

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 RAJ CAD Design as soon as possible.

Any construction work carried out prior to receiving all necessary Approvals for planning and/or building regulations is entirely at the householders / clients risk.

All building work to be completed 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 effected 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.

The roof is to be cross-vented by proprietary eaves ventilator equivalent to a 25mm continuous air gap within eaves. A ridge ventilation system (Roofing – Dry vent or equal approved) is also to be installed. To ensure a clear airflow from eaves vents through into roof space, proprietary ventilation trays are to be fixed between rafters.

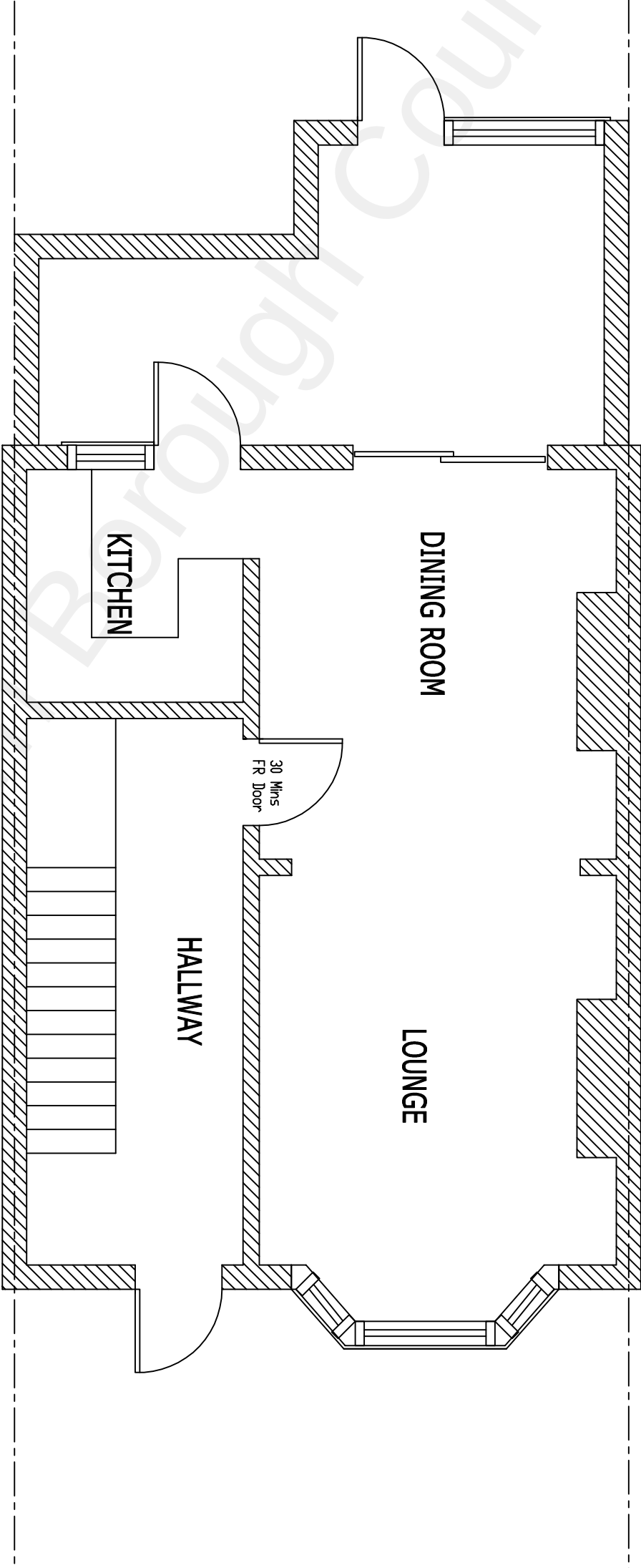
Fascia to be 20mm GRP soffit board
Ceiling to be 12.5mm foil backed plasterboard with joints filled and taped to taken textured finish. Provide 50 x 35mm noggins to provide support at joints, edges and light fittings.

Provide double rafters at either side of proposed roof windows together with double trimmers to the window head and sill.

RAINWATER GOODS
100mm wide black/ UPVC semi circular section laid to falls to dischargecock into 65mm diameter round rainwater downpipes. New soakaways to be provided (2m3 capacity) minimum 5000mm from any structure. Rainwater drain runs to be 100mm diameter PVCu in shingle surround. regulations.

VENTILATION
All habitable rooms to have rapid ventilation via windows/doors of an Openable area at least 1/20th of the floor area, part of the ventilation Opening must be 1.7m above floor level.
Bathroom, shower rooms and WC areas shall incorporate mechanical extract ventilation capable of extracting air at rate of 6 litres per second, linked to a light, with 15 minutes over-run. Centrifugal fans must always be used where ducting is used – 3m max length. A 10mm air gap is also to be provided under the door.
Kitchen to have a mechanical extract ventilation capable of extracting at 60 litres per second(or 30 litres per second id adjacent to a hob) both of which must be operated intermittently.
Bathroom/shower to have a mechanical extract ventilation capable of extracting at 15 litres per second which must be operated intermittently.

SMOKE ALARMS
Smoke alarms are to be installed in circulation areas on each storey of the dwellings within 7.5m from any habitable doors. Smoke alarm unit BS5839-6:2004 & is to fitted as a minimum 300mm from light fittings and walls. Alarms must be connected to a Separately fused mains electricly supply with a transformer (if needed). Heat soulder to be installed in the kitchen.
Where more than one unit is fitted within a dwelling they must be interconnected. The installation must comply with the current IEE regulations.



Proposed Ground Floor plan

	Client	Gursharan Singh 36 All Saints Road Northfleet Gravesend Kent DA11 8RN	Drawing Title	Proposed Ground Floor Plan					Drawing No.	Revision
									2171-007	00
									Scale 1:50@A3	Date March 2022
									Computer File No.	Project No.
									Drawn By Raj Bhutti	Checked By
					Coordinated By				Approved By	