

Notes

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Figured dimensions shall be used in preference to scaled dimensions. All dimensions shall be checked on site before commencing works.

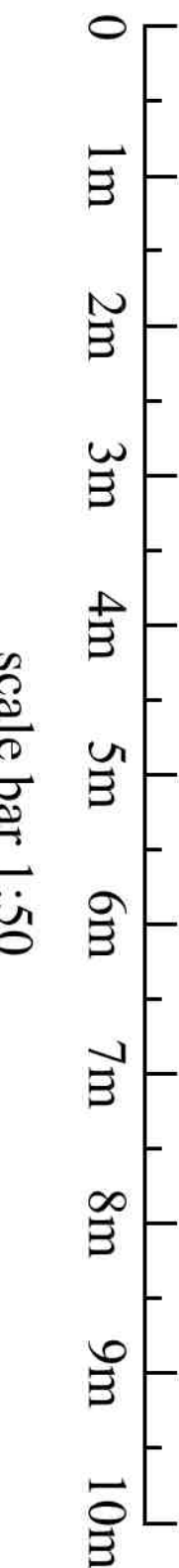
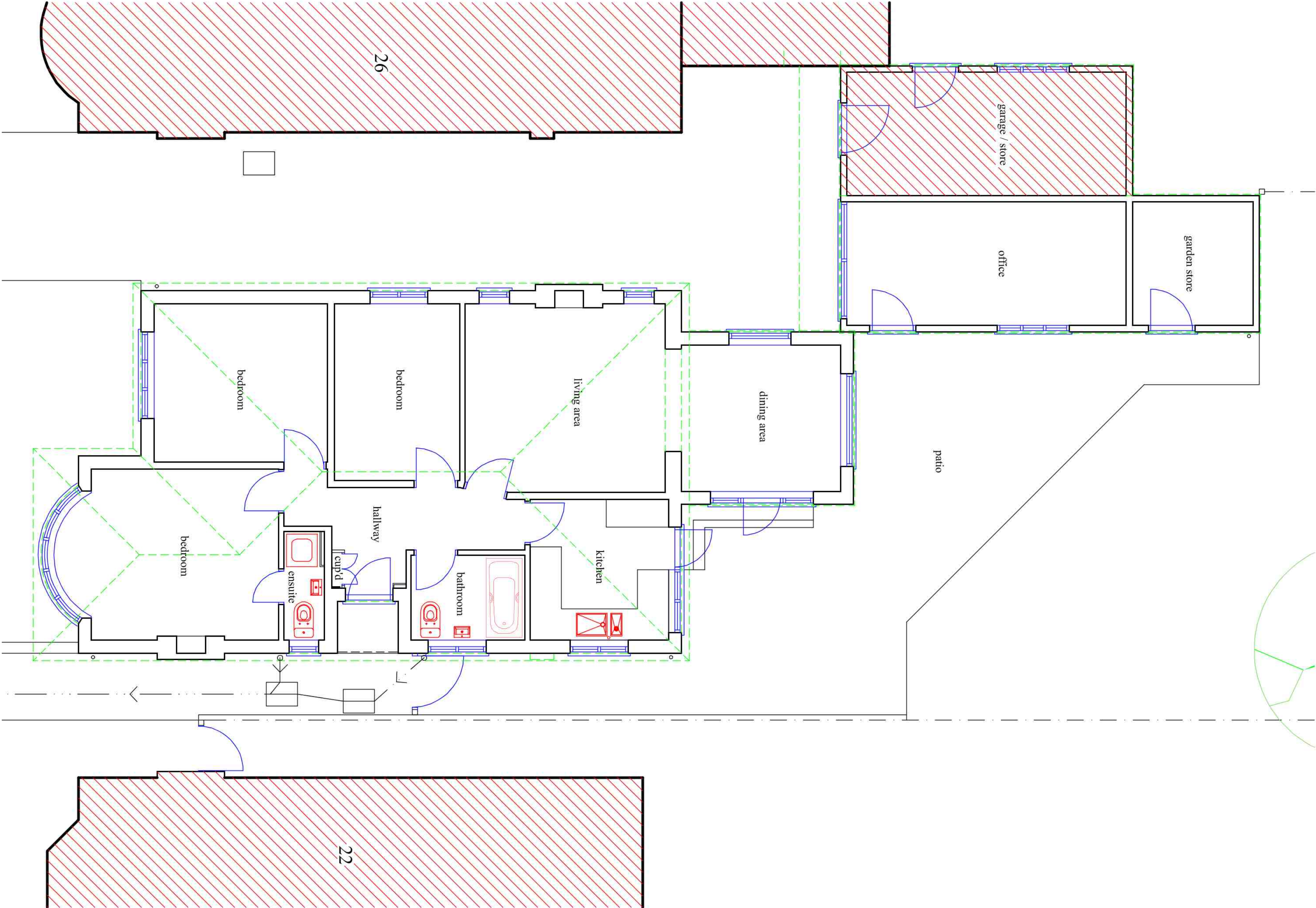
* All work shall comply with the latest Building Regulations and be to the satisfaction of the Local Authority.

* Workmanship and methods of construction shall be at least to the standard prescribed by the relevant Codes of Practice.

Material shall be suitable for the purpose for which they are used and the quality shall not be lower than that defined in the relevant British or Continental Standard so designated.

General Specifications

1. All drainage shown on this drawing is assumed only and it is the contractors responsibility to check exact depths and locations prior to the commencement of the works.
2. All new or proposed drains found under the proposed extension are to be surrounded in 150mm pea shingle and reinforced concrete linings are to be provided in the walls above the drain run.
3. Existing sub-floor ventilation is to be maintained (if necessary) by providing 100mm dia. pipes extending from the existing air bricks to new 225 x 150mm dia. pipes.
4. All glazing is to be double glazed and to be to BS6206 and any glazing within 800mm of the floor level is to be completed or laminated in accordance with Part K.
5. All new habitable rooms are to be provided with permanent ventilation of 600mm², and this is to be achieved by providing either trickle vents in the windows or by providing mechanical ventilation.
6. Provide vertical and horizontal dpc's at all levels, and all linings are to have a minimum and bearing of 150mm.
7. All steel beams are to be encased in 2 layers of 12.5mm plaster board and skim coat of plaster to achieve a fire rating of 120 hour.
8. All new doors and windows are to be to BS2 grade.
9. All glazing is to be low E glass with 16mm air gaps between panes.
10. Provide one low energy light fitting in new extension.
11. 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 Company should be notified and Part P has been completed in accordance with the requirements of BS 7671 and a final installation certificate to be issued for the work by a person competent to do so.



scale bar 1:50

ground floor plan

A	04.03.21 To Clients Requirements.

Revisions

Project
Existing plans and elevations.
24 Grassmere Avenue Ruislip Middlesex HA4 7PJ
Mr. and Mrs. M. Thorpe.

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Scale 1:50 1:100 @ A1
Date February 2021
Drawn By D. J. BLYTH.

Drawing No: **BD/21/03/1A**