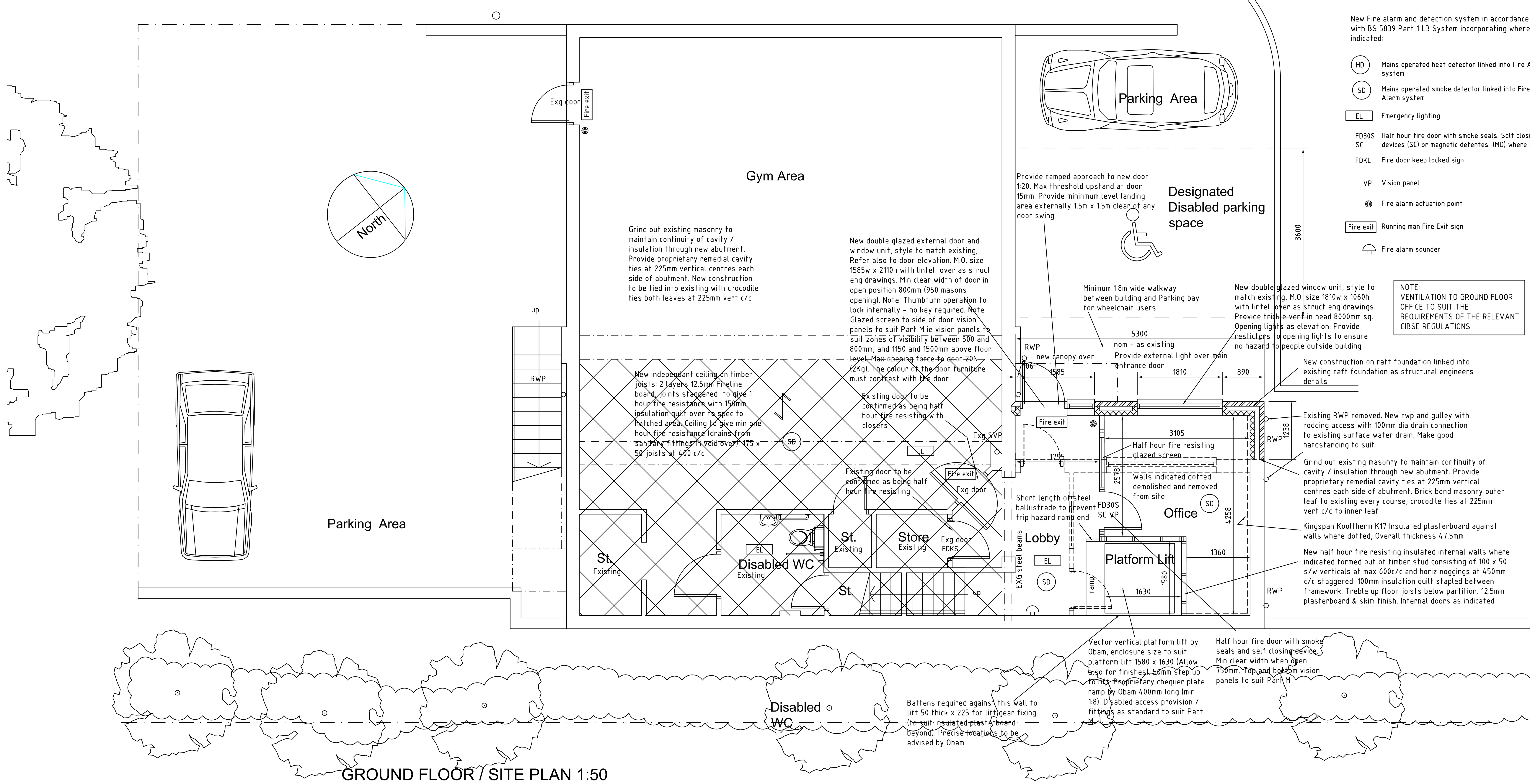
Where additional loadings are transmitted to existing foundations (eg where new beams bear over existing masonry walls) foundations should be exposed on site by builder for confirmation of adequacy by building inspector.

Where reference is made to items requiring a 'specialist'; eg 'roof trusses by specialist' it shall be the builders responsibility to consult with / appoint the specialist to suit.

All domestic and other relevant electrical work required to meet the provisions of Building Regulations Part 'P' (Electrical Safety) to be designed, installed, inspected and tested by a qualified electrician who is registered with an ODPM recognized competent person 'Self Certification' scheme.
Upon completion of works the Council will be provided with a copy of an appropriate BS7671 Electrical Certificate issued by a person competent to do so.

All downlighters to satisfy the requirements of Parts B, E & L building Regulations

Commissioning certificate to be provided from a registered competent heating / plumbing contractor in accordance with Part J Building Regulations



GROUND FLOOR / SITE PLAN 1:50

New Fire alarm and detection system in accordance with BS 5839 Part 1 L3 System incorporating where indicated:

- HD Mains operated heat detector linked into Fire Alarm system
- SD Mains operated smoke detector linked into Fire Alarm system
- EL Emergency lighting
- FD30S SC Half hour fire door with smoke seals. Self closing devices (SC) or magnetic detentes (MD) where indicated
- FDKL Fire door keep locked sign
- VP Vision panel
- Fire alarm actuation point
- Fire exit Running man Fire Exit sign
- Fire alarm sounder

NOTE:
VENTILATION TO GROUND FLOOR OFFICE TO SUIT THE REQUIREMENTS OF THE RELEVANT CIBSE REGULATIONS

B 28.02.11 Updated following receipt of Building Officers comments etc

A 10.02.11 External wall build up amended to side and rear elevations to suit existing. Lift set out amended to suit

Revisions

Project	PROPOSED EXTENSION AND ALTERATIONS AT THE YORKSHIRE YOGA CENTRE 9/10 HALFPENNY CLOSE KNARESBROUGH
Client	Yorkshire Yoga Centre
Drawing Title	Building Regulations Drawing Sheet 1 of : GROUND FLOOR PLAN

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Scale: 1:50	Drawn: SW
Date: February 2011	
Drg No.: H.C. (9-10) / 04	Rev: B