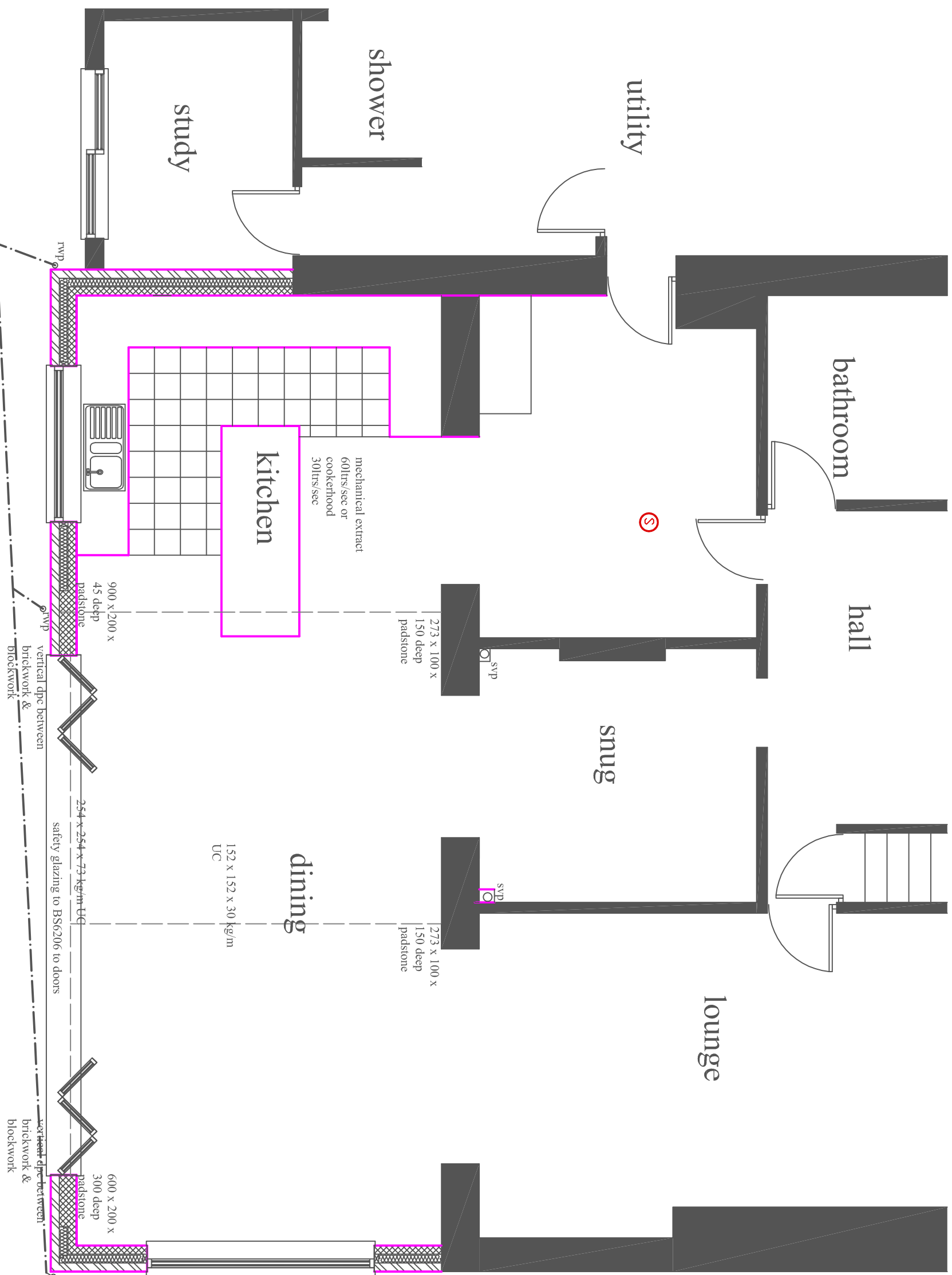


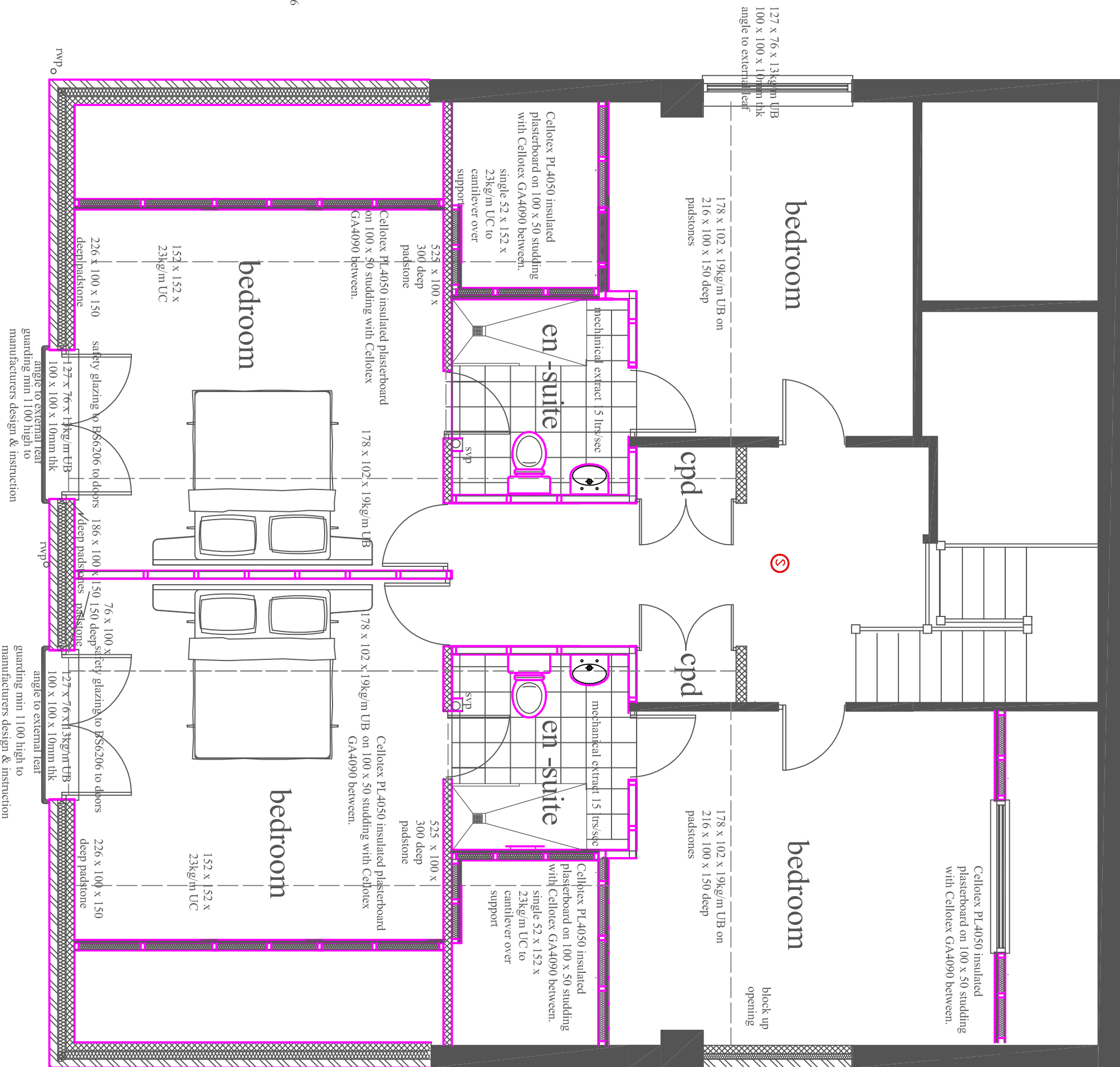
SCALE BAR 1:50



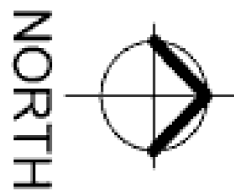
SCALE BAR 1:100



Ground Floor Plan (Part)



First Floor Plan



It is the responsibility of the owner/client to ensure that all aspects of the Party Wall Act 1996 are complied with (if applicable) along with obtaining Severn Trent approval if building over or within 3.0m of a public sewer prior to works commencing on site

STEELWORK

Structural steelwork is to have minimum end bearings of 100mm on specified pad stones. All structural steelwork is to have at least 1/2 hour fire protection - min 2 layers 9mm plasterboard & skim.

LEADWORK & CAVITY TRAYS

All lead flashings to be done in code 4 lead, and lead valleys to be done in code 5 lead. A cavity tray is required where a roof abuts an external wall discharging above the flashing level and a stepped cavity tray to be used at the junction of a pitched roof and the cavity wall. Weep holes to be installed from the cavity tray at 1200mm centres.

PROTECTIVE MEMBRANES

If the site is within 250mm of a land fill area, a 1200g membrane is to be applied across both leaves of the cavity wall and lapped with the DPC and the DPM. A cavity tray is then installed above with weep holes at 1200mm centres.

HEATING

The heating and hot water plant should be reasonably efficient and such appliances should have an efficiency of not less than that recommended for its type in the domestic heating compliance guide.

Any space and hot water systems should be provided with suitable temperature, time and zone controls. When a new boiler is to be installed it is to be a condensing boiler with a Seibach rating of 90%. All radiators to be fitted with Thermostatic Rad Valves fitted by a GAS SAFE registered person.

LIGHTING EFFICIENCY

To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme. In areas of new building work provide fixed energy efficient light fittings no less than 75% of new light fittings (3 in every 4 new light fittings). Lighting should achieve an initial efficiency of not less than 40 lumens per circuit.

All external light fittings must have either a lamp capacity no greater than 100 lamp watts per light fitting with all lamps automatically controlled to switch off when the area becomes unoccupied or when the daylight is sufficient.

ELECTRICAL INSTALLATION
To be installed in accordance with BS7671:2008 by a competent person registered with a self-certification scheme.

PUBLIC SEWERS

If within 3m of a public sewer then Severn Trent permission shall be obtained in writing giving their consent. A drainage survey to be carried out by CCTV before commencing work and at completion and a copy of the report sent to Severn Trent.

H&S NOTES

DANGER: ELECTRICITY service into existing buildings, care must be taken when any excavation is taking place near these positions. Contractor to confirm positions of service cable to be marked on site, and also on copy of plans, once position of cable has been established.

DANGER: GAS service into existing buildings, care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe before commencing on site, position of service pipe to be marked on site, and also on copy of plans, once position confirmed. IN AN EMERGENCY CALL 0800 111 999 IMMEDIATELY.

WATER supply to be located and isolated prior to the excavation. Excavation to be adequately protected from accidental/fall damage at all times.

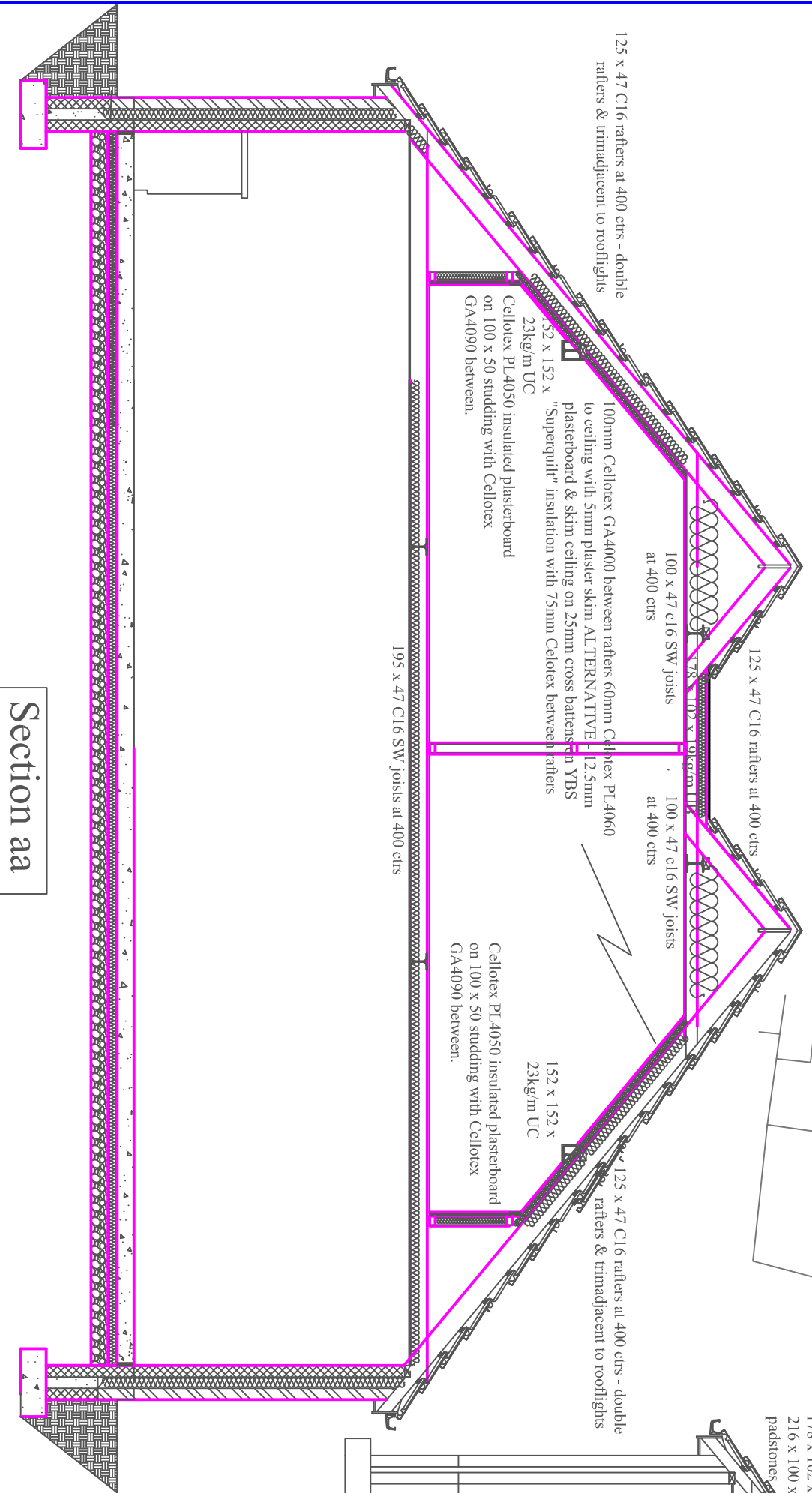
Site to be used for the demolition/construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Contractor is to ensure that the supply of all services into/from property (i.e. electricity, water, gas, fibre/optical surface water drainage) does not affect the services to the property. In the event of a problem the contractor is to fully advise properties affected as soon as the problem is known, and is to negotiate with adjacent properties regarding any appropriate action that may be required to restore connection.

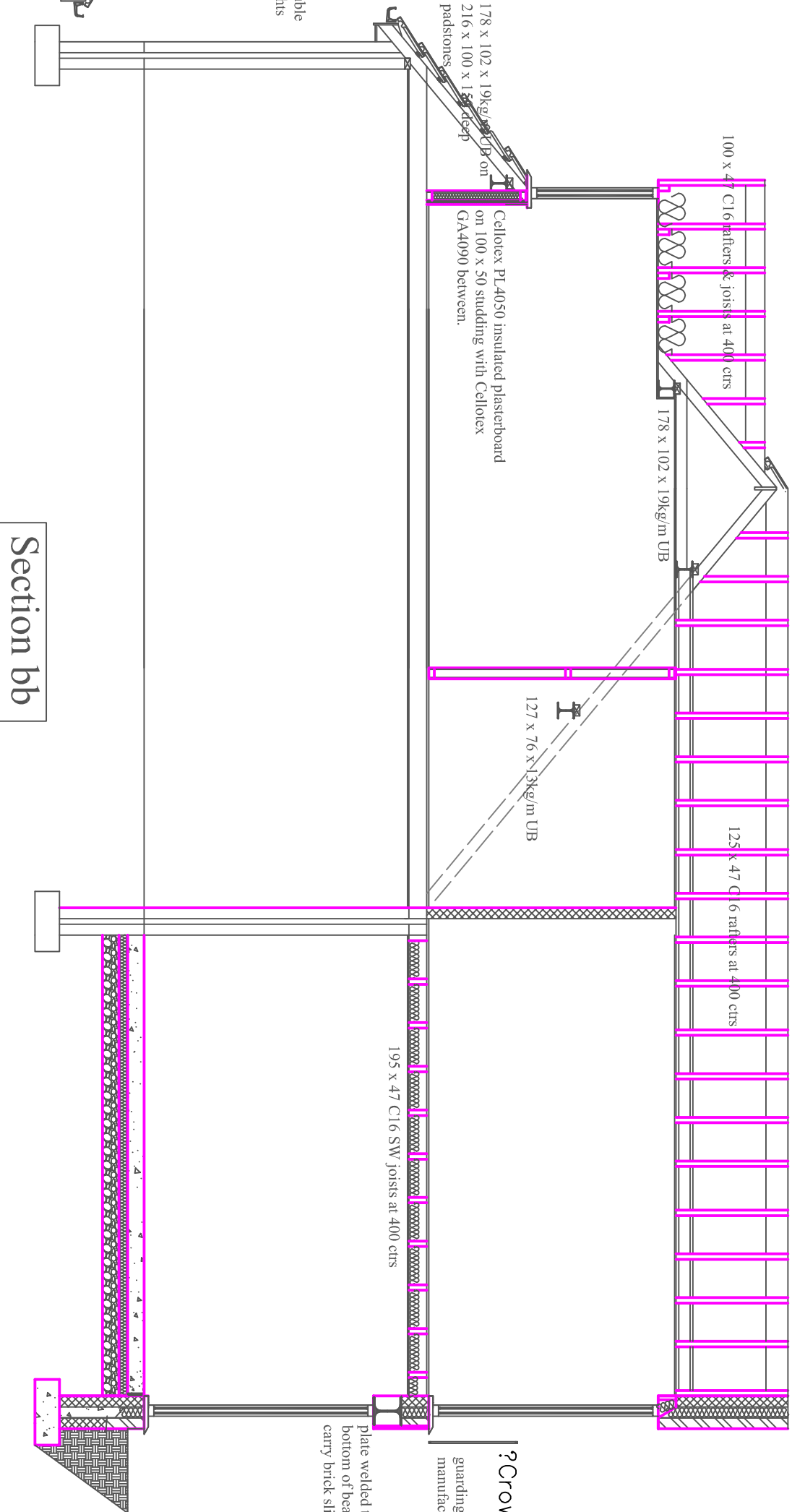
No	Date	Revision
1	27.10.2023	remove garage

Location Plan

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Section aa



Section bb

Proposal Bedroom, Kitchen & Dining Room Extension at 8 Ratcliffe Lane Sheepy Magna CV9 3QY			
Date: Sept23	Scale: 1:500 & 1:1250	Dwg No: 092301/2	Revision: A

JMA
6 Caistor Close
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mob:07710 038290
email: Dgmaipns@aol.com

Proposed Plans & Sections

Building Design

All dimensions must be checked on site before work begins
Drawing for Planning & Building Regulation approval