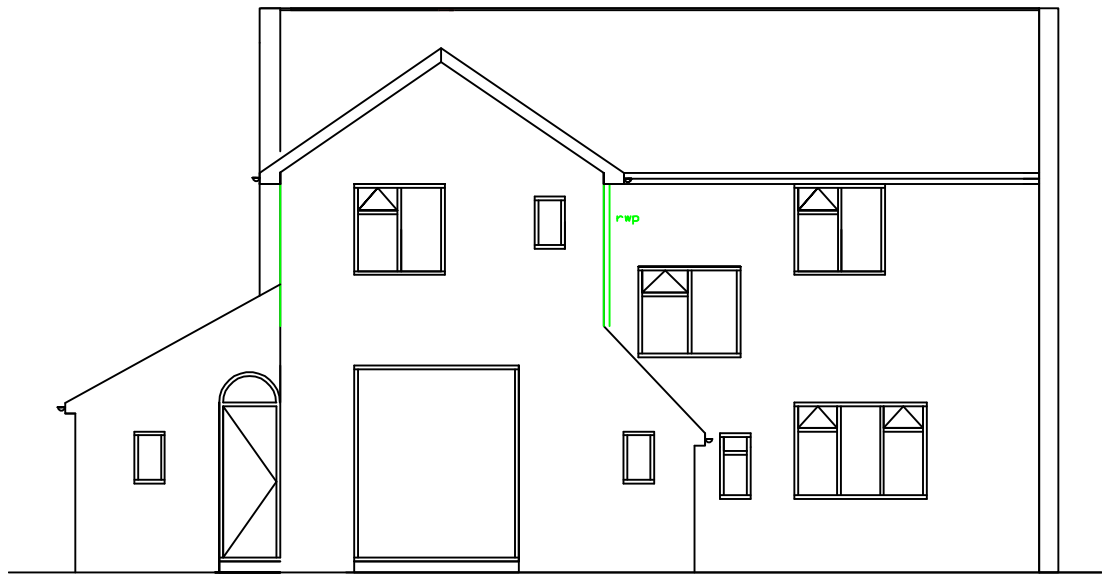
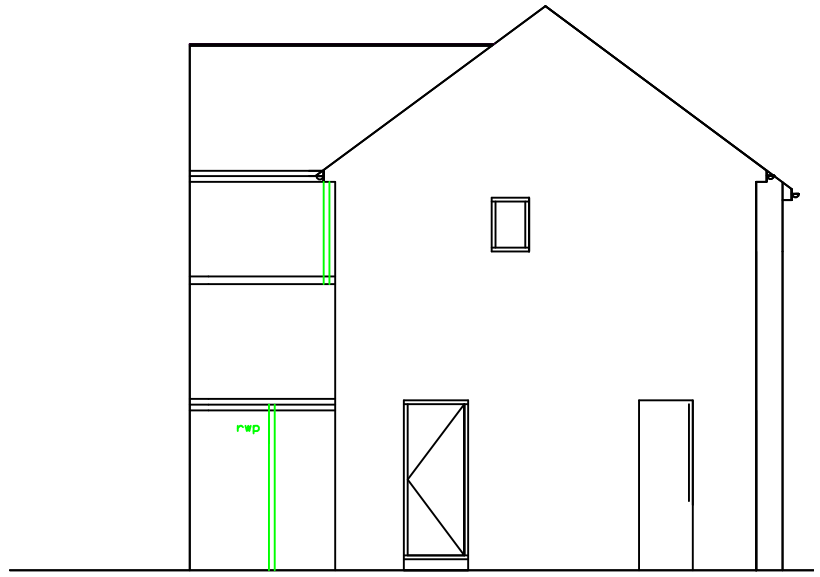
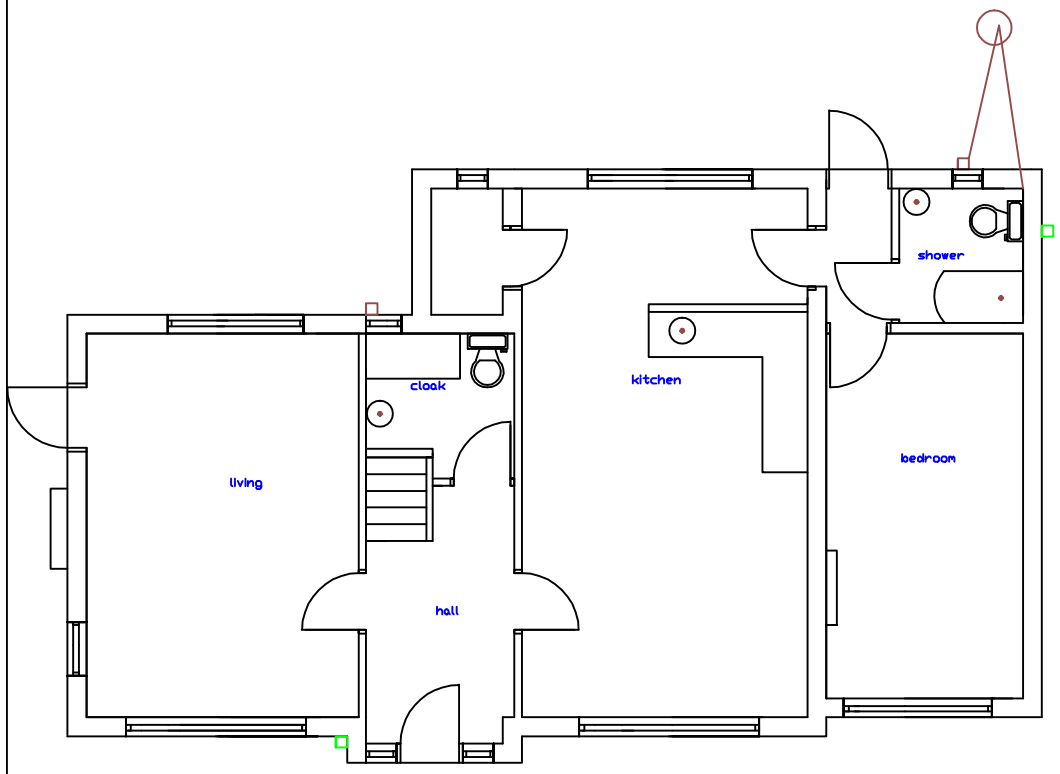


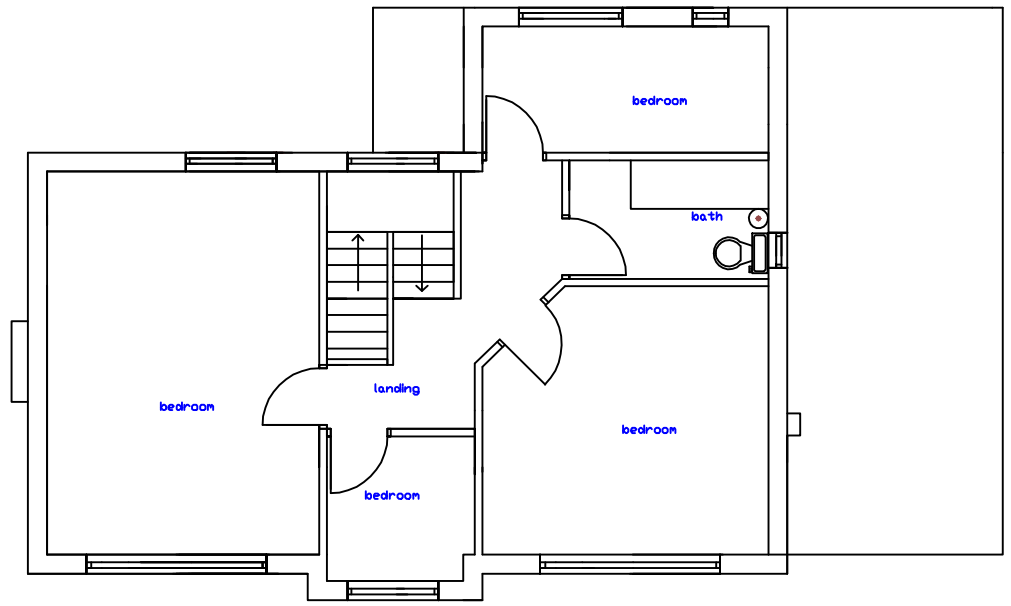
EXISTING REAR VIEW
1:100



EXISTING SIDE VIEW A
1:100



EXISTING GROUND
FLOOR
1:100



EXISTING FIRST
FLOOR
1:100

ELECTRICAL WORKS BY A COMPETENT PERSON SCHEME MEMBER:
All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the O.D.P.M Competent Person Scheme. AND The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate. All sockets at minimum 450mm height all switches maximum 1.200metres provide a max 25 % normal wattage fitting as required
All works carried out by NICEIC / ECA .Electrical works lighting and switches to new extension , bedroom,s bath , area layout to distribution board with 30 amp switch back to the distribution board via 32 amp switch as required Mechanical extract , kitchen 60litres from hob , 30 litres elswhere,30 litres utility with 15 litres from bath room with 15 minute over run to the cloak ground floor as required. Fire /smoke alarm fitted first floor landing and ground floor, etc. heat detector to kitchen all interconnected into a hard wired separate circuit as required and back to the 5 amp switch as required. Along with a battery backup as required.

WINDOWS AND DOORS AND EXTERNAL UPVC PRODUCTS. All new windows and doors .fully draft proofed and double glazed in Opti white outer pane,16mm Argon filled double-glazingwith an aluminium spacer bar with an inner pane of low emissityK glass to give ,Doors Uvalue 1.8 w/m2 k, wndows Uvalue 1.6 w/m2 k (or window energy rating Band C -certificates of compliances to be be provided too Building Control . as required. Rooms to have 1/20th opening light to floor area.
All units to have 8,000 square mm of trickle ventilation.
Any roof lights windows to have low E costing as well Critical Glazing to below 800mm cill heightand within 300mm of door way openingand within 1500mm of any floor finish to have toughened /laminated safety glass to BS 6206.Fire escape windows to be 0.33square meter and 450mm clear opening at min 800mm high and maximum 1.100m above floor level.Willets trickle vents, fitted in accordance with manufacturer's instructions with open able vent areas of 8,000mm2 &4,000mm2 to habitable and non habitable rooms 3 window, 1 sliding door set as required,any new Rainwater 100mm gutters and 75 mm rain water pipes to be UPVC include all brackets' offsets and stop end .

Drainage. plumbing Any new drainage to be 100mm hep sleeve with flexible joints lay to self cleansing falls 1:40 and back filled with 5 mm pea gravel all as agreed with building control all connected into the existing combined system Any B.I Gullies to be rod able. Provide any new radiator,s connected to the existing central heating system; provide thermostatic radiator valves to the new/ relocated radiators as required. All gas works carried out by gas safe approved engineers / contractors only. Internal plumbing new fittings to provide shower, basin and any plumbing to sinks , WC and basins to have 75mm deep seal traps 32mm basins 38mm showers, baths 50mm combined wastes connected to the new man hole and maintain the existing combined drainage system. wall and floor finishes as agreed with client ,derker valve as required.
.All drainage to be agreed on site with the local authority building Inspector .

Date Rev

DO NOT SCALE OF THIS DRAWING TAKE ALL DIMENSIONS ON SITE (builders Note)
Do not start any works untill all the approvals have been obtained.
Any discrepancy to be reported tp Plans Drawn as soon as possible.

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drawing title:
PROPOSED TWO DOUBLE STOREY REAR EXTENSION WITH FRONT GATE AND FRONT RAILINGS

date: MAY 2014
drawn: DRW

project no. DR06
drg. no. 01
rev.