

INSTALL MAINS OPERATED AND INTER LINKED SMOKE DETECTOR / ALARM TO LOCATIONS SHOWN TO BS 5446

ALL ELECTRICAL WORKS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO

ALL NEW RADIATORS TO HAVE THERMOSTATIC VALVES

ALL RIGID INSULATION TO BE KING SPAN INSULATION OR SIMILAR TO APPROVAL OF BUILDING INSPECTOR

SUPPLY AND FIX WALL PLATE HOLDING DOWN AND GABLE STRAPS AT 1.25m CRS FIX IN ACCORDANCE WITH MANUFACTURERS DETAILS.

ALLOW FOR WALL PLASTER AND SKIM TO NEW WALLING

SUPPLY AND FIX ENERGY EFFICIENT LIGHT FITTINGS

ALL RIGID INSULATION TO BE KING SPAN INSULATION OR SIMILAR TO APPROVAL OF BUILDING INSPECTOR

ALLOW FOR SAW CUT DPC AT NEW AND EXISTING WALL ABUTMENT

ALL DIMENSION AND SETTING OUT TO BE CHECKED ON SITE AND ANY DECREPANCIES TO BE HIGHLIGHTED TO ARCHITECT

EXTERNAL LIGHTING TO BE MAX. 100 WATT AND HAVE DAY NIGHT CONTROLS

BOILER TO BE INSTALLED AND COMMISSIONED BY APPROVED PERSON AND CERTIFICATE TO BE PROVIDED TO BUILDING INSPECTOR

CATNIC LINTELS TO BE USED TO ALL NEW DOOR AND WINDOW OPENINGS AND INSULATED DPC TO ALL WINDOW REVEALS

EXISTING FOUNDATIONS TO BE EXPOSED FOR BUILDING INSPECTOR TO CHECK IF ADEQUATE TO SUPPORT ADDITIONAL LOADS

CONSTRUCT NEW 100mm STUD WORK AND PLASTERBOARD AND SKIM TO FORM ROOM WALLS WITH DOOR OPENINGS. INFILL BETWEEN STUDS WITH 50mm THICK MINERAL WOOL INSULATION

SUPPLY AND FIX EXTRACT FAN / COOKER HOOD TO KITCHEN TO COMPLY WITH CURRENT BUILDING REGULATIONS

KITCHEN FITTINGS AS CLIENTS SPECIFICATION

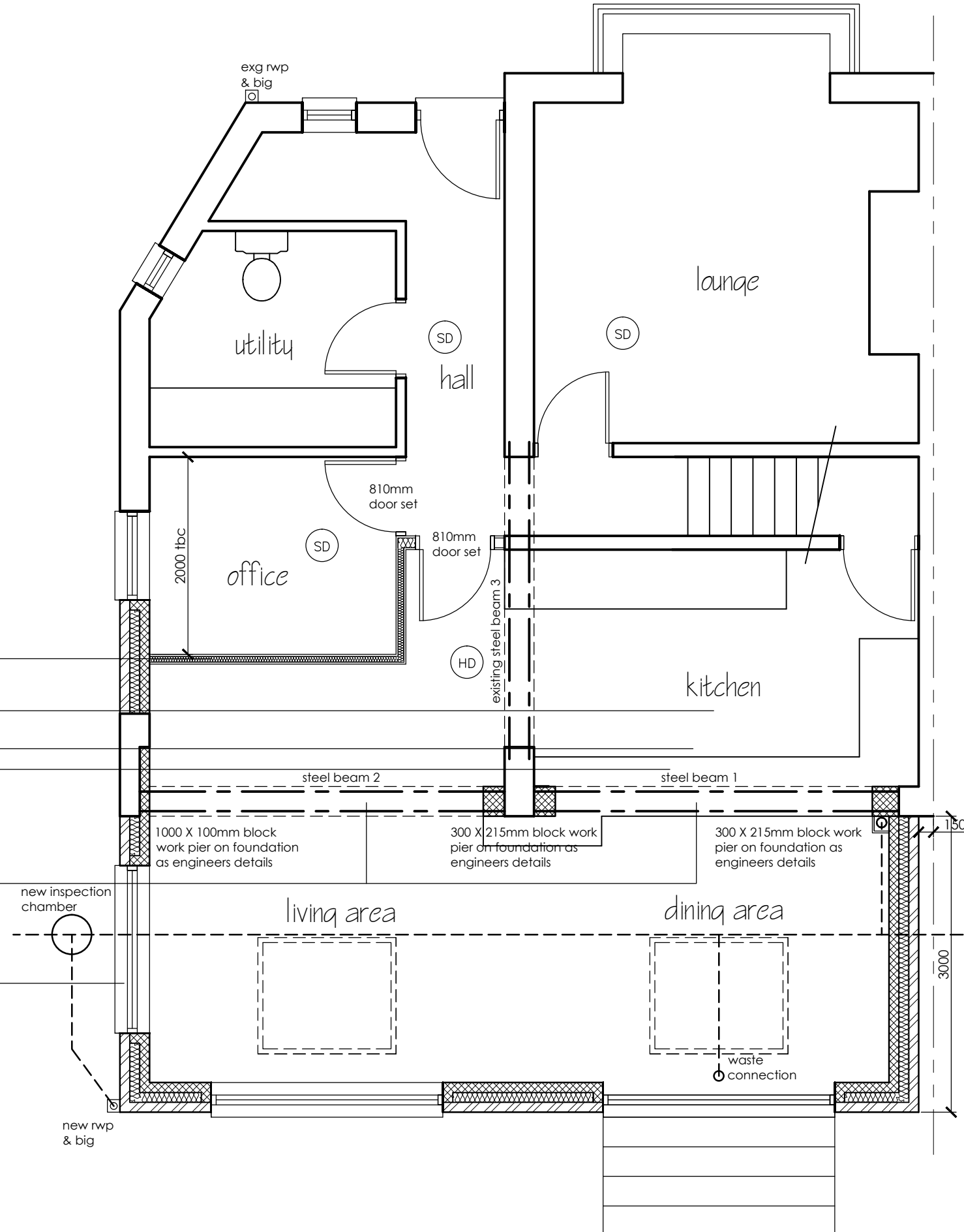
SINK TO HAVE 40MM DIA. WASTE. ALL TO BE CONNECTED INTO EXISTING DRAINAGE. ALL WASTE TO HAVE 75MM DEEP SEALED TRAP. ALLOW FOR RESEALING ALL TRAPS.

SUPPLY AND BUILD IN STEEL BEAM AS ENGINEERS DETAILS PLASTER WITH 2 LAYERS OF 12.5MM FIRE LINE BOARD TO GIVE 1 HOUR FIRE RESISTANCE.

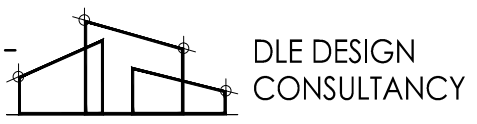
GENERAL WALL CONSTRUCTION TO BE 102MM BRICK WORK TO MATCH EXISTING, 25MM CLEAR CAVITY 75MM THICK PARTIAL FILL CAVITY KINGSPAN KOOLTHERM K108 INSULATION BOARD TO COMPLY WITH CURRENT BUILDING REGULATIONS, 100MM THICK BLOCK WORK INNER SKIN. WALL TIES TO BE VERTICAL TWIST TYPE AT 750MM MIN. CRS. AND 450MM CRS VERTICALLY. USE CROCODILE CLIPS AT NEW AND EXISTING WALL ABUTMENT

TERMS & CONDITIONS

1. THIS DRAWING IS DETAILED SUFFICIENTLY ,IN ACCORDANCE WITH CURRANT ARCHITECTURAL PRACTICE TO SATISFY A BUILDING SUBMISSION. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OF ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY FAILURE,REAL OR REGULATIONS ALLEGED,OF THE DRAWING TO MEET THE REQUIREMENTS OF ANY BODY, STATUTORY OR OTHERWISE.
2. THE LAYOUT AND SPECIFICATION ON THIS DRAWING IS A GUIDE AS TO WHAT MAY BE REQUIRED TO SATISFY A BUILDING REGULATIONS SUBMISSION.THIS DOES NOT IMPLY THAT THIS IS THE ONLY ACCEPTABLE WAY OF ACHIEVING BUILDING REGULATION CONSENT.NO LIABILITY IS ACCEPTED FOR LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY VARIATION TO THE LAYOUT OR SPECIFICATION THAT MAY BE REQUIRED AS A RESULT OF SITE CONDITIONS,AVAILABILITY OF MATERIALS,CUSTOM AND PRACTICE,THE REQUIREMENTS OF THE BUILDING CONTROL OFFICER,OR OTHER CIRCUMSTANCES.
3. DO NOT SCALE THIS DRAWING.ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT CO-ORDINATOR IMMEDIATELY.
4. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKING DRAWINGS OR COMMENCING WORK ON SITE.
5. THE CONTRACTOR MUST ENSURE AND WILL BE CONSIDERED RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING STRUCTURE,EXCAVATIONS ETC. AT ALL STAGES OF THE WORK.
6. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
7. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.



GROUND FLOOR PLAN



DLE DESIGN CONSULTANCY

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RESIDENTIAL DEVELOPMENT
11 GORDAN DRIVE, HEADINGLEY
for
Mr. & Mrs. CLARK

PROPOSED PLANS
REAR EXTENSION

Date:	Drawn By:	Checked By:	Scale:
MAR 2024	SDE		1:50
Project No:	Drawing No:	Revision:	
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