

Do not scale from this drawing. All dimensions, proposed roof pitches, eaves overhangs etc. to be checked and confirmed by the builder on site prior to commencement of work. Figured dimensions only to be used. All work to be in accordance with the latest Building Regulations, British Standards and codes of practice. Adequacy of existing walls, lintels and foundations required to carry increased loads to be exposed, checked and verified on site as required by local authority building control officer. Accuracy of setting out works to be in accordance with BS 5606: section 6. All materials used in construction are to conform to the relevant British Standard or BBA certification. All works to comply with the relevant codes of practice for workmanship and to BS 8000. Type, finish, make, style and positioning of all new fittings such as radiators, kitchens etc. to clients approval.

Provide and fix all electric's as required by the client. All sockets to be fixed flush to plaster depth boxes with cables protected by metal covers beneath plaster and/or locate within stud walls, floors and roof voids and notched through joists as per NHBC tolerances. Ensure electrical cabling is not positioned in direct contact with thermal insulation material. All electrical work required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with a Government approved Competent Person Scheme. The competent person is to send the local authority a self-certification certificate within 30 days of the electrical works completion. The client must both receive a copy of the certificate and a BS7671 Electrical Installation Test Certificate.

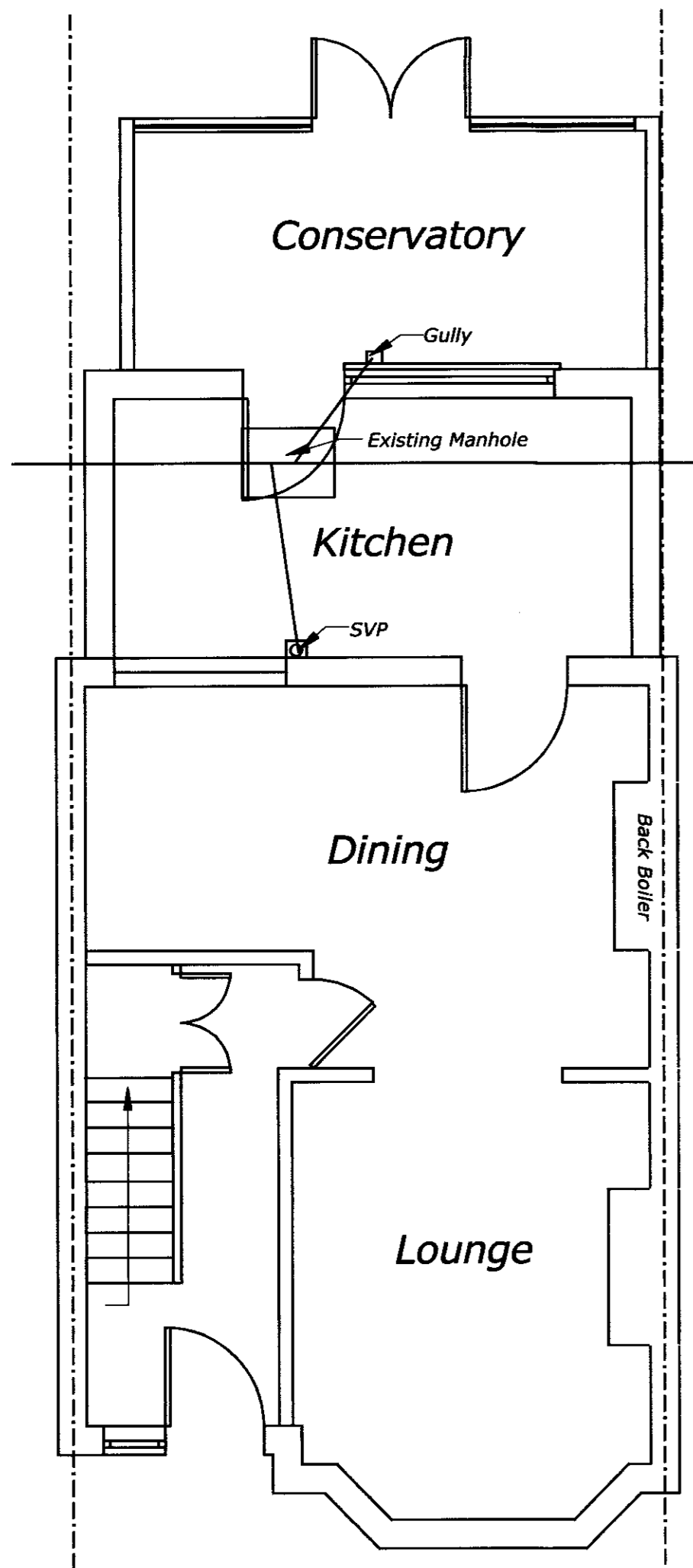
Upon completion of work supply a copy of the Electrical Installation Test Certificate and Boiler Commissioning certificate to Local Authority Building Control Department.

All timbers to be G.S. Stressed Graded
 Dimensions shown: Minor adjustments to external dimensions are permissible by contractor but ensuring no increase in overall specified external limits.

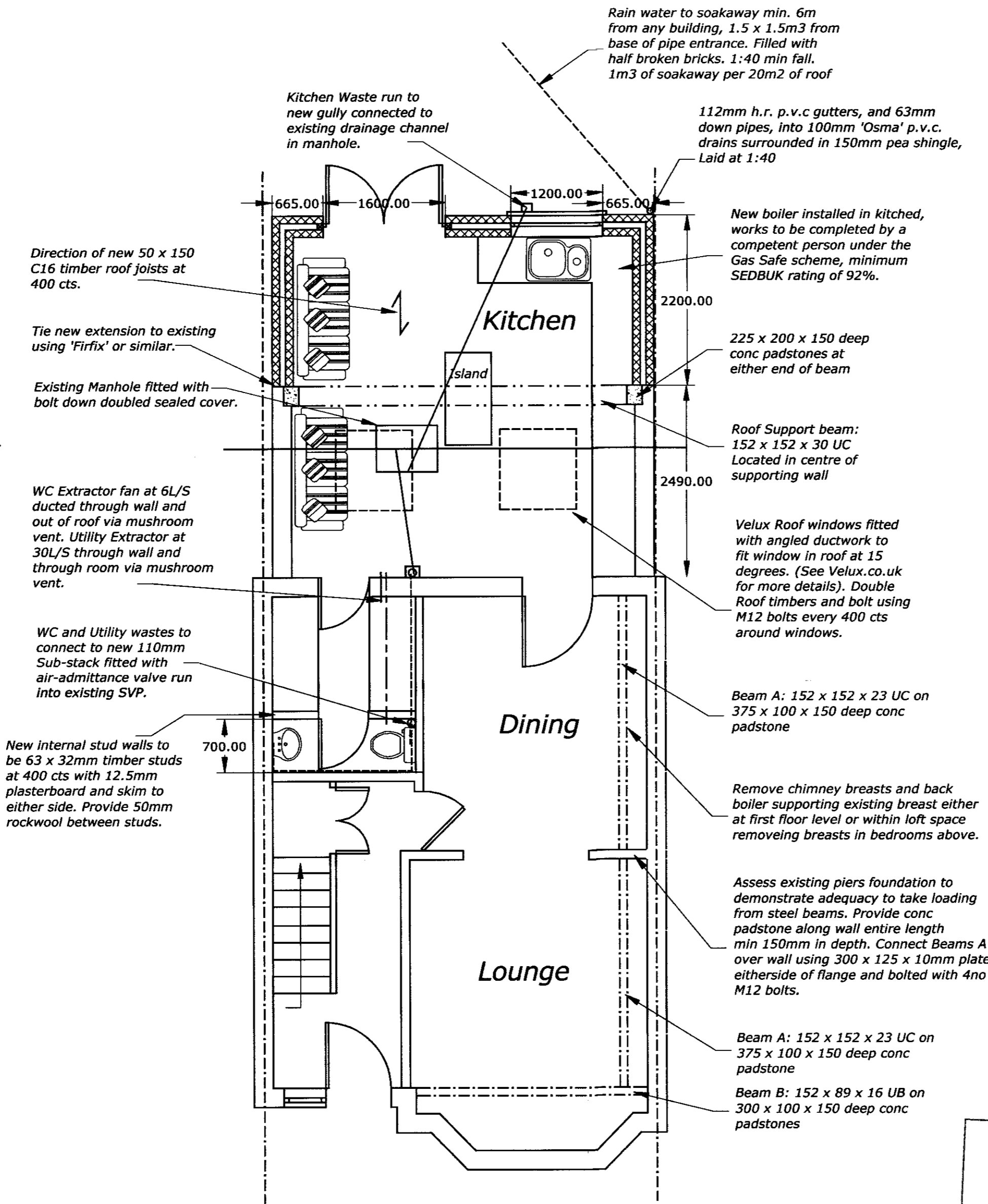
Walls: 30mm Sand & Cement render on 100mm Celcon solar blocks to match existing, 75mm Dritherm 32 insulation batts to cavity, 100mm Celcon Solar blockwork, all tied @ 750 cts horizontally and 450mm cts vertically (staggered) using stainless steel 225 long ties, to B.S. Position ties @225 cts vertically up all unbonded jambs, using vertical d.p.c.'s and insulated cavity closures @ all closing of cavity. 2 coat plaster finish to internal walls. Common brickwork below d.p.c.'s with cavity fill to 225 mm below d.p.c.'s sulphate resisting cement to be used for all work below d.p.c. 'Catnic' lintels over all external openings. Close cavities @ top using brickwork. Movement joints to be provided where necessary to LABC requirements.

All new external windows and doors to be doubled glazed with low-emissivity inner panes and 16mm min air gaps. 8,000mm sq min trickle vents to all habitable room windows and 4,000mm sq min trickle vents elsewhere. Windows to provide rapid ventilation of 1/20th of the room floor area. All glazing in doors and side panels and other 'critical locations' to be toughened safety glass to B.S. 6206. Windows to all bedrooms to have clear opening of 450 x 750mm for means of escape, the bottom of which should not be more than 1.1m above floor level. All windows and door sizes to be checked on site before fabrication

Provide 50mm dia wastes from all new sinks, basins and showers, and 90mm dia wastes from W.C.'s. All new fittings to have 75mm deep seal traps and anti-siphon traps and rodding eyes. Discharge fittings into either 100mm s & v stacks, 100mm sub stacks or back inlet gullies as shown on plan. Ensure no other connections within 230mm below W.C. connectors. Provide rodding access points at base of s & v stacks, and on top of stub stacks. Terminate s & v stacks 900mm min above any vent openings and fit durable cages. New wastes to be p.v.c. type with push fit joints.



Existing Floor Plan



Proposed Floor Plan

AMENDMENT
 13 APR 2011
 NO: 56/2011/295/FP



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drawing title	Existing and Proposed Floor Plans
Scheme	Single Storey Rear Extension
site	32 Astwick Avenue
scale	1:50
date	April 2011
drawing no.	1105/01
revision	B