

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

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Title	Proposed Floor Plans
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Checked	Drawn By SRN	Scale 1:50 @A1	Date Feb 2021
Drawing Number 04-21 LA102			Rev. -

All dimensions & details are to be check on site prior to construction, any discrepancies reported prior to any work undertaken.
Any work undertaken prior to full planning & building regulation approval is at the builders own risk.

Cavities to be closed at all reveals with Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

External Drainage:
All drainage to be to the satisfaction of the Local Authority Building Inspector on site.
Drainage
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polytype Underground or similar drainage system. Pipes laid to self cleaning fall on 150 bed per single. New gullys to be of suitable NIB type. All drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.
Foul drainage system to 1:40 falls
Surface drainage system to 1:60 falls

Mode of heating to extension as yet unknown if a new boiler to be fitted this is to have a Class A SEDBUK energy efficiency rating. NB All plumbing work to be carried out by GAS SAFE registered installer. Hot water & heating systems to comply with Domestic Heating Compliance guide.

All gas heating works to be carried out by a Gas Safe Registered Engineer.

Lighting:

One third of the primary light fittings in the proposed extension (minimum one) to be of a type which will only receive high efficiency lamps.

Any electrical works to be carried out in accordance with the requirements of Approved Document P by a suitably qualified competent person.

