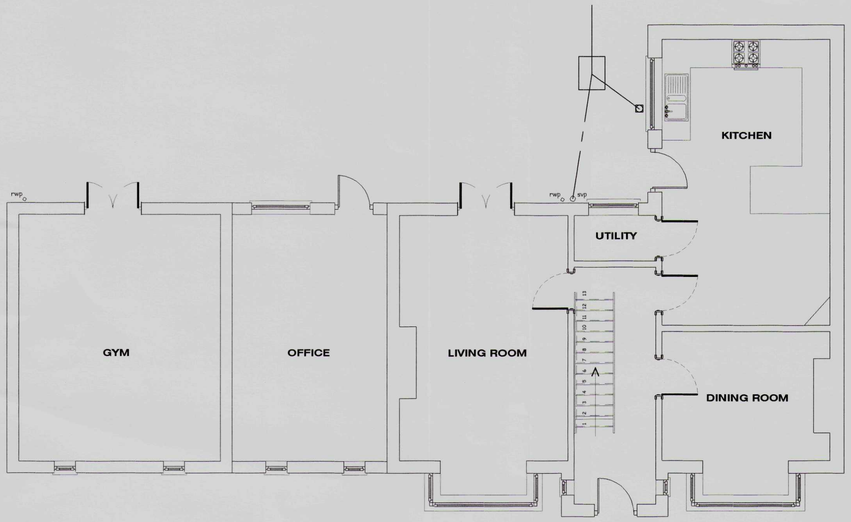
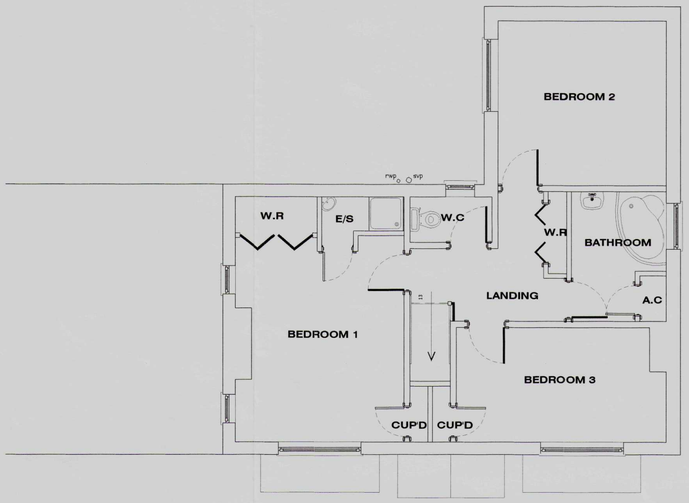
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



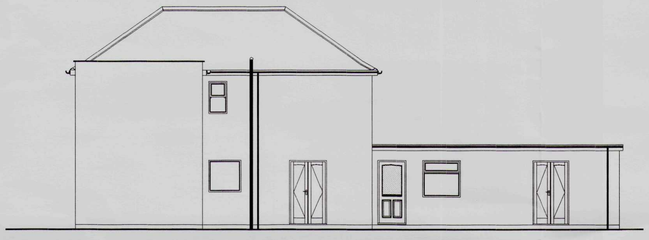
EXISTING GROUND FLOOR PLAN
Not to Scale



EXISTING FIRST FLOOR PLAN
Not to Scale



LOCATION PLAN
Scale 1:1000



EXISTING REAR ELEVATION
Scale 1:100



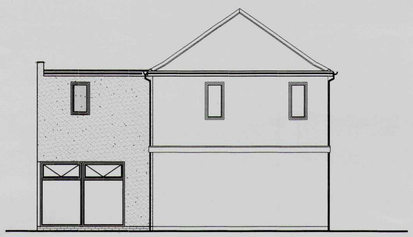
PROPOSED REAR ELEVATION
Scale 1:100

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 crea of 0.33m². Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.

Provide Cavity trays above steel beams



EXISTING SIDE ELEVATION
Scale 1:100

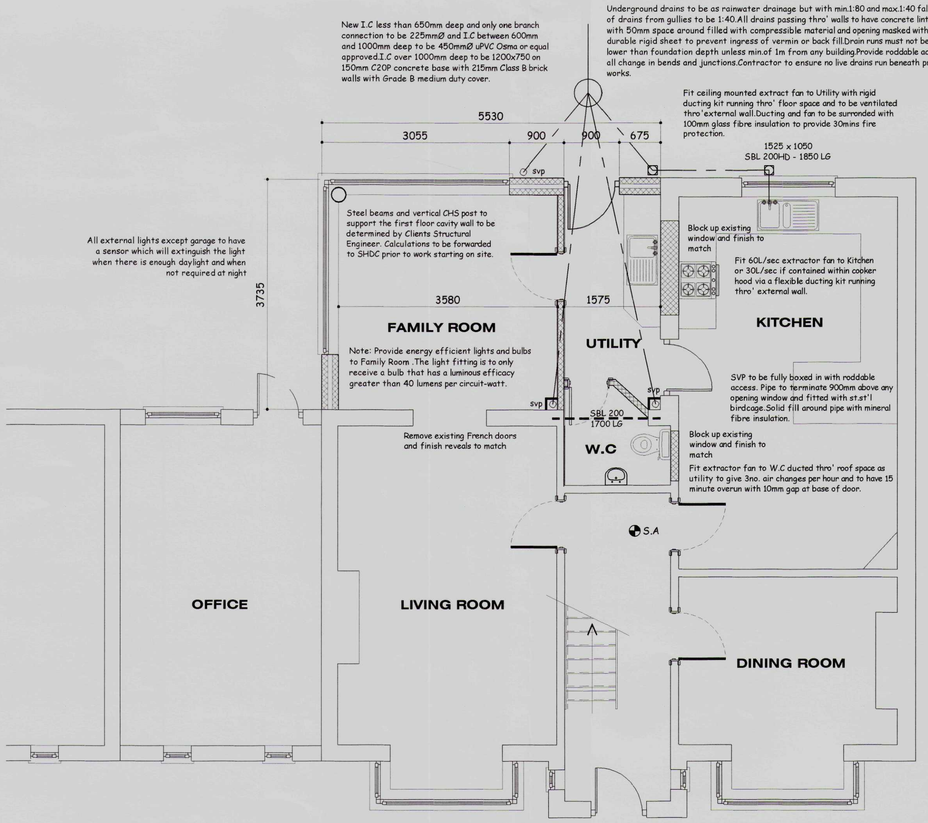


PROPOSED SIDE ELEVATION
Scale 1:100

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.

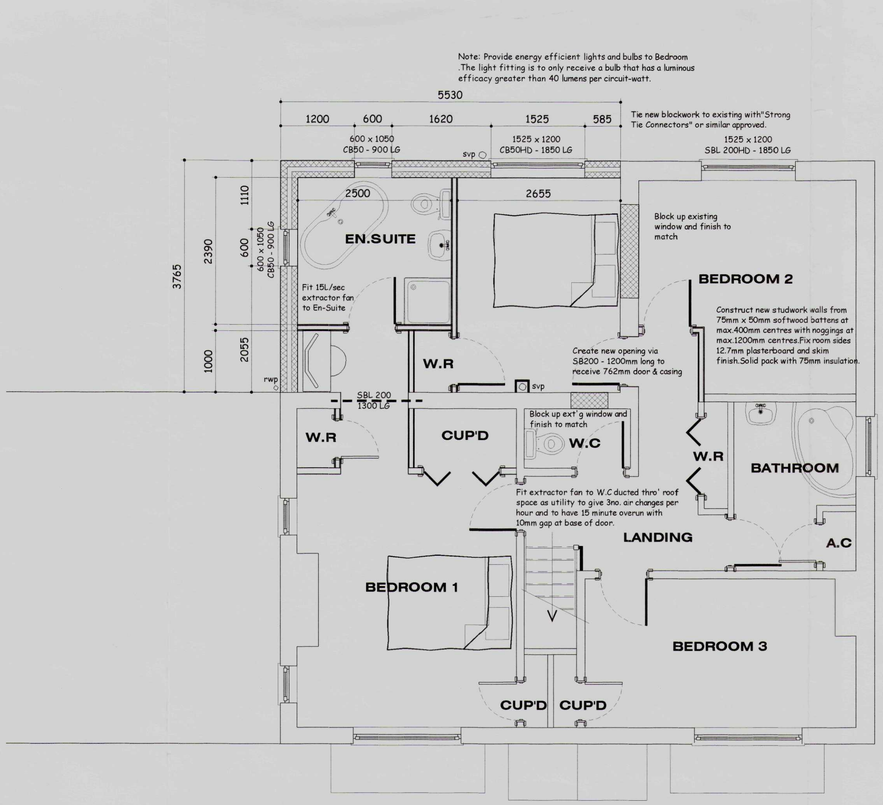
Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress 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.

Fit ceiling mounted extract fan to Utility with rigid ducting kit running thro' floor space and to be ventilated thro' external wall.Ducting and fan to be surrounded with 100mm glass fibre insulation to provide 30mins fire protection.



PROPOSED GROUND FLOOR PLAN
Scale 1:50

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



PROPOSED FIRST FLOOR PLAN
Scale 1:50

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.

DETERMINED PLAN

SHDC
Planning & Development
10 DEC 2004
Ref: 1628/04

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.

Client :
Mr N Tolley
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Spalding
PE11 2EQ

Site :
Proposed Two Storey Rear Extension

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Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Date : nov04 | Scale : 1:50 / 1:100

Drawing No:
rem 983 - 01