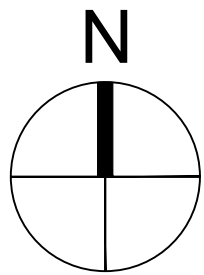
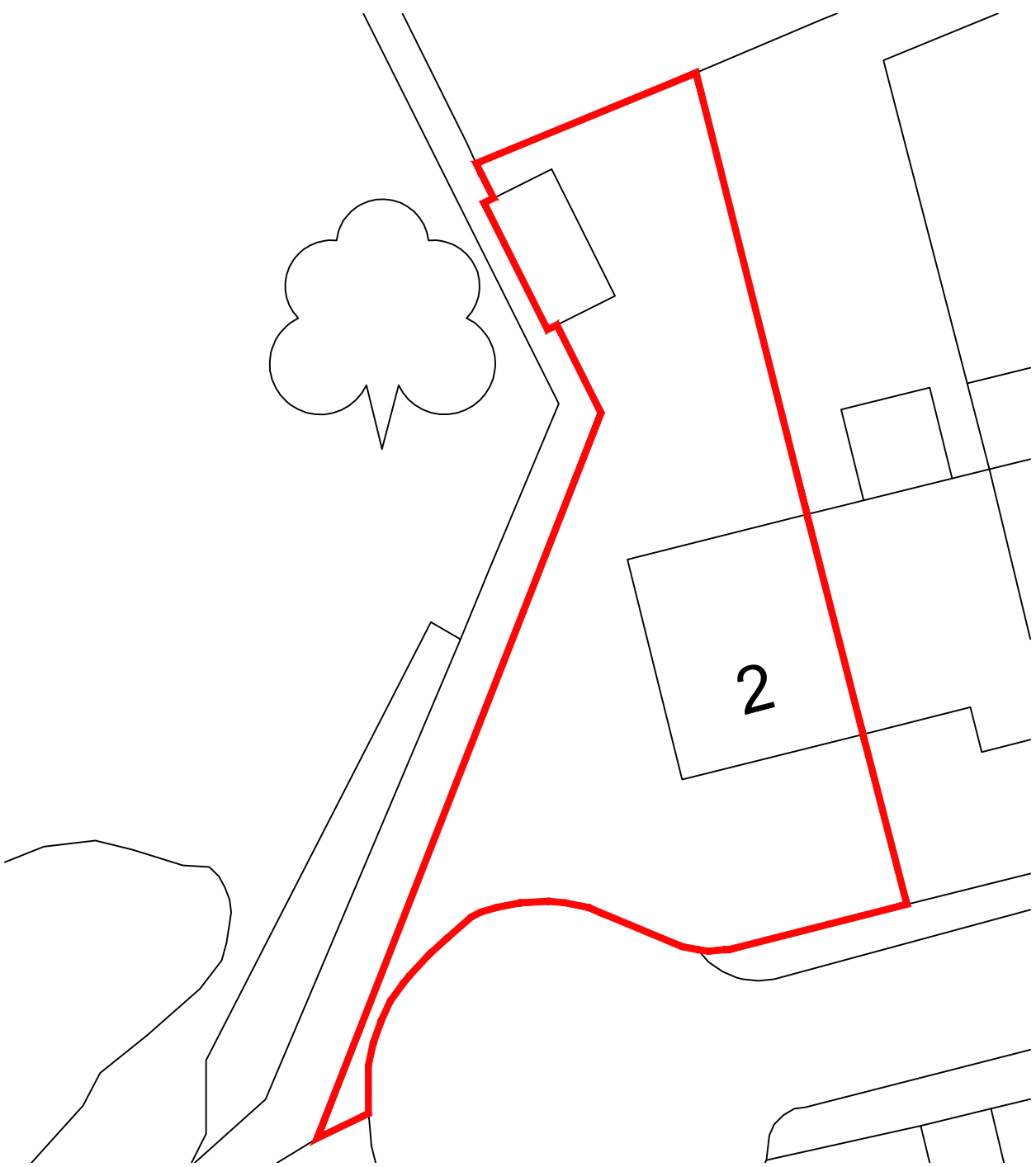


Note:
Drawing Issuer shall have no responsibility for any use made of this document other than for that which it was prepared and issued.
All dimensions and levels to be checked on site.
Any discrepancies should be reported to Drawing Issuer.
This drawing should not be reproduced without written permission from Drawing Issuer.



Location Plan - 1:1250



Site Plan @ 1:200

ALL STEEL WORK SIZES AND DESIGN TO BE
CONFIRM BY ENGINEER BEFORE
COMMENCEMENT OF WORK

BUILDING REGS

No.	Date	Description	Issued by
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2 BRIERLY AVENUE
WHITEFIELD

PROPOSED SINGLE STOREY
REAR EXTENSION

LOCATION PLAN AND DETAILS AS
EXISTING

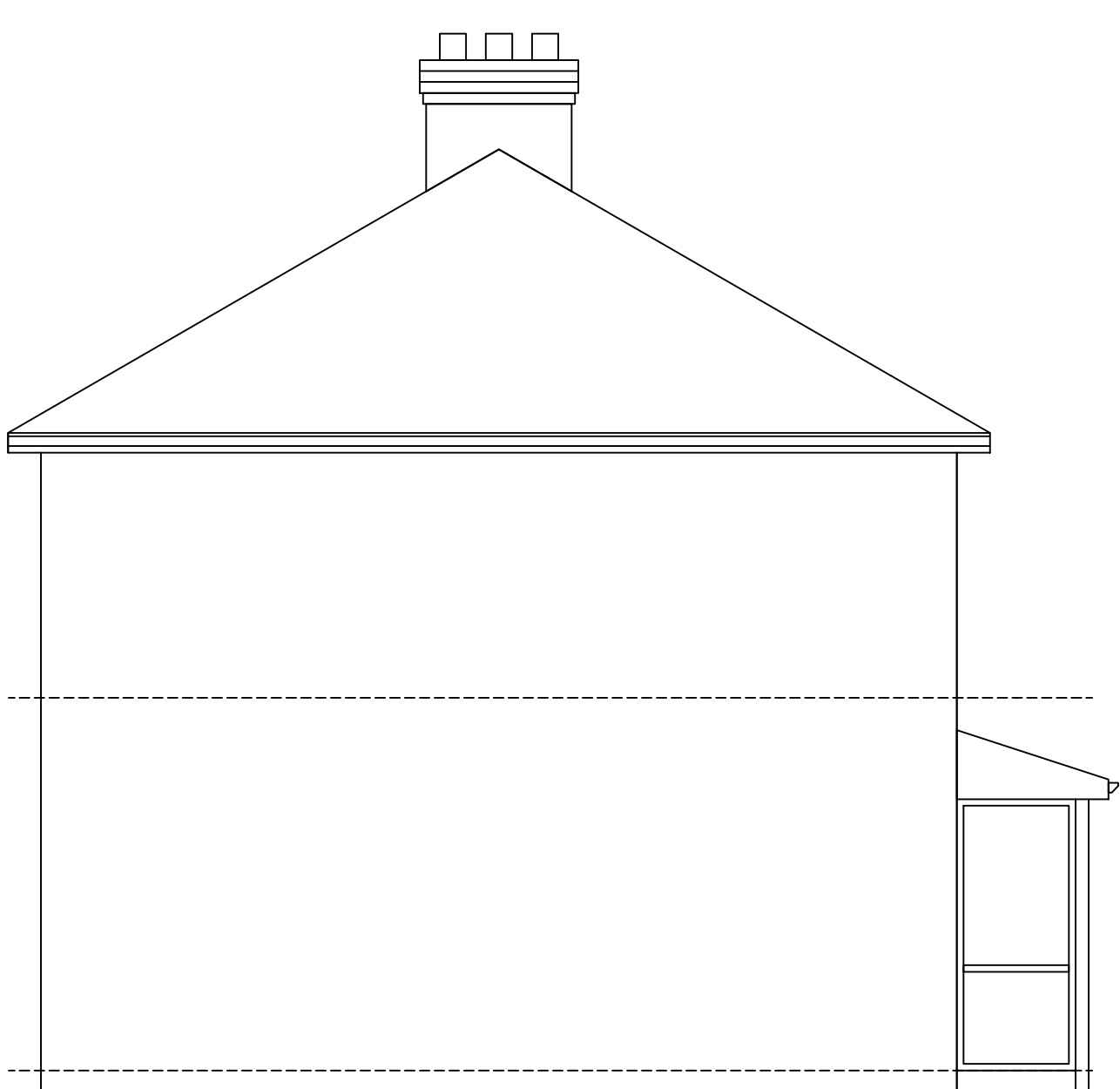
Drawing Number	Project number	202
BR-01	Date	01.06.23
Current Revision	Drawn by	SN
-	Checked by	OL
	Scale @ A1	A/N



EXISTING REAR
ELEVATION @ 1:50



EXISTING FRONT
ELEVATION @ 1:50



EXISTING SIDE
ELEVATION @ 1:50

General notes

Do not scale from these drawings. The contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to sea designs as soon as possible.

Any construction work carried out prior to receiving all necessary approvals is entirely at the householders / clients risk.

All building work to be carried out to the satisfaction of the local authority building control officer and in accordance with the current building regulations and as such additional unforeseen building works may be required on site.

The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement or works and record and report with the owner any defects.

The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Drawings produced for the purpose of obtaining Building regulations approval only and do not constitute full working drawings.

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ELECTRICAL WORK

All electrical work to which the requirements of Part P apply, will be designed, installed, inspected and tested by a person competent to do so.

Prior to completion of works the Local Authority must be satisfied that either:-

An electrical installation certificate issued under a "Competent Persons" scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended 0 have been submitted that confirm that the work has been inspected and tested by a "competent person".

A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
All to the latest standards and regulations.

MATERIALS FOR RE-USE.

Brick rubble or other hard materials arising from demolitions may be re-used as hardcore providing it is free from rubbish & other deleterious matter & properly graded so that when compacted, filling is dense & without voids.

Existing concrete tiles to be salvaged, sorted, cleaned & neatly stacked on site for re-use. Contractor shall be responsible for ascertaining from employer whether any material or equipment shall be required for salvage or re-use. Materials not required by the employer or for re-use, shall become the property of the contractor & be cleared away from site as work proceeds.

CONTRACTOR TO ENSURE THE FOLLOWING POINTS.

FOUNDATIONS

- 1.Drains passing foundation trenches to be protected from foundation concrete and masonry via bridging.
- 2.Existing foundations to be checked for suitability of any increased loadings.
- 3.Existing shallower foundations to be plugged with concrete at junction with new foundations to prevent the effects of undermining.
- 4.If poor ground is encountered this must be reported to building control or the structural engineer.

DPC

- 1.Height of DPC to be a min 150mm above external ground level.
- 2.DPC must be lapped with existing
- 3.New cavity to be maintained at all junctions with existing or vertical DPC cuts
- 4.Weak mix concrete cavity fill required to 225mm below DPC level.
- 5.Cavity trays required over air brick sleeves or any other item bridging wall cavity.
- 6.All external corner returns to be a min 550mm.
- 7.Insulated DPC cavity closers to be used around all window and door opening.

OVERSITE

- 1.Ensure 150mm levelled and compacted hardcore base.
- 2.DPM to be 1200 gauge and laid on sand blinding or polystyrene insulation.
- 3.Ensure DPM lapped to DPC all round.
- 4.Any rigid foam insulation to be laid ABOVE the DPM
- 5.Ensure min 100mm of concrete floor.
- 6.Ensure old sub-floor vents maintained under slab with suitable ducting.
- 7.Ensure 25mm upstand insulation around floor perimeter.

DRAINS

- 1.All bedding material to be 10mm pea gravel for plastic pipes.
- 2.Ensure ALL drains can be rodded
- 3.Ensure gulleys are trapped to foul and combined systems.
- 4.Ensure approved connection to existing drains.

COMPLETION

- 1.Ensure half hour fire protection to all structural steels including lintels
- 2.Check windows and door frames are sealed to brick
- 3.Check safety glass in critical locations, ie windows below 800mm from floor, doors and adjacent panels within 1500mm of floor. (all must be marked to BS6206 or EN12150)
- 4.Check ventilation/extract fans/discharge are all working as fitted.
- 5.Check visible plumbing and guttering and discharge.
- 6.Check roof insulation thickness 300mm min quilt.
- 7.Confirm electrical certification has been achieved
- 8.Confirm Gas safe register certification has been achieved

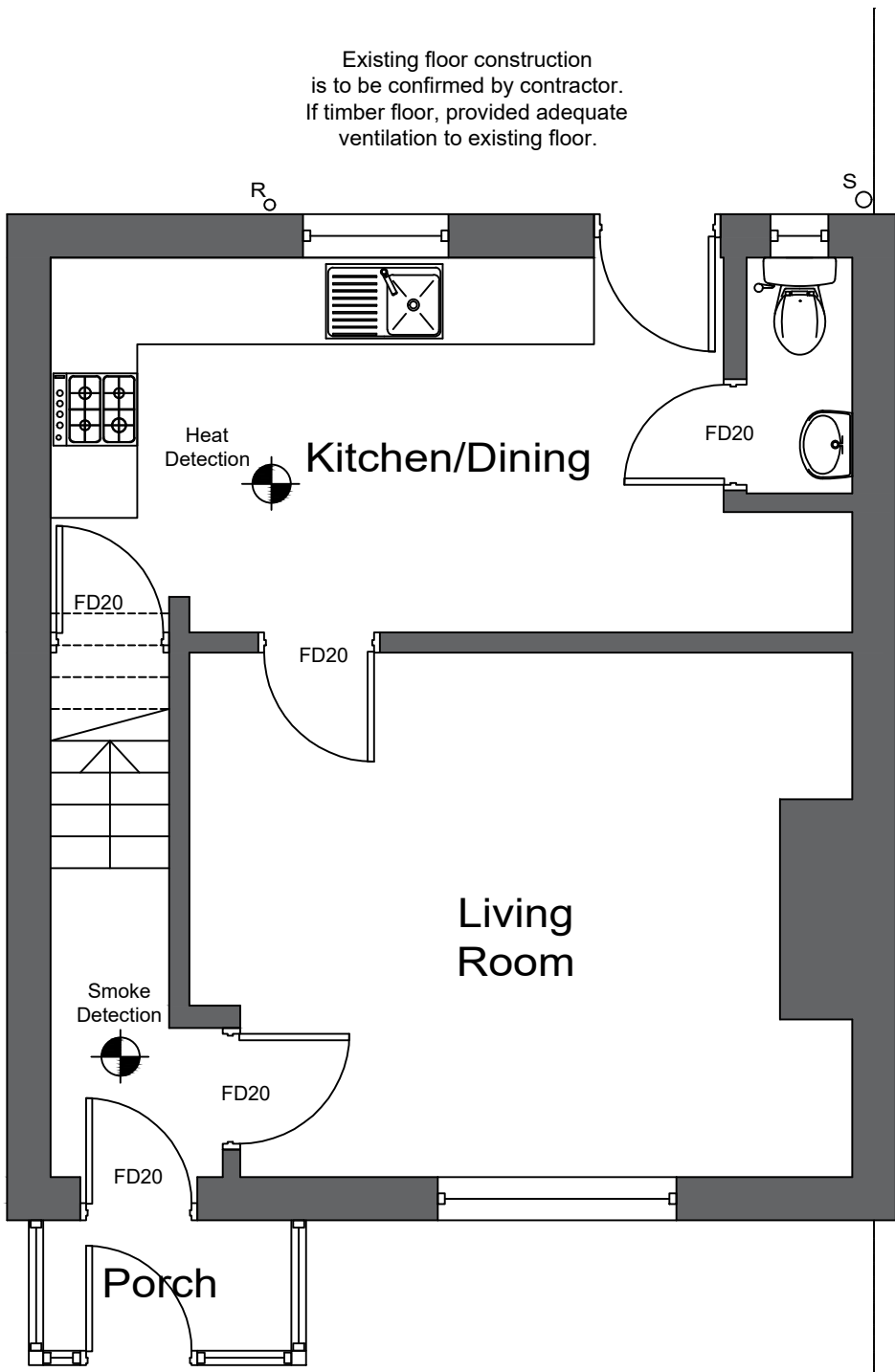
SAFETY OF STRUCTURES.

Provide props, struts, scaffolding and shores, etc as necessary to ensure the stability of the existing structures. Make preliminary investigations and calculations where necessary and accept responsibility for the overall safety of the Works and existing structures unless expressly made the responsibility of others.

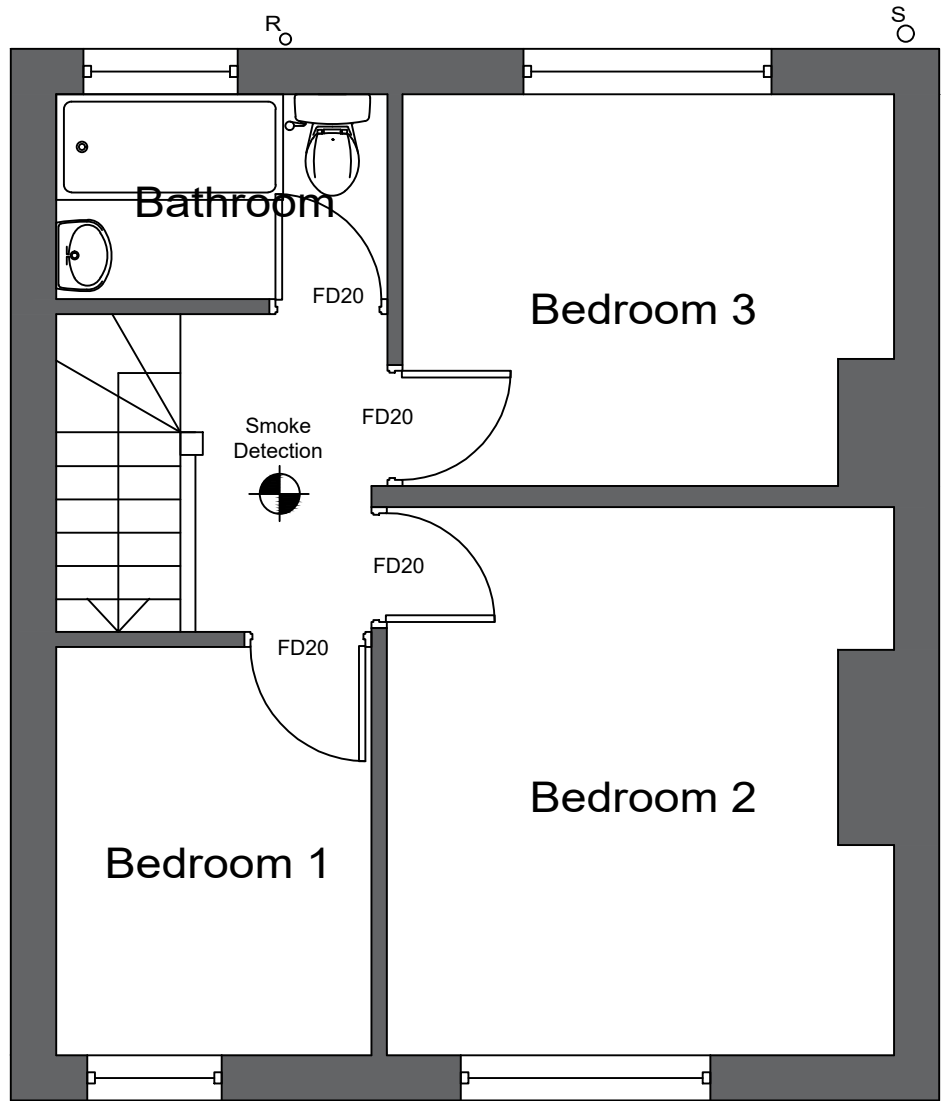
SERVICES.

Disconnect, divert, seal off or remove existing services before commencing site operations to ensure the safety of site personnel within the working area. Mark & protect existing services, which are to remain.

Existing floor construction
is to be confirmed by contractor.
If timber floor, provided adequate
ventilation to existing floor.



EXISTING GROUND FLOOR
PLAN @ 1:50



EXISTING FIRST FLOOR
PLAN @ 1:50