

Note: Building Contractor is to familiarise themselves with the project before commencing building works. All works are to be co-ordinated and programmed to clients approval. Contractor must also liaise fully with the local authority building inspector at all stages of the works. All work is to be carried out in full compliance with current Health & Safety Legislation.

This drawing has been produced & based upon dimensions and information obtained from either visual site inspection, client information and/or existing documentation. The intention of this drawing is to obtain the approval of the local authority under Building Regulations and/or Planning Permission, and to provide sufficient guidance/assistance to a competent building contractor intending to carry out the building work.

Note: Installation & commissioning certification is to be made available, on completion of project, by qualified engineer for the installed/extended central heating system.

Note: All electric installation to be installed by a competent & qualified electrician who is authorized & registered to carry out the work in compliance with Approved Document P. Certification of compliance to be supplied upon completion of work.

Note: Materials are to comply with appropriate British Standards or Agreement Certification & relevant numbers quoted where possible. Alternatively, materials are to be marked, stamped, independently certified or otherwise to show their suitability. Materials should generally be in accordance with BS6000 series of documents or other accepted good practice (eg. Quality Assured to ISO 9000).

Footwater drainage in 100mm dia vitrified clayware pipes laid flexible, joined to a minimum inclination of 1:40. Pipes to have a 150mm peashingle bed & surround. Where pipes pass under building they are to be tested and encased in 150mm concrete. Where pipes pass through load-bearing walls provide a reinforced concrete lintel over.

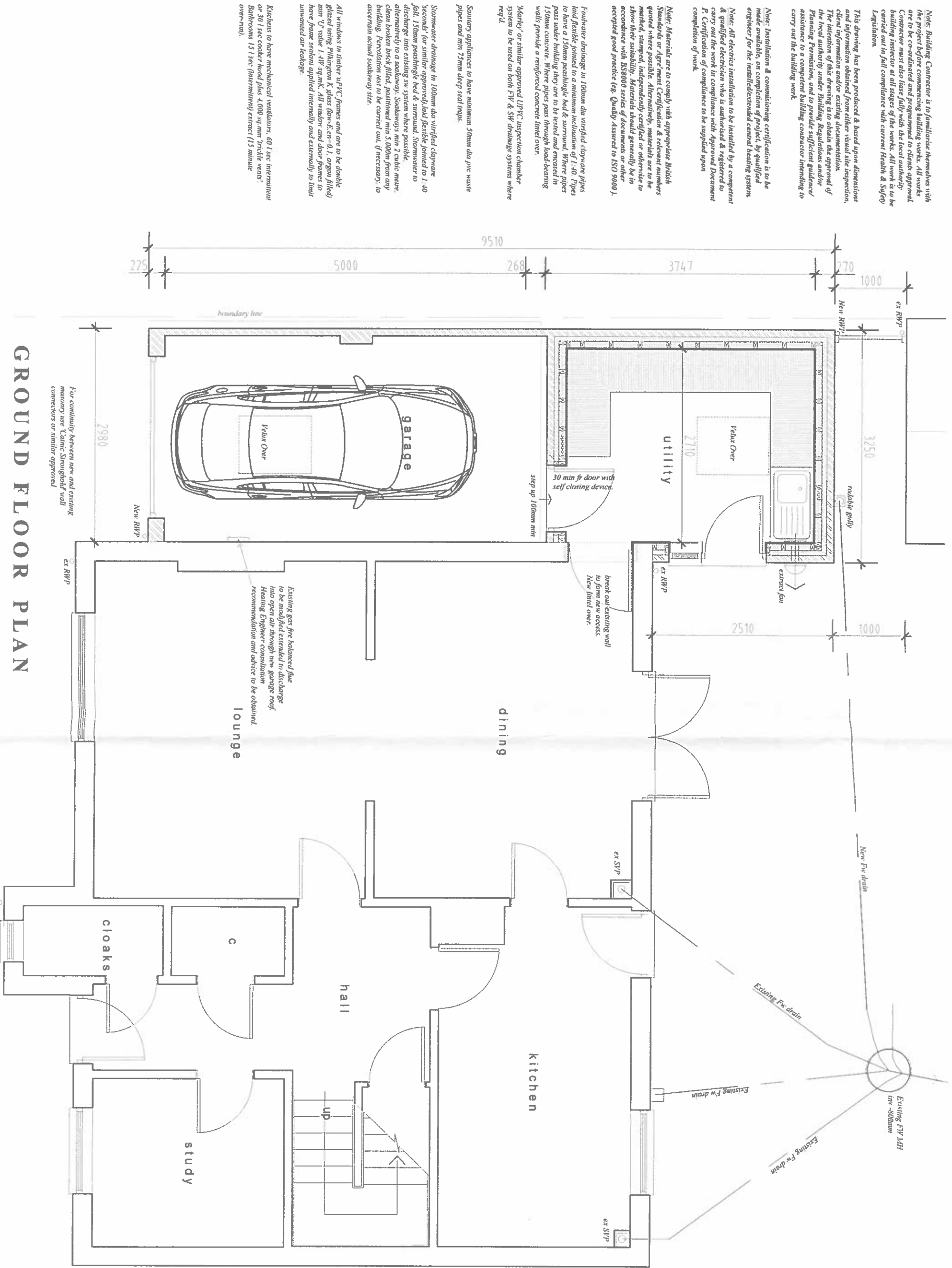
'Manley' or similar approved UPVC inspection chamber system to be used on both F/W & S/P drainage systems where req'd.

Sanitary appliances to have minimum 50mm dia pvc waste pipes and min 75mm deep seal traps.

Stormwater drainage in 100mm dia vitrified clayware 'seconds' (or similar approved) laid flexible joined to 1:40 fall. 150mm peashingle bed & surround. Stormwater to discharge into existing s/w system where possible, alternatively to a soakaway. Soakaways min 2 cubic metre, clean broken brick filled, positioned min 5.000m from any building. Percolation test to be carried out, if necessary, to ascertain actual soakaway size.

All windows in timber uPVC frames and are to be double glazed using Pilkington K glass (low-e, en-0.1, argon filled) min U-value 1.4W/sq.m. All window and door frames to have frame sealant applied internally and externally to limit unwanted air leakage.

Kitchens to have mechanical ventilators, 60 l/sec intermittent or 30 l/sec cooker hood plus 4,000 sq.mn trickle vents. Bathrooms 15 l/sec (intermittent) extract (15 minute over-run).



GROUND FLOOR PLAN

Job Title:		Client:		Scale:	
Proposed Extension at 20 Montgomery Road, Caversfield, Oxon		MR & MRS C ADAMCZYK		1:50 @ A3	
		Drawing Title:		Date:	
		Proposed Ground Floor Plan		November 2024	
				Drawn:	
				K	
				Drawing Number:	
				CA-03	