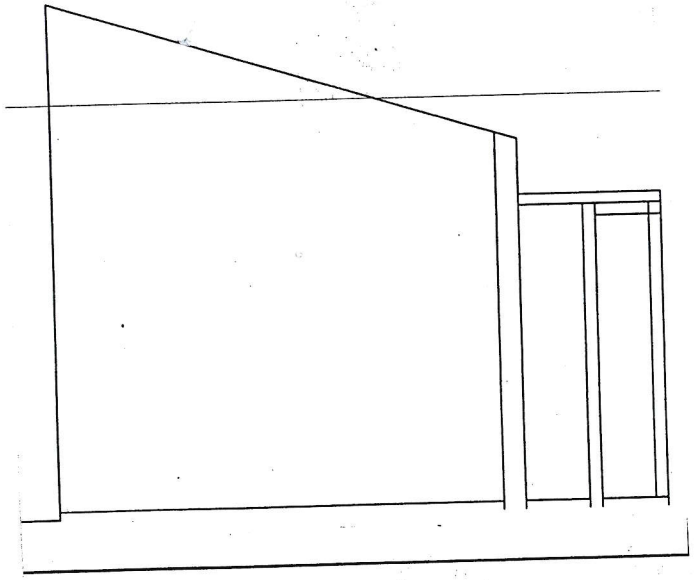
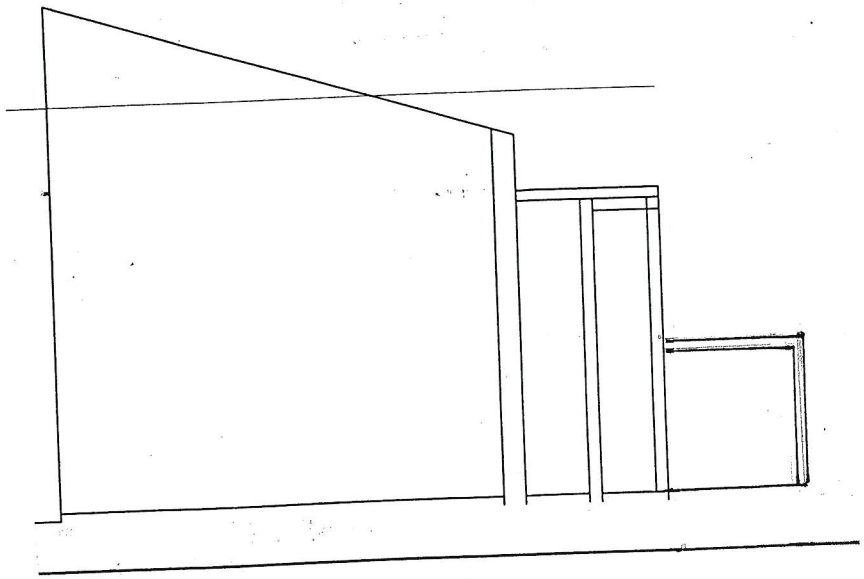
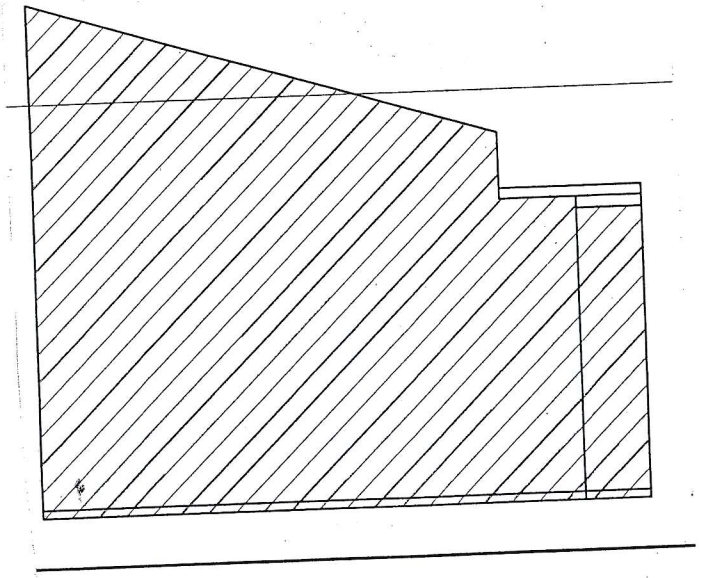


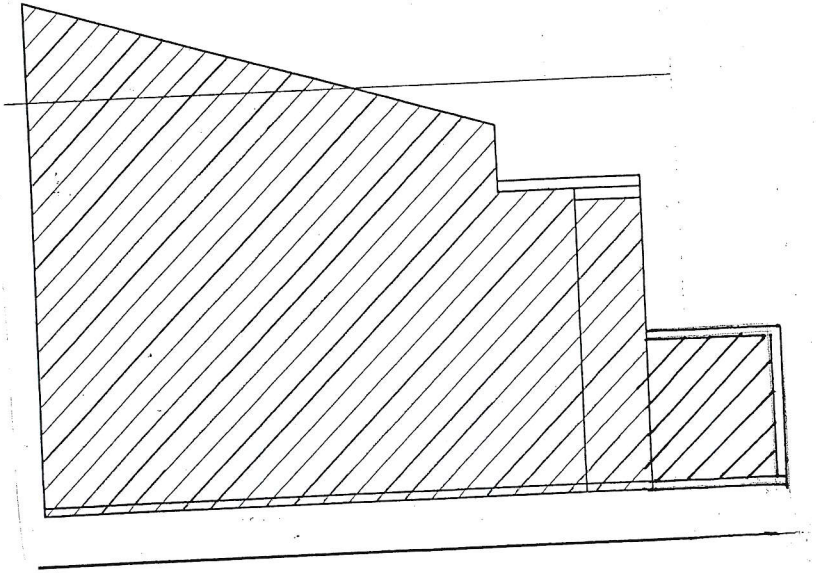
EXISTING SIDE SECTION



PROPOSED SIDE SECTION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

SCALE: 1:140

All the structural support needs to be covered with 2 layers of Gypsac fireboard 12.5mm thick with 60mins fire retardant. All steel needs to be measured on site and allow for bearings. Steel length should not be measured from the drawings always allow for bearings. Steel needs to rest on either high density blockwork of at least 7N or engineering brick pier under an adequate footing which needs to be agreed on site with the building inspector.Needs to check on site if any beam is cranked.

All steel needs to be either painted with intumescent paint or boxed in 2 layers Gypsac fire board to achieve 1 he fire retardant.

Heating via double convector radiator to proposed system combi boiler 92% efficiency. Thermostatic valve to each radiator and automatic cut out to the boiler when not heat needed.
There will be at least one energy efficient light bulb to every 4 light fittings.

Any new or relocated boiler is to be installed and tested and on completion, a copy of the installation and test certificate is to be submitted to the building control, signed by a gas safe registered installer
(not discharge in according to part J)

Electric cables should be fixed to the structure above the insulation. Where recessed fittings are to be used , those designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within an enclosure between joists to dissipate heat.

All multiple timbers to be bolted using flat plate washers and timber connectors

The proposed installation work is to be undertaken by a person/firm who is a connected person registered with an electrical self-certification scheme authorised by the Secretary of State. In these cases the person is responsible for ensuring compliance with BS 7671:2001 and all relevant building regulations. On completion of the work, the person ordering the work should receive a signed building regulations self-certification certificate, and the other relevant building control body should receive a copy of the information on the certificate. The person ordering the work should also receive a duly completed electrical installation certificate as or similar to the model in BS 7671.
All construction should be well fitted without gaps. Foam and silicon around window and door frame. Cavity closers around openings. All joints should be sealed and tightly constructed

The heating and hot water system should be inspected on completion of installation to establish that the approved provision for efficient operation have been put in place. These systems should be commissioned to make reasonably certain they can operate efficiently for the purposes of the conservation of fuel and power. A certificate that commissioning has been successfully carried out from the responsible person for achieving compliance and a copy should be forwarded to the building control offices

Smoke detectors should be installed in corridors, on landings . A fixed temperature heat alarm is used in the kitchen, it activates when the temperature reaches 58°C (136°F) in accordance with the recommendations of BS 5839/A

Double glazed 4-22-4 and lower casements in windows. Head vents to provide 8000mm2. Toughened glass to doors. T he glazing panel below 1500mm height should be toughened glass and should satisfy the bs6206 and bs6180 to provide containment. 12mm annealed glass or similar should be used.Any replacement windows and doors will need to achieve a min U/ value of 2.0 W/m2K and 2.2 W/m2K for doors with more than 50% glazing. All new windows will need to achieve a min U/ value of 1.8W/m2K and 2.2 W/m2K for all new doors with more than 50% glazing. The installation should be carried out by a FENSA registered person or according to the building control satisfaction

Efficient energy lighting : 3 per 4 fixed lighting facilities.
Fixed external light should have effective control and/or use of efficient lamps.
Lamp capacity should not exceed 150w and 40 lumens per circuit-watt.

Rain water disposal should be connected to the existing water surface drainage system. Drainage will be discussed on site with the building inspector. If the sewer cannot be found, then a soak-away needs to be constructed at least 5m away from the extension to take the rain water. The internal void is to be left clear of any back-fill. Thames water permission need to be sought if the main drain is within 3 m of the proposed work

GENERAL NOTES.
1.All measurements in millimetres.
2.To builders only: Obtain all dimensions from site. Do not scale from drawing
4. Finished room dimensions may vary from plan.
5.Work although specified may not be part of the contract.
7.Party wall agreements are the responsibility of the client.

8. It is the responsibility of the client to wait for the full plan building regulation approval before any work starts. Failure to wait for approval may result in extra work as a result of the council inspection of plans.

SAD00
7A, LANGLAND GARDENS
LONDON
NW3 6QD

SINGLE STOREY REAR EXTENSION
EXISTING

DATE: 09/12/2015

SCALE: 1:50	DRAWN BY:
DRAWING NO.: LAN/SDC/01PL	REV:
REVISIONS	ISSUED

Rev	Description	Date
A		A
B		B
C		C
D		D