PART A

- Refer to Structural Engineers Report and drawings (ref A2680 series) as produced by AJS Structural Design Ltd. • New trench-fill foundations in accordance with Structural Engineers design and specification. Walls below ground to be 100/100mm dense concrete foundation quality blockwork or trench blocks as specified by Structural Engineer.
- Compressive strength of concrete blocks generally to be as specified within the Structural Engineers report.
- Build-up of reinstated ground floor adjacent to new foundation to match existing construction. • Structural openings to have Stressline lintels sized by manufacturer. Lintels installed with minimum 150mm end
- bearings, with stop ends and to be factory insulated.
- Lintels and steel beams sized by Structural Engineer.
- Masonry built in accordance with BS EN 1996 (Eurocode 6) & BS EN 1996-1-1:2005+A1:2012 Wall ties to be stainless steel and comply with BS EN 845-1:2013 and built to comply with BS EN 1996 at no greater spacing than 900mm horizontally, 450mm vertically and at 300mm vertically to opening jambs. All external walls to be suitably tied back to floor and roof structure in full accordance with Structural Engineers details.
- All other masonry ancillary components to BS EN 845-1:2013. • Floor joists to first floors will be timber joists. Joist Spec: JJI245D-24 97x245mm timber joists at 300mm centres (or similar and approved) . As designed by Structural Engineer and installed to manufacturer's instruction, using
- strongbacks and restraint straps where required. • Provide 30 x 5mm galvanised steel straps in accordance with the Building Regulations between floor joists and rafters. Incorporate all packing pieces and noggings as necessary.
- Roof construction designed by specialist licensed truss manufacturer and will be a member of the Trussed Rafter Association
- Trusses nominally at 600mm ctrs and installed to manufacturer's drawings. [Details to be submitted to Building Control for approval].
- Trusses secured to a 75x100mm treated timber wallplate, fixed to inner leaf of external walls with 30x5mm GMS straps at 1200mm centres. Gable ends strapped back to last three roof trusses using GMS straps. See Structural **Engineers Report**
- Truss manufacturer's drawings and calculations to be submitted 28 days prior to commencement on site. • Structural timber graded to BS EN 14081-1:2005+A1:2011, and manipulated in accordance with the guidelines set out
- in the relevant sections of BS EN 1995-1-1:2004+A2:2014. • Timber to meet the requirements of BS EN 14081-1:2005+A1:2011.
- Any additional steelwork required, sized and detailed by Structural Engineer.
- Floor screed and any subsequent necessary reinforcement to Structural Engineers specification.

PART B

- All floors and boxing around steel beams to provide a minimum of 60 minutes fire resistance.
- To be read in conjunction with proposed Fire Strategy drawing appended to this pack. • Means of Escape is assessed by Section 3 to 5 of the Approved Document 'Part B' vol 2, where the Sports Pavilion is classed under Purpose Group 5c: 'Assembly & Recreation', therefore escape distances must not exceed 18m [single direction] & 45m [two directions]. See Fire Strategy drawing appended to this pack for travel distances.
- Existing fire detection and alarm system to BS5839-1 to be extended to cover the proposed extension. See Electrical Engineer's drawings and specification for details. Fire alarm commissioning/test certificates submitted to the BCO upon completion.
- All escape routes, including external, to be provided with suitable emergency escape lighting compliant with BS EN 50172:2004 and BS 5266:2005. Work to be designed and carried out by a competent qualified Specialist Contractor and to the satisfaction of the BCO. See Electrical Engineer's drawings and specification for details.
- All signage to be in accordance with BS5499-1.
- All emergency lighting to be in accordance with BS5266-1.
- Vertical Fire stops between plots to be 'Cavi 240 Type SAF Vertical Barrier' as manufactured by 'Cavity Travs Limited'. • New fire door sets shall be certificated and tested to BS 476-22:1987, or BS EN 1634-1 2014, and manufactured by a member of the 'BWF-CERTIFIRE Fire Doorset Scheme'.
- New fire door sets to be installed in strict accordance with the manufacturer's instructions and BS 8214 2008. • Head, hinge & latch stiles of all new fire door sets to be provided with intumescent strips and smoke seals into the frame, (15 x 4mm minimum) as recommended by door manufacturer.
- All fire door frames to be packed and intumescent sealed to avoid gaps between frame and structure.
- Maximum permissible gap between door and frame to be 3mm. • Fire alarm call points installed adjacent to all final exits.
- Illuminated running man exit sign to be installed over all external fire exit doors. Fire Exit signage installed above all Fire Exits. All safety signage to BS ISO 3864-1:2011.
- New kitchen sliding hatch to have a '30 minute' fire rating and 'KEEP SHUT' signage for when it is not in use. • All new fire door sets to have 3no. pairs of heavy duty grade 304 SS butt hinges to BS EN 1935:2002, or tested as part of the door set to BS EN 1634-1:2014. Hinges to be installed with intumescent backing pads for continuation of seals on hinge stile, if recommended by manufacturer.
- New fire door set between dwellinghouse and integral garage to have self closing devices to BS EN 1154:1997 and will carry a corresponding CE kitemark. Maximum force to open doors to be 20N for fire doors. • All new 'essential ironmongery', including handles and locks to be compatible with fire door sets, and tested as part of
- the doorset to BS EN 1634-1:2014. Any mortice or tubular mortice must comply with BS EN 12209:2003.
- All relevant Fire Certificates to be submitted to BCO and Fire Officer
- All circulation areas to have Class '0' spread of flame. All other areas to have Class '1' spread of flame. • Mains wired smoke detector/alarms to BS 5446 installed in all plots. Generally, smoke alarms to be installed on ceilings in circulations spaces, including first floor landings. In circulation spaces, the distance from a smoke alarm to the door of any habitable room will not exceed 7.5m.
- Mains wired heat detector/alarms to BS 5446 located within kitchens to all plots interlinked with smoke alarm system. • If any services or SVP's pass through a 'compartment' floor, they are to be fitted with proprietary fire proof collars/sleeves.
- New detectors/sounders to be mains voltage connected and to have battery back-up reserve.
- Ensure flying mullion is incorporated on window sets to enable min 450mm escape width.
- All habitable rooms in the upper storey to be provided with a window that has an unobstructed openable area that is at least 0.33m² and at least 750mm high and 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor.
- Any 'passive' or 'active' fire protection measure's detailed in these notes or instructed on site, to be carried out by FIRAS certified contractors only.
- ND04 to have incorporated a magnetic catch linked to the proposed fire alarm system, that releases when the fire alarm is activated.

PART C

- New continuous DPC to be installed to both leaves of new external walls, at a minimum of 150mm above ground level. New DPC to BS 8215:1991 and will have a BBA certificate.
- New DPC to be fully compatible with DPM product.
- Brickwork below DPC to be in class 'B' engineering brick or equal. Continuous 2000 gauge Visqueen Gas Resistant DPM installed under new ground bearing floor slab and across
- blockwork wall and lapped over and sealed to DPC at wall junction. New DPM to have BBA certificate and carry relevant CE kitemark, and will be installed to manufacturers instructions,
- standard details and to BS 8000-0:2014.
- New ground floor to receive slip layer located underneath screed finish. • Continuous cavity tray to be provided at the base of external walls and above openings, with proprietary perpend weepholes provided at 900mm centres (maximum)
- General new external wall construction will comprise of; an outer skin of masonry, 100mm cavity to be fully filled with insulation and an inner leaf of 100mm Plasmor Fibolite Block (or equivalent) blockwork with 12.5mm plasterboard on dabs and skim finish.
- External wall construction below 2400mm is to be applied with an external grade rendering system that is compatible with existing masonry face. • Cavity insulation must have BBA agreement certificate.
- External rendering to BS EN 13914-1:2005.
- All cavities to be closed using Thermabate insulated cavity closer, incorporating DPC.
- All new external doors to be provided with suitable weather seals and weather bars at low level to prevent water ingress.
- All new external doors and windows installed to BS 8213-4:2016. • Joints between new doors/windows and walls will be completely sealed using a proprietary sealant to resist moisture ingress into the building. Sealants to BS 6213:2000+A1:2010.
- Windows and door frames to lap cavity closers by at least 30mm.
- Roof covering to be roof tiles [Specification by client] installed on to 25x38mm treated s/w battens at appropriate centres in full accordance with manufacturer's recommendations. Battens laid over counter battens, and Roofshield proprietary waterproof breathable membrane as manufactured by Proctor Group Ltd. • Roof construction, breathable membrane and vapour control be in line with to BS5250:2011, with membrane installed to
- manufacturer's instructions and recommendations. • Install dry ridge ventilation system compatible with proposed roof tiles.
- Proprietary stepped cavity tray system installed to manufacturer's instructions, stepped to follow varying ground and roof

BUILDING REGULATIONS NOTES, SCALE: NTS @ A1

profiles if required • All leadwork to be installed in line with BS 6915:2001+A1:2014 & Lead Sheet Association recommendations and standard details.

PART D (Not Applicable)

PART E

- insulation of 40RW dB.
- of adhesive with skim finish. All joints to be well sealed. All internal blockwork walls (excluding partition walls) to have fair finish and left unrendered.
- First floor construction generally timber joists with 22mm T&G chipboard over (flooring grade min mass 15kg/m2) and 15mm plasterboard ceiling (min mass 10kg/m2), with 100mm mineral wool sound insulation (min 10kg/m3 density) laid between joists. Alternatively, omit insulation in lieu of 2 layers of 15mm plasterboard with staggered joints, taped and sealed. 2:1992.
- Any new stud partitions installed by a competent approved sub-contractor and meet the requirements of BS 5234 : Parts 1 &
- All internal SVP's to be encased within a timber frame lined with plasterboard and packed with acoustic insulation to match wall/floor performance
- Electrical sockets to be staggered from opposite sides within a partition wall to prevent sound transfer. Use proprietary putty packs where required.

PART F

- Background ventilation: Trickle Vents to all habitable rooms will be equivalent to 8000mm2, with the exception of Bathrooms the requirements set out in Table 5.2 of Approved Document Part F.
- Mechanical ventilation: Extract fans will be installed in locations indicated on the proposed services layouts. WC's to have mechanical ventilation of min 15l/s operated by the light switch and have 15 minute over run.
- Kitchens to have mechanical ventilation of 30l/s if provided at the hob or 60l/s elsewhere in the room. All internal rooms with no windows to have 15 minute over run on mechanical ventilation.
- Sanitary Accommodation to have mechanical ventilation of 6l/s.
- Mechanically vented rooms without windows to have 10mm gap under the door. Approved Document 'PART F' of the current Building Regulations.
- Ventilation to comply with the CIBSE guides, Applications Manuals, relevant Codes of Practice, Best Practice guidelines and • Window and door to habitable rooms to provide openings equivalent to at least $\frac{1}{20}$ th of the room floor area for purge ventilation requirements.

PART G

- Wholesome water supply to be provided by the local water supply undertaker and must be provided; - where drinking water is drawn off, - must be supplied to any washbasin in or adjacent to a room containing for the sanitary convenience,
- must be supplied to any washbasin, bidet, fixed bath and shower in a bathroom, - and must be provided to any sink provided in any area where food is prepared.
- For location of Sanitary Conveniences and Washing Facilities, please refer to architectural layouts.
- Hot water storage system should be designed and installed in accordance with BS 6700:2006 or BS EN 12897:2006.
- Appropriate warning markers should be indelibly marked on the hot water storage system unit. • Water efficiency of all applicable fixtures must not exceed 125 litres per person per day so as to ensure '17.k' compliance.
- Hot water provided from existing system to specialist sub contractors specification with full client approval. • Hot water supply to be installed in full accordance with the CIBSE design guides, Codes of Practice, Applications Manuals, and the relevant current Building Regulations. Ensure a notice confirming that the hot water water system has been properly commissioned, and issued by a person competent to do so, is to be provided to the building inspector on completion.
- All hot water taps are to be installed on the left.
- Water supply design and installation to BS 8558:2015. • Hot water system designed and installed to comply with the following document: Legionnaires disease. The control of legionella bacteria in water systems - Approved Code of Practice and guidance. Completed works to be tested and commissioned by competent Specialist Sub-contractor, with test certificates submitted in the O&M manuals upon completion.

PART H

- All below ground drainage to Structural Engineer's design, drawings and specification. • Drainage laid in full accordance with manufacturers instructions, BS EN 752:2008 and Approved Document 'Part H' of the
- current Building Regulations. • New drains to be formed in Hepworth Supersleve flexible jointed pipework or similar approved, all to BS EN ISO 9001:2015 and laid in full accordance with manufacturers instructions and also Part H of the Building Regulations.
- All pipes to have 150mm granular bed and surround with assorted dig backfill. New drains passing under new and existing buildings to have flexible couplings, with 150mm concrete surround with 20mm thick EPS joints positioned at every flexible coupling, cut to the cross sectional area of concrete encasement. Joints not to
- exceed 1500mm centres. • Form all new foul water /surface water manholes in approximate positions indicated on Structural Engineer's proposed
- drainage plan. All invert levels to suit existing drain inverts. • Inspection chambers to be located at all corners/changes of direction of foul water drainage runs.
- Surface water to be taken to drainage runs or soakaway as indicated on the Structural Engineer's proposed drainage plans. Design of new soakaway to Structural Engineer's specification in accordance with the results of Percolation tests.
- Soakaway design to Approved Document 'Part H' of the current Building Regulations and BS EN 752:2008 or BRE Digest 365
- Soakaway design if area permits. • All sanitary appliances to be fitted with sealed traps with diameters and depths as follows:
- Wash basins: to have 32mm dia. x 75mm deep resealable trap and 32mm dia. waste pipes. - Bath/Shower: to have 40mm dia. x 50mm deep resealable trap and 40mm dia. waste pipes. - WC Pans: to have 100mm dia waste pipe connected into drain point or stack via. a pan connector. - Sinks/Dishwasher/Washing Machine: to have 40mm dia. x 75mm deep resealable trap and (Dia 50mm where horizontal run is between 3m and 4m).
- All UPVC pipework BS 4514:2001 and BS EN 1329-1:2014, Traps to BS EN 274:2002.
- All internal above ground drainage to be installed in accordance with BS 12056 -2:2000 by a 'competent' contractor. • SVP's to have diameter of min 100mm. SVP at the head of the drain to ventilate to outside air. Pipe to finish at least 900mm above any opening into the building within 3m and should be finished with a wire cage or other perforated cover which does not restrict the flow of air.
- Any gullies serving wash hand basins within the Toilet areas to have roddable access.
- Stub stacks inside the building to terminate above spill over level of wash hand basin with automatic air admittance valves.
- Sub soil drainage required, to be formed in conjunction with drainage engineers design/specification. • Communal refuse storage areas to have provision for washing down and draining the floor into a system suitable for receiving a polluted effluent. Gullies should incorporate a trap which maintains a seal even during prolonged periods of disuse.

PART J

included in the O&M manuals.

 Existing central heating system to be extended to specialist sub-contractors specification with full client approval. Location of all new radiators are indicated on proposed services plans, and will be installed by fully a gualified GAS SAFE registered installer. Gas Safe certificate to be forwarded on to Building Inspector upon completion. • All radiators to have TRV's. All necessary controls, plumbing, electrical's and installation to be carried out in full accordance

• All Internal walls and floors within a dwelling must be constructed from materials that provide a minimum airborne sound

Internal 100mm blockwork partition walls to Structural Engineers specification with 12.5mm plaster board on continuous ribbons

• Partition walls generally 70mm (min) timber (or metal studs) with 15mm plasterboard lining (min mass 10kg/m2) to both sides and 50mm mineral wool sound insulation (min 10kg/m3 density) within the cavity. All joints to be well sealed.

- which will be 4000mm2. Second lock function of windows to provide additional background ventilation to provide in excess of

- with manufacturers instructions. All pipework in unheated areas to be insulated. All new domestic heating systems should comply fully with the ODPM publication 'Domestic Heating Compliance Guide' May 2006.
- All mechanical services to be supplied and installed by Specialist Sub-Contractor to fully comply with the relevant current British Standards, Codes of Practice, Statutory Undertakers and Good Practice Guide issued by HVCA, IHVE and also to fully comply in all respects with the current Building Regulations.
- Boiler flues to be located as shown in Diagram 34 (and its appended table) of Approved Document 'Part J'. Specialist Sub-contractor to carry out Testing & Commissioning of all services installed, with copy of test certificates to be

PART K

- Stairs to have max rise of approx 220mm and min goings of approx 225mm (See sections for accurate details) and maximum pitch of 42 degrees. Minimum headroom above stairs to be 2m above pitch line.
- Handrail to be provided to open side of stairs between floors. Handrails to be fitted at 1000mm above pitch line of stairs. • The contractor shall ensure that any new guarding/balustrades will be in accordance with BS 6180:2011 and installed to withstand the applied loads as set out in BS EN 1991-1-1:2002.
- Guarding to landings, stairs and balconies to be such that a 100mm sphere cannot pass through any openings in the stairs and children cannot
- readily climb. Top of guarding to landings and balconies to be min 1100mm above finished floor level. • Glazing in 'critical locations' as set out in Approved Document 'Part K' Diagram 5.1 to be laminated safety glass to BS6206:1981 and BS EN 12600.2002

PART L2B (Existing Buildings other than Dwellings)

- Minimum U-value for new roof construction to be 0.16 W/m²K. Roof to be insulated at ceiling level using 270mm of Earthwool Loft Roll 44 as manufactured by Knauf Insulation. Width of first layer of insulation to be appropriate to the joist spacing's and of a thickness equal to joist depth. The insulation to be laid between the joists and to finish over wall plate on external walls. The second layer to be laid at right angles to
- the first layer. All joints between the rolls of insulation to be close butted. • Do not insulate under cold water tanks unless they are elevated. Cold water tanks and pipes to be separately insulated. • Loft hatch to be insulated with a minimum 100mm depth of insulation and will have suitable draught seals that compress when closed to
- reduce air leakage
- Ceilings will be sealed to external walls to limit any leakage through gaps. Bathrooms and kitchens to have moisture-resistant, foil backed plasterboard.
- Penetrations in ceilings for services and rooflights we be permanently sealed with suitable proprietary sealant product. • Minimum U-value for new external wall construction to be 0.27 W/m²K. External walls to be insulated using 100mm full fill 'Earthwool DriTherm Cavity Slab 32 Ultimate' as manufactured by Knauf Insulation Ltd.
- Cavity insulation to have BBA agreement certificate and installed to manufacturer's instructions. • U-value for new ground floor construction to be a minimum of 0.25 W/m²K. Ground floors to be insulated using Xtratherm Thin-R XT/UF as
- manufactured by Xtratherm Ltd (or similar and approved). • Floor insulation to have BBA agreement certificate and installed to manufacturer's instructions. • Reasonable effort has been made in the design to maintain 'continuity of insulation' and to eliminate thermal bridging where possible. For more
- details, refer to working sections and plans appended to this package. • Form all new external doors and windows as indicated on the proposed plans, sections & elevations. All windows and doors (except main entrance doors) to be timber/uPVC framed thermally broken double glazing, with hermetically sealed double glazed units, internally beaded
- with weather-sealed opening lights.
- IG or Catnic steel lintels insulated over external new doors (front and rear): U-value 1.09W/m2k Double glazed units to BS EN 1279-1:2004 and will carry relevant BSI/CE kitemarkings.
- New external doors and windows installed to BS 8213-4:2016
- Glazing to be 'K' glass to comply with current Building Regulations and to have a min U-value of 1.8W/m²K for windows(whole unit) and doors. • Windows and doors to have a minimum Energy Rating of 'A' as set out by The BFRC Scheme.
- All work under construction must be protected overnight and during adverse weather conditions in accordance with BS 1996:2006. Cavity closers to have thermal resistance of not less than 0.45 m²k/w
- Provide low energy light fittings to 100% of the light fittings in the main dwelling spaces (excluding storage areas). Low energy light fittings should have an efficiency greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens. Do not include light fittings whose supplied power is less than 5 circuit watts in the count of light fittings.
- External lighting: Lamp efficiency greater than 45 lumen watts per circuit watt; and controls so the light switches off in daylight & also integrates manual controls by the occupant.

PART M

- All new electrical sockets to be located at 450mm above FFL, new switches and controls to be located 1200mm from FFL. Corridors to have a minimum width of 1200mm along their length.
- All internal doors to have an unobstructed space of 300mm minimum on pull side of the door between the leading edge and any returning wall. All internal door widths to be sized to comply with Table 2 of Approved Document Part M2 as outlined below;

widths of doo	widths of doors				
Direction and width of approach	New buildings (mm)	Existing buildings (mm)			
Straight-on (without a turn or oblique approach)	800	750			
At right angles to an access route at least 1500mm wide	800	750			
At right angles to an access route at least 1200mm wide	825	775			
External doors to buildings used by the general public	1000	775			

of the door stop on the door closing side to any obstruction on the hinge side, whether this be projecting door opening furniture. a weather board, the door or the door stop (see Diagram 9). For specific guidance on the effective clear widths of doors in sports accommodation, refer to "accessible sports facilities'.

PART N

Approved document Part N withdrawn and incorporated within Part K.

PART P

- All electrical work and installations to meet the requirements of Part P (Electrical Safety) and will be designed (with approval from client), installed, inspected and tested by a person competent to do so. Prior to completion, the Building Inspector will be satisfied that Part P has been complied with the appropriate BS7671:2008+A3:2015 electrical installation certificates is to be issued.
- All electrical switches and sockets to be set at heights of 1200mm and 450mm respectively in positions indicated on plans. Lighting should have sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt. Light fittings within the dwelling should be able to receive energy efficient lamps.
- Backboxes to be fitted to lights where ceiling voids have insulation.
- All electrical works to be carried out in strict accordance with latest IEE Regulations, all Local Authority and Local Electricity Board requirements, and also to fully comply with current Building and CDM Regulations.

checking on site. • It is essential this drawing is read in conjunction with all other drawing and documents in the EKV01773 series. • Any work that is carried out on the basis of this drawing should be carried out to all relevant British Standards and

NOTES:

associated manufacturer's instructions/recommendations. • Contractors carrying out any work associated with this drawing, will be deemed to include in their price all work intrinsically necessary in addition to the works detailed and also for verifying all dimensions prior to work commencing.

 All dimensions shown are in millimetres. unless otherwise stated. Any use of these dimensions, other than for

general reference, should be the subject of third party

GENERAL NOTES:

- All construction notes to be read in conjunction with all other drawings in this scheme.
- Any asbestos removals to be carried out by an approved competent contractor, in strict accordance with the Control of Asbestos Regulations 2012.
- New door furniture must conform with requirements set out in the Equality Act 2010 and BS 8300:2009+A1:2010. Lever handles to BS EN 1906:2012, door locks to BS EN 12209:2013, hinges to BS EN 1935:2002, panic hardware to BS EN 1125:2015.
- All building works on site carried out in accordance with BS8000-0:2014. Joinery workmanship accuracy to BS 8000-0:2014.
- Timber fasteners to BS EN 912:2011. Windows to be designed and installed to BS 8213-1:2004.
- Any tanking works or protection of structure below ground, to be in accordance with BS 8102:2009.
- Workmanship of all decorations and finishes to BS 6150: 2006+A1:2014 'Code of Practice for Painting of Buildings'.
- Decorative wall coverings to BS EN 15102:2007+A1:2011. • All new flooring installed by an Approved Installer, in accordance with BS 8203: 2001+A1:2009, using epoxy self leveling screeds where required.
- All flooring installed to manufacturer's instructions and recommendations. Approved installer to check moisture content of substrate prior to installation of floor finishes.
- All dimensions to be checked on site prior to manufacture of new windows and doors.
- All electrical works to be carried out in strict accordance with BS 7671:2008+A3:2015 (17th Edition) IEE Regulations, all Local Authority and Local Electricity Board requirements, and also to fully comply with current Building and CDM Regulations.
- All dimensions shown are in millimetres, unless otherwise stated. Any use of these dimensions, other than for general reference, should be the subject of third party checking on site.
- Any work that is carried out on the basis of this drawing should be carried out to all relevant British Standards and associated manufacturer's instructions/recommendations.
- Contractors carrying out any work associated with this drawing, will be deemed to include in their price all work intrinsically necessary in addition to the works detailed and also for verifying all dimensions prior to work commencing and products being manufactured.

С	2016.04.13	NOTES RELATING TO HOT WATER STORAGE SYSTEM ADDED	1	JLH	CJS		
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А	2016.06.20	REVISED ISSUE		тм	xx		
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