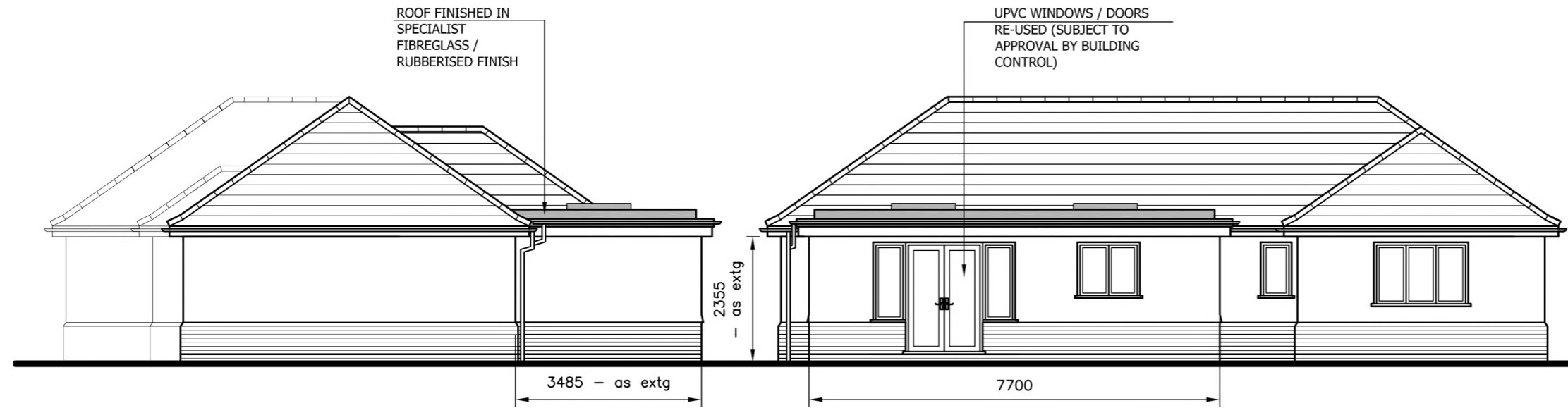
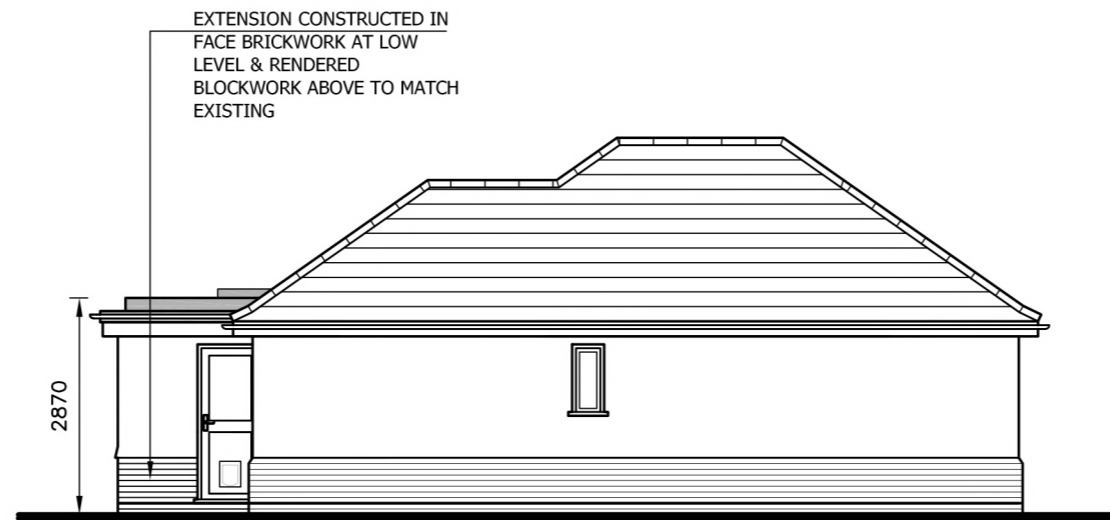
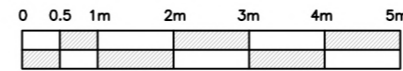


DO NOT SCALE



PROPOSED RIGHT FLANK ELEVATION SCALE 1:100

PROPOSED REAR ELEVATION SCALE 1:100



PROPOSED LEFT FLANK ELEVATION SCALE 1:100

GENERAL NOTES

All dimensions to be confirmed on site by Contractor prior to commencement of works. Contractor to report any discrepancies to the engineer, and await further instructions before proceeding.

This drawing should not be scaled.

The Contractor is responsible and liable for ensuring the stability of the works and surrounding works and services at all stages of construction.

All materials and workmanship to comply with the British Standard and British Standard Codes of Practice.

Contractor to liaise with Clients regarding number, style and position of electrical sockets, fixtures and light fittings required. All electrical work to comply with BS7671 (The IEE Wiring Regulations). 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 should be satisfied that Part P has been complied with. Provision shall be made in new dwelling/extension for energy efficient lighting (i.e. fixed lighting with lamps having a luminous efficiency greater than 45 lumens to be provided to 75% of new light fittings). An appropriate BS 7671 electrical installation certificate will be required from an electrician registered with a recognised trade body such as NICEIC, ECA & NAPIT.

Entire dwelling fitted with a fire detection & fire alarm system on a separate circuit in accordance with BS5839-6:2004 to at least a Grade D Category LD3 standard. The smoke & heat alarms should be mains operated and conform to BS 5446-1:2000 or BS 5446-2:2003, respectively: Fire detection and fire alarm devices for dwellings, part 1 specification for smoke alarms; or part 2 specification for heat alarms. The detection system is to have a standby power supply, such as a battery (either re-chargeable or non-rechargeable). Detectors positioned in circulation spaces 3m max. from kitchen, & 7m max. from habitable rooms. with an additional heat sensor within the kitchen. Alarm to be fully audible in all areas of the building.

Client to confirm quality and the style of sanitary ware, skirtings, coving, architraves, ceiling finishes, door furniture and floor finishes prior to works starting on site.

Client to confirm level of internal and external decoration required to Contractor prior to works starting on site.

Contractor is to confirm the location of all incoming services, (i.e. gas, electric, telephone, water) prior to commencement of work on site.

Materials should comply with the appropriate British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series.

FOUNDATIONS

Concrete GEN 3 min. 850mm deep x 450mm wide, trench filled and founded in natural ground at 1m below existing ground level. (In accordance with NHBC requirements), 150mm below drain invert level or to Local Authority Building Control Officer's requirements, whichever is the deepest. (Refer to drainage note for solution to drain penetrations).

CONCRETE GROUND FLOOR SLAB (GROUND BEARING) (max. "U" value of 0.17 W/sq.m. K)

Constructed of 25mm thick T & G flooring grade chipboard on 100mm thick Celotex GA4000 insulation, with 30mm thick Celotex T-break TB3020 insulation to slab perimeter (all in accordance with the manufacturers instructions), on 1200g polythene dpm (lapped with dpc in internal leaf), on 150mm thick GEN 4 grade concrete floor slab on 150mm min. consolidated hardcore blinded with fines. (Hardcore to be well compacted by whackerplate). Concrete slab to be increased to 300mm thick x 450mm wide centrally below internal non-load bearing partition walls. Where slab is constructed over a drainage pipe, provide a 1200mm wide strip of A142 mesh placed centrally over pipe in bottom of slab, 40mm cover, 400mm laps longitudinally.

To maintain ventilation to existing timber suspended floor, provide 100mm diameter UPVC ducts at max. 2m centres set in oversite discharging through new external walls via 225mm x 75mm air bricks.

REVISIONS

REV	DATE	DESCRIPTION
A	MAR 24	MINOR AMENDMENTS

Ridgeway

Building Design Limited

Tel: [REDACTED]

Mobile: [REDACTED]



RIDGWAY
BUILDING DESIGN LIMITED

Scales AS SHOWN ON A3 Drawn C. ROBARDS Date MARCH 2024

Drawing No. 2636 - 03^A

Project 35 AVOCET PLACE, THORRINGTON, ESSEX C07 8FH

Client MILLS & KIRBY LTD

Title PROPOSED SINGLE STOREY REAR EXTENSION & ALTERATIONS