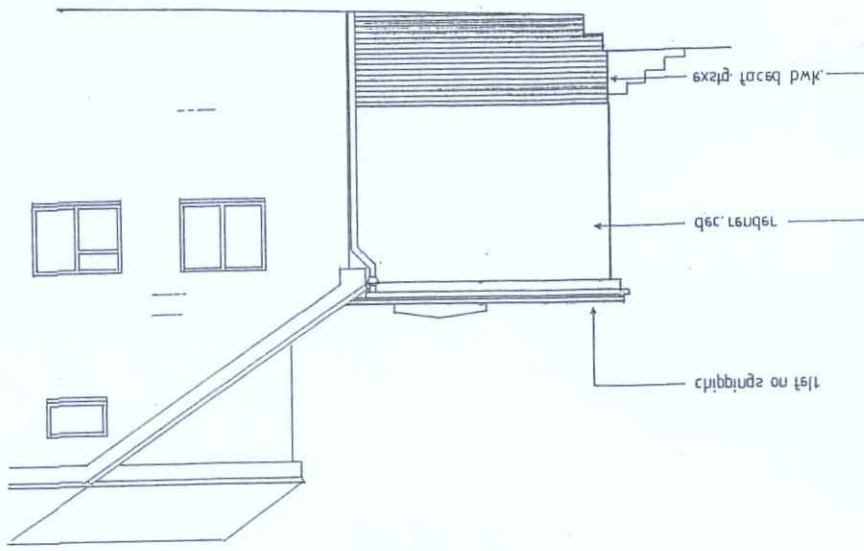
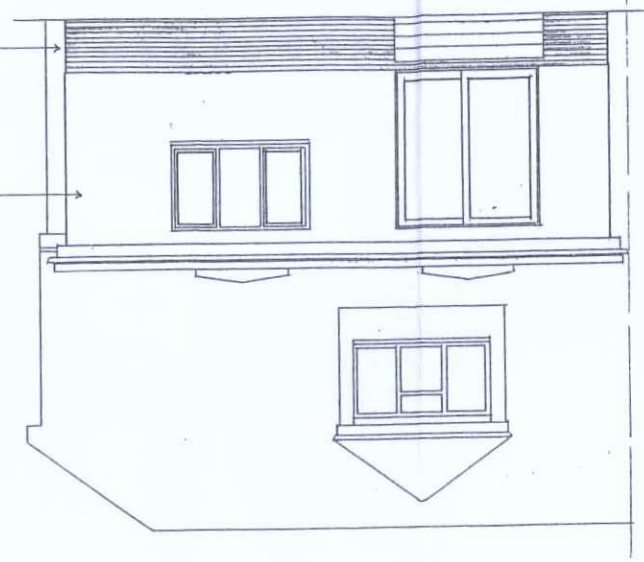
SCALE BAR @ A3

1 2 3 4 5 6 7 8 9 10

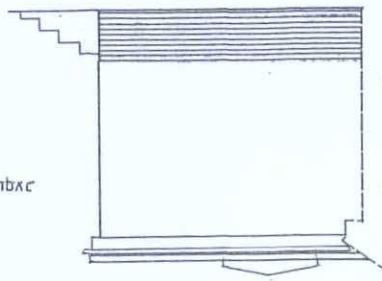
SIDE [SOUTH] ELEVATION



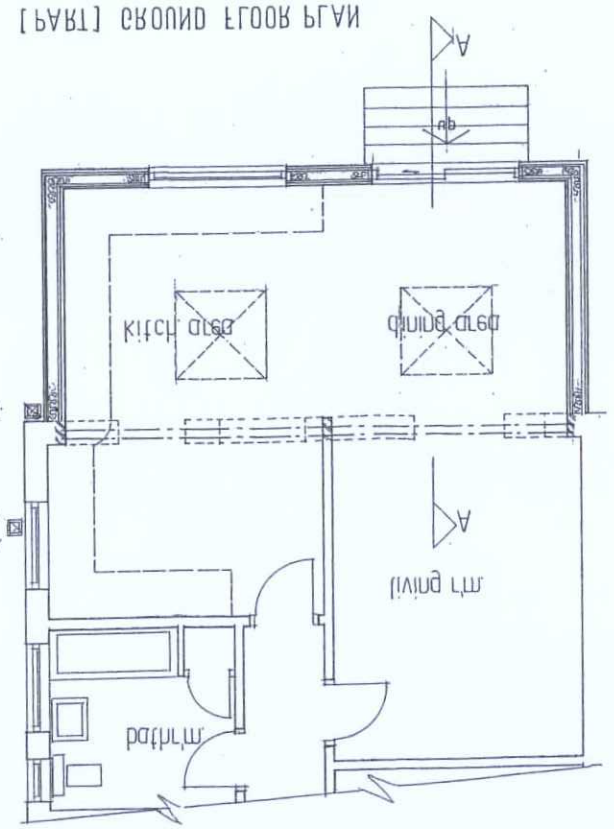
REAR [EAST] ELEVATION



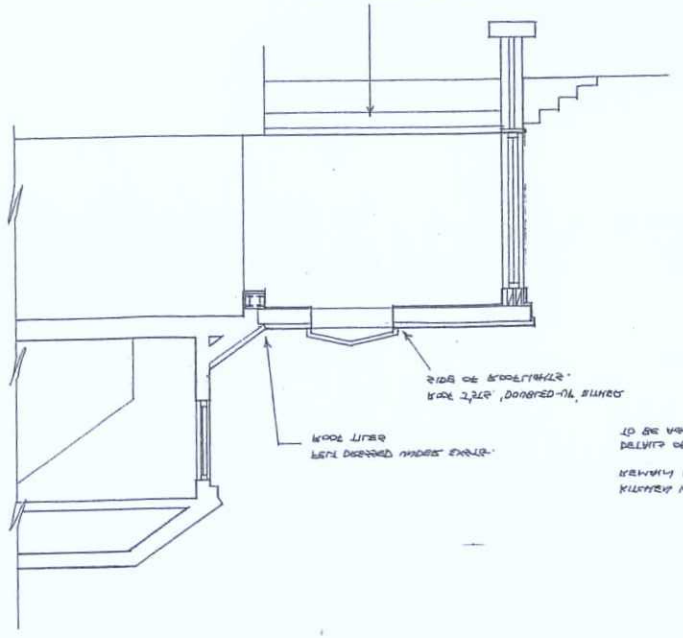
SIDE [NORTH] ELEVATION



[PART] GROUND FLOOR PLAN



SECTION A–A



GENERALLY

Any parts of concrete covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground. All electrical pending plumbing and decorations to be altered/extended all to client's choice. All lengths of proposed pennie to be measured on site prior to ordering to verify structural engineer's dimensions. All foundations and lintels taking additional loads are to be exposed and checked for soundness and suitability for purpose prior to commencement of work. The building work conditions prior to commencement of work. The building shall be constructed so that there are no icebreaks. Adequate provision should also be made to replaced the edges of the existing roof as more sound window and roof openings. Responsible provision should also be made to replaced uncovered at leakage through the new envelope here. The property owner is reminded of the requirement to serve a party structure notice on any adjoining owner should they need to do so under the provisions of the Party Wall Act 1996.

identification of the Party Wall Act 1996.

GROUNDWORKS

Excavations and details of the structural Engineer. All reference not all pedestal, lintels, etc. will be in accordance with structural calculations and details of the structural Engineer. All reference not certified safety tool loads will be protected with 3 layers 15.7mm

Timber on softwood cradle to give 1 point fire-resistance.

WINDOWS AND DOORS

New windows generally to be UPVC and double glazed with 14mm sealed double glazing unit.

All glass below 800mm above floor level (1200mm in doors or that shall be used in all pool bands.

All glass below 800mm above floor level (1200mm in doors or that made banded) shall be safety glass to BS6206:1981. Laminated glass

All external doors to have 2 lever sabrebolts locking or equivalent.

GLAZING

All glazing to have 80g-E coating.

U-values of windows to be 1.6 and doors 1.8.

PLUMBING AND HEATING

Heating to be extension of existing system put only.

New boiler to be condensing type and gas installation generally to be tested out by a Gassafe registered fitter. Commissioning Certificate to be issued prior to completion.

Internally pointed structural storage to comply with BS EN13501:2002.

Thermostatic controlled valves to all radiators.

Provide wholesome water to:- two bores where drinking water is given off. Hose connections:- bidets, baths, showers, sinks and sanitary conveniences.

ELECTRICAL INSTALLATION

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed and inspected and tested by a person competent to do so.

Prior to completion the Council should be supplied that Part P has been complied with. This may require an appropriate BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

Provide mains-wired linked smoke and heat detectors/sounders as indicated on plans.

A minimum of type of new lighting must be high efficiency.

All proposals to use downlighters to be discussed with Building Control to ensure no problems with fire prevention: sound and thermal insulation.

Incorrect installation may prevent the Completion Certificate being issued.

Any two separate landings within the Extension to connect to be connected with stairs.

DRAINAGE

All new drainage to be in accordance with Structural Engineer.

CEILINGS

Ceilings to new rooms: finished with 15.2mm plasterboard:5mm set coats and 12.5mm Gyproc cove to perimeters of both rooms.

STRUCTURE

All beams, lintels, etc. will be in accordance with structural calculations and details of the Structural Engineer. All reference not certified safety tool loads will be protected with 3 layers 15.7mm

Timber on softwood cradle to give 1 point fire-resistance.

WINDOWS AND DOORS

New windows generally to be UPVC and double glazed with 14mm sealed double glazing unit.

All glass below 800mm above floor level (1200mm in doors or that made banded) shall be safety glass to BS6206:1981. Laminated glass shall be used in all pool bands.