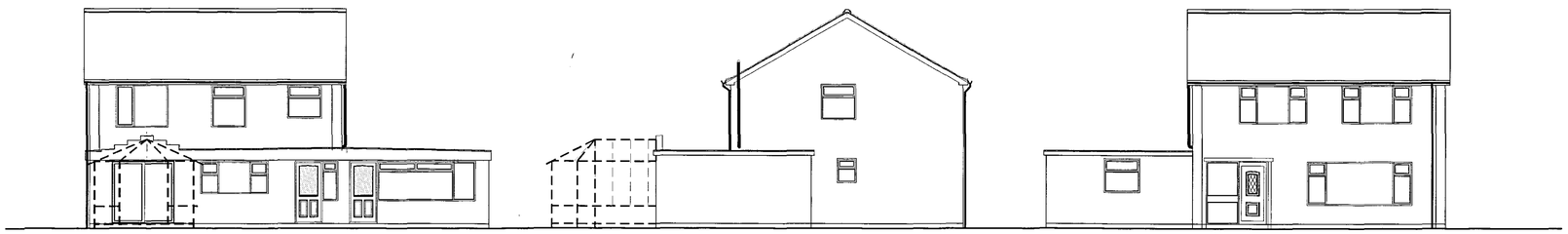
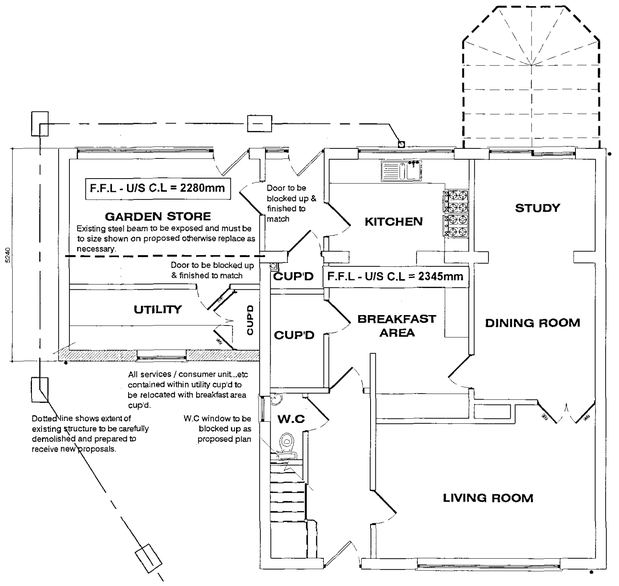
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



EXISTING REAR ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100

EXISTING FRONT ELEVATION
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale1:50

Ensure opening vents to extension allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m² C/B level to be within 800mm & 1100mm of FFL and fitted with egress hinges.



PROPOSED REAR ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100

PROPOSED FRONT ELEVATION
Scale 1:100

All external lights except inside garage to have a sensor which will extinguish the light when there is enough daylight and when not required at night

Note: Provide energy efficient light and bulb to Living Room.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

Existing foundations to be exposed and must be to the satisfaction of the L.A Building Inspector.

Existing beam to be exposed and checked but should be a min.of 203 x 203 x 82 UC.Beam to have 250 x 100 x 10 thk bearing plates both ends welded to u/side where supported on walls bearing onto minimum 7.0 N/mm² blockwork & 250 x 10 continuous plate on top to carry wall above. Beam to have min. 30mins Fire Resistance.Provide cavity tray above beam

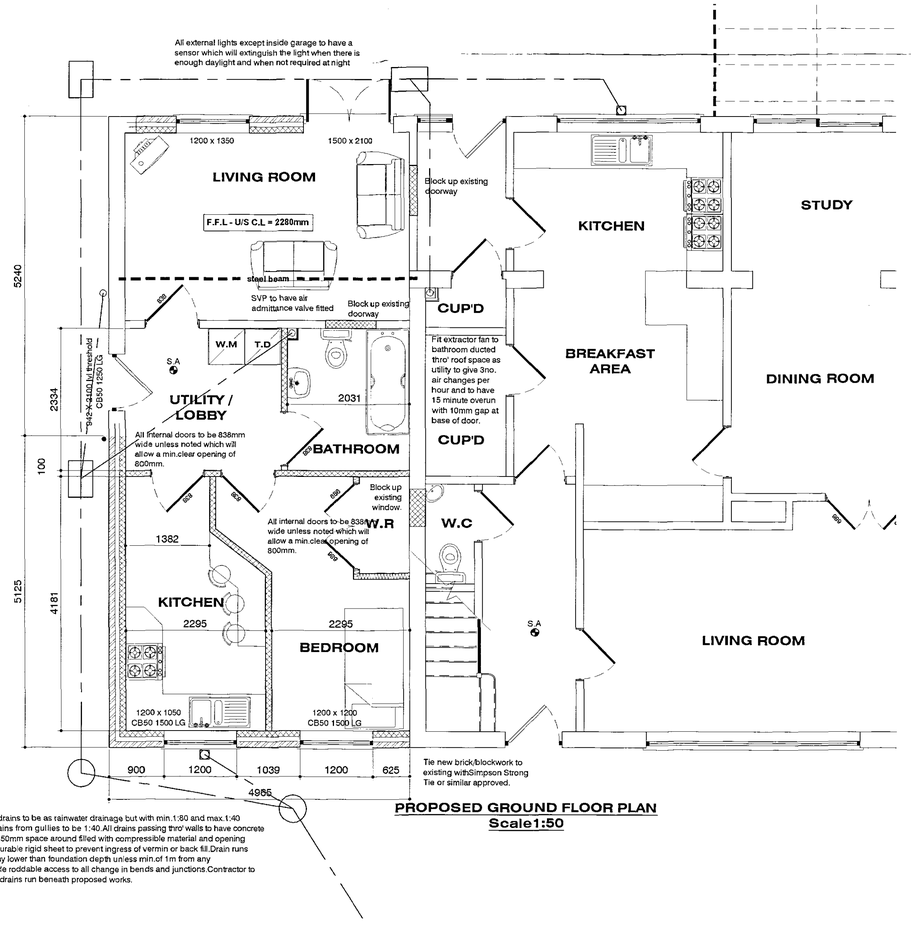
Construction and structural integrity of existing wall to be determined on site.

New brickwork to be 'Toothed' into existing

Fit 60L/sec extractor fan to Kitchen or 30L/sec if contained within cooker hood ducted to external air.

Note: Provide energy efficient light and bulb to Kitchen as Living Room Specification

New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

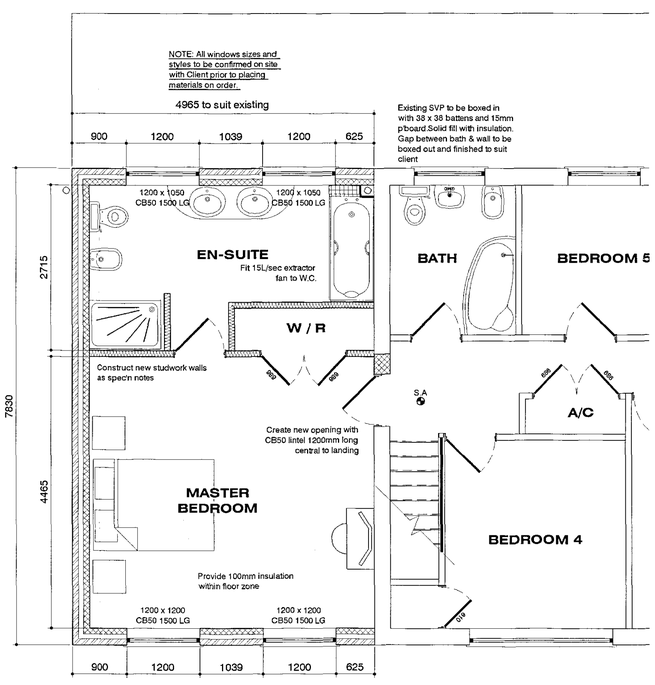


PROPOSED GROUND FLOOR PLAN
Scale1:50

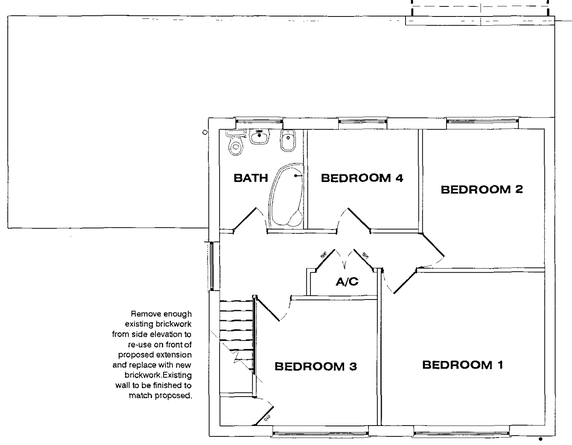
Underground drains to be as rainwater drainage but with min.t:80 and max.t:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

DETERMINED PLAN

NOTE: All windows sizes and styles to be confirmed on site with Client prior to placing materials on order.



PROPOSED FIRST FLOOR PLAN
Scale1:50



Remove enough existing brickwork from side elevation to re-use on front of proposed extension and replace with new brickwork.Existing wall to be finished to match proposed.

Planning & Development
2 6 JUL 2004
Ref: 1012/04

REV DESCRIPTION:

GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

remway design Ltd
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DETERMINED PLAN

Project: Ground Floor Ext'n & Conversion to form Granny Annexe with 1st Floor Bedroom Extension

Client: Mr T Wilshire
1A Woodfield Close
Spalding
PE11 2PU

Date: July 04 | DRG No.: rem901-01 | REV: