

**GENERAL NOTES**

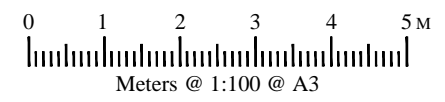
DO NOT SCALE. Work to figured dimensions only. All dimensions, setting out and levels are to be verified on site with the architect prior to the commencement of any site work.

All dimensions are to be verified on site prior to the commencement of any site works. Any variations are to be recorded and reported to the engineer so that the adjustments may be made to the structural scheme if necessary.

The contractor shall be responsible for and must take all necessary precautions to ensure the stability of the existing structure and earthworks on adjoining sites during the course of the contract.

Materials and constructions are to be in accordance with the relevant British Standards and Codes of Practice.

Any services or drainage which pass through the foundation are to be encased in a flexible sleeve.



**All works are to be carried out to the satisfaction of local & statutory authorities and in accordance with current Building Regulations and codes of practice**

**PERMITTED DEVELOPMENT**

**HEIGHT**  
Flat roof no higher than 3M from external Ground Level

**APPEARANCE**  
Materials used in extension to be built using material similar in appearance to existing

Cavity Wall Construction to have a U-Value of 0.28  
100mm brick externally with 85mm gap and 100mm mediumweight block or 85mm gap to be fully filled with 'Dritherm' 32mm Cavity closers to be 'thermabyte' type. Cavity ties to be used at 900mm c/c horizontally and 450mm vertically. New walls to be bonded to old by means of 'Firfix' or Crocodile Profiles.

Roof light over position to be agreed with building inspector on site

KEY TO WALL SYMBOLS	
	EXISTING BRICK WALLS
	NEW CAVITY WALLS
	NEW STUD WALLS

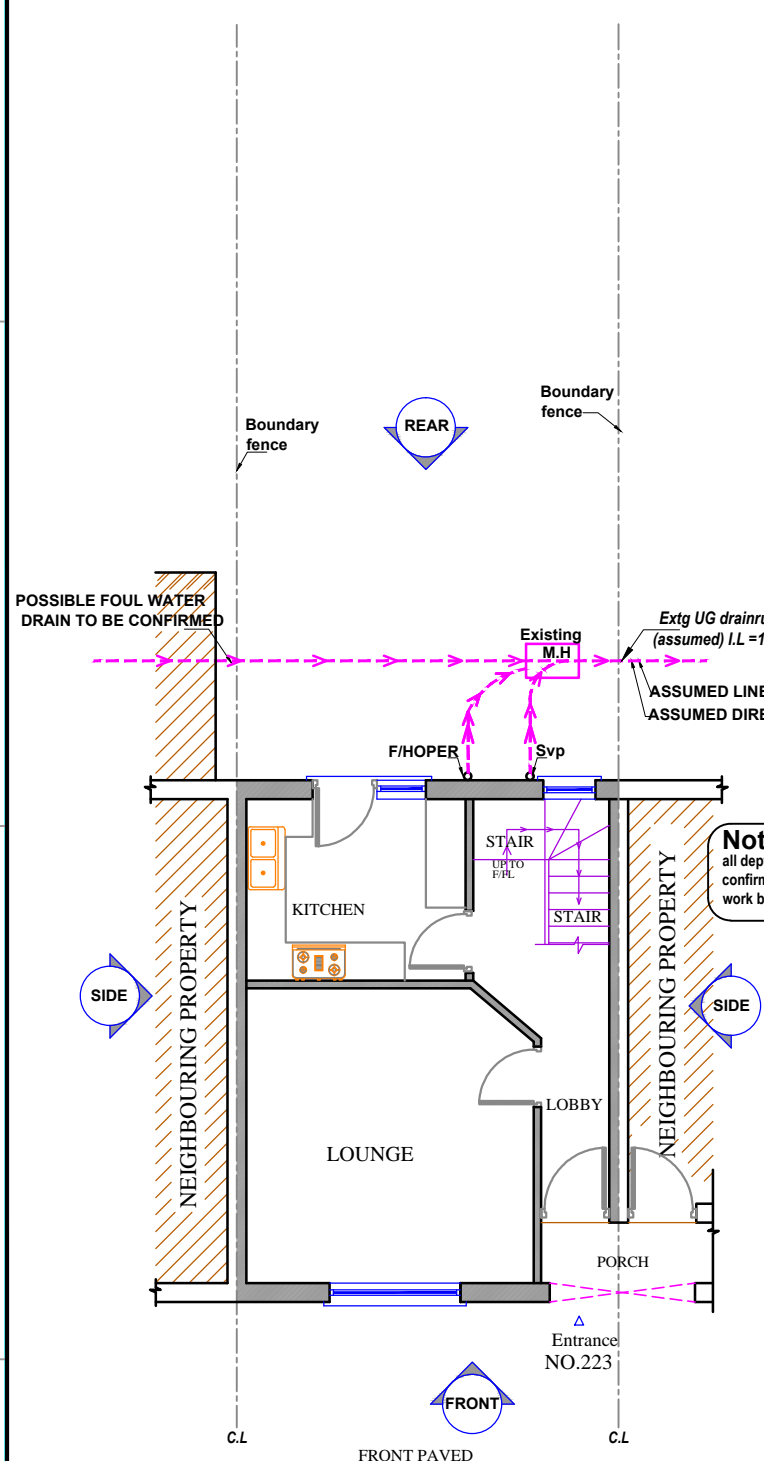
**All works are to be carried out to the satisfaction of local & statutory authorities and in accordance with current Building Regulations and codes of practice**

**Soil & Waste Drainage** to be in accordance with CP 8201 and materials to be in line with BS 5572. New wastes to be in PVC. Deep seal traps to be a minimum of 75mm to all sanitary ware.  
Wash Hand Basins 32mm dia  
Sink Wastes 38mm dia  
Shower Wastes 43mm dia  
Wastes to W.C. 100mm dia  
Rainwater 63mm dia  
Underground drains to be in PVC 100mm dia bedded in pea shingle 150mm all round with a minimum fall of 1:40  
Any drains passing through the footings to be protected by reinforced concrete lintels

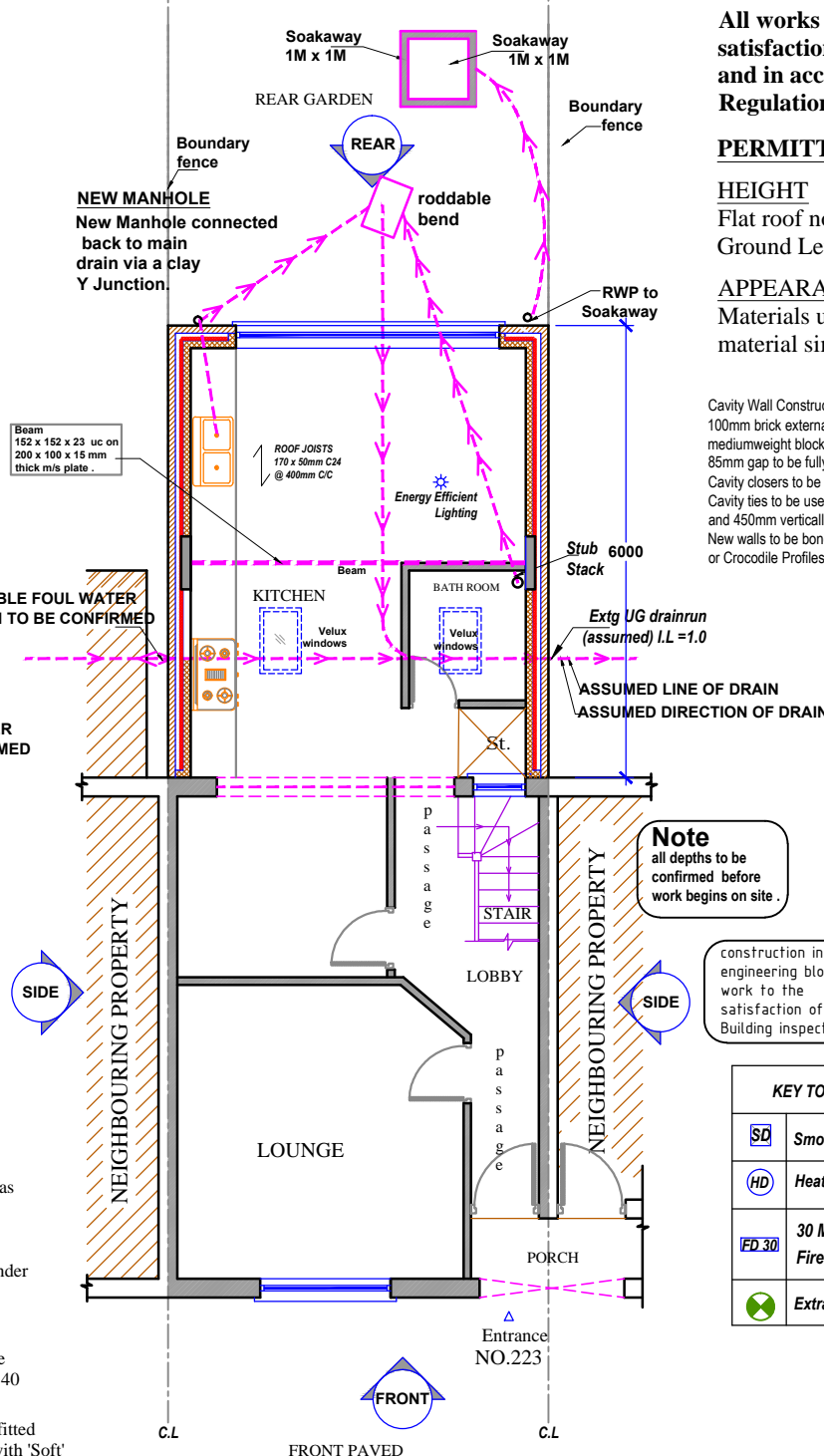
**Electrical**  
Prior to completion the Local Authority should be satisfied that any such work (other than that defined as minor work) complies with Part P. This will require an appropriate BS 7671 Electrical Installation Certificate to be issued by a person authorised to do so (i.e. a person who is registered under a recognised competent persons scheme for self-certification.)

**Lighting**  
Minimum of one new fixed light point should only be capable of taking bulbs with an efficiency exceeding 40 lumens per circuit-watt

**Windows** to be double glazed and to be to BS 6206 fitted with safety glass. Double Glazing to 16mm air gap with 'Soft' Low E-Coating  
Open able windows to be 1/20th of the floor area.  
Areas of doors and windows not to exceed 25% floor area.  
Natural light to be 1/10th of floor area.



**1 EXISTING GROUND FLOOR PLAN**  
Scale: 1:100



**2 PROPOSED GROUND FLOOR PLAN**  
Scale: 1:100

KEY TO SYMBOLS	
	Smoke Detector
	Heat Detector
	30 Minutes Fire Resistance Doors
	Extract Fan

REFERENCE DRAWINGS	KEY PLAN	COPYRIGHT	NOTES	No	DATE	REVISION	BY	CHK	CONSULTANT	<b>TOWN &amp; COUNTY VALUERS &amp; SURVEYORS LTD</b> ARCHITECTURAL CONSULTANT, CIVIL ENGINEERS, STRUCTURAL ENGINEERS 401 Ilford Lane, Ilford, Essex, IG1 2SN Tel: 020 8553 2231/020 88514 3720 Fax: 020 8514 3720 Email: townandcounty@hotmail.co.uk	DRAWN R RAWAL	CLIENT/PROJECT 24 HASKARD ROAD DAGENHAM RM9 5XS	DRAWING No. A01
		THE CONTENTS OF THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOWN & COUNTY VALUERS & SURVEYORS LIMITED	PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY IS WALL NOTICES TO ALL NEIGHBOURS			A					CHECKED SB	TITLE PLANS (Ground Floor Rear Extension)	SCALE: 1:100@A3
											PROJECT NO. 2020	DATE 17-07-2020	