

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

DRAINAGE

Any new storm water should be taken into a water course or soakaway if site conditions allow at a minimum distance of 5 metres away from any dwelling. Soakaways to be designed BRE Digest 365

All 100mm under-ground drainage to be laid to a fall of 1:40, surrounded in 150mm of P gravel and if within 300mm of ground level to be protected with a weak mix of concrete or slabbd over. Appropriate inspection chambers to be installed or built where required and on any change of direction on foul runs, also rodding points to be installed when necessary, any internal inspection chambers will require double sealed lids.

Drains passing under building to be surrounded in 150mm of P gravel and lintelled over where passing through walls.

Soil and vent pipe to terminate 900mm above the eaves if within 3mtr. of a window fitted with a bird cage. If the s.v.p. terminates within the building it shall be fitted with an air admittance valve 600mm above its last serving appliance. If s.v.p. passes from a garage through to a habitable room it is to be surrounded in 100mm of mineral wool and have 1/2 hour fire protection.

112mm gutters to 060mm down pipes supported at 600mm centres to discharge into trapped back inlet gutters which run to 100mm pipe work, rainwater to be laid to a fall of 1:60.

Kitchen and utility sinks to discharge through 40mm UPVC waste via a 75mm deep seal trap to a trapped gully running to the foul water drainage system. Pipes to discharge below the gully and Bath and shower wastes to be 40mm UPVC and wash basins to be 35mm UPVC waste pipes discharging to the 100mm UPVC syp via 75mm deep seal traps. Any waste pipes in excess of 2.5mtrs in length to be 50mm in diameter and serving traps to be anti-siphon traps.

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 of gas is confirmed. IN AN EMERGENCY CALL 0800 111 999 IMMEDIATELY.

WATER supply to be located and isolated prior to the excavation. Care must be taken to ensure that the excavation is 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 (broadband, electricity, water, gas, BT/landline surface water drainage) does not affect the services to the property. 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

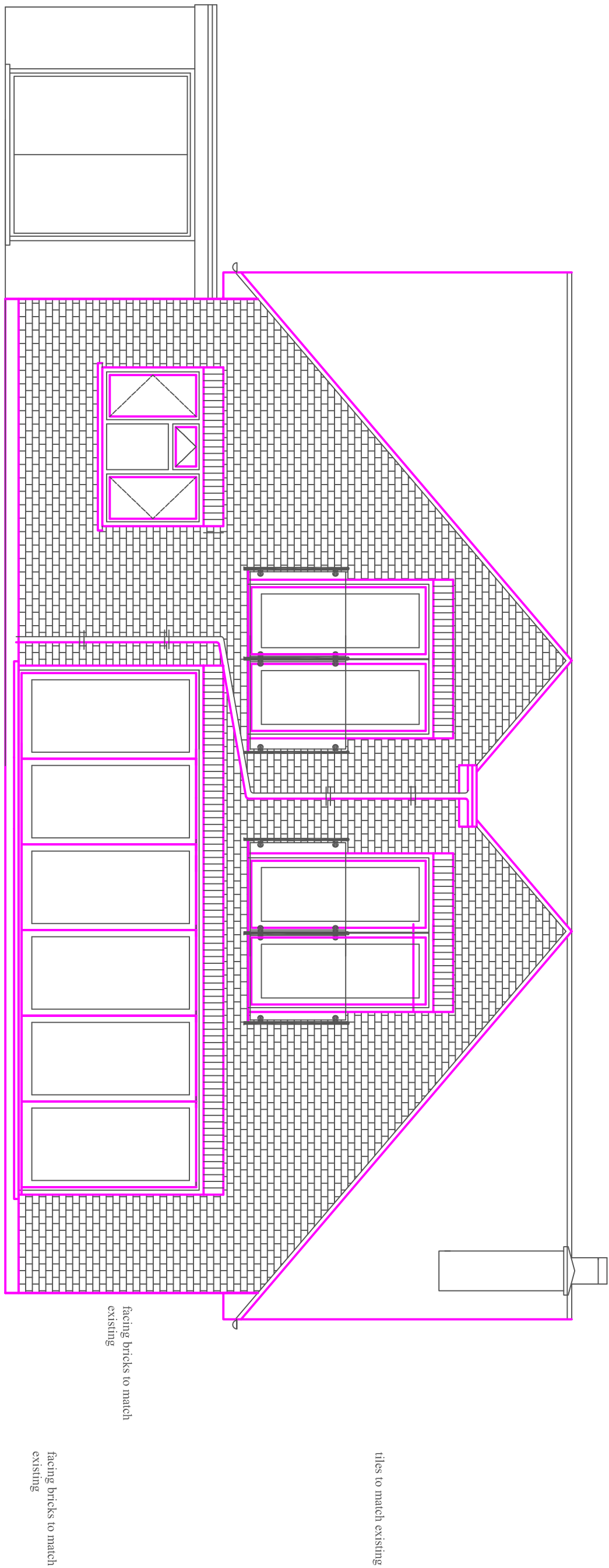
Proposal Bedroom, Kitchen & Dining Room Extension at 8 Ratcliffe Lane Sheepy Magna CV9 3QY			
Date: Seph23	Scale: 1:50 & 1:100	Dwg No: & 092301/3	Revision:

JMA
Mile Oak
Tamworth
B78 3PT
tel: 01827 287877
mob:07710 038290
email: Dgmaipas@aol.com

Proposed Elevations

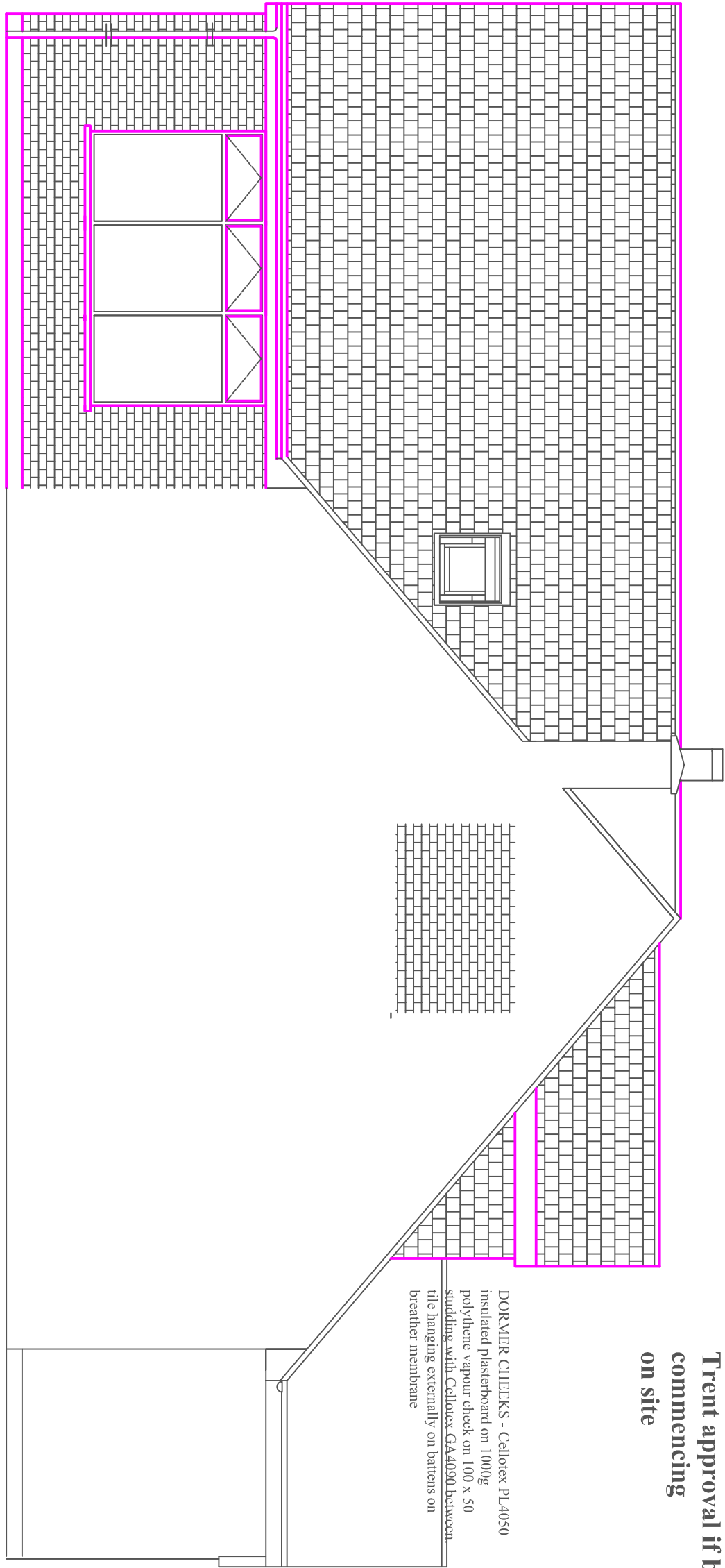
All dimensions must be checked on site before work begins

Drawing for Planning & Building Regulation approval

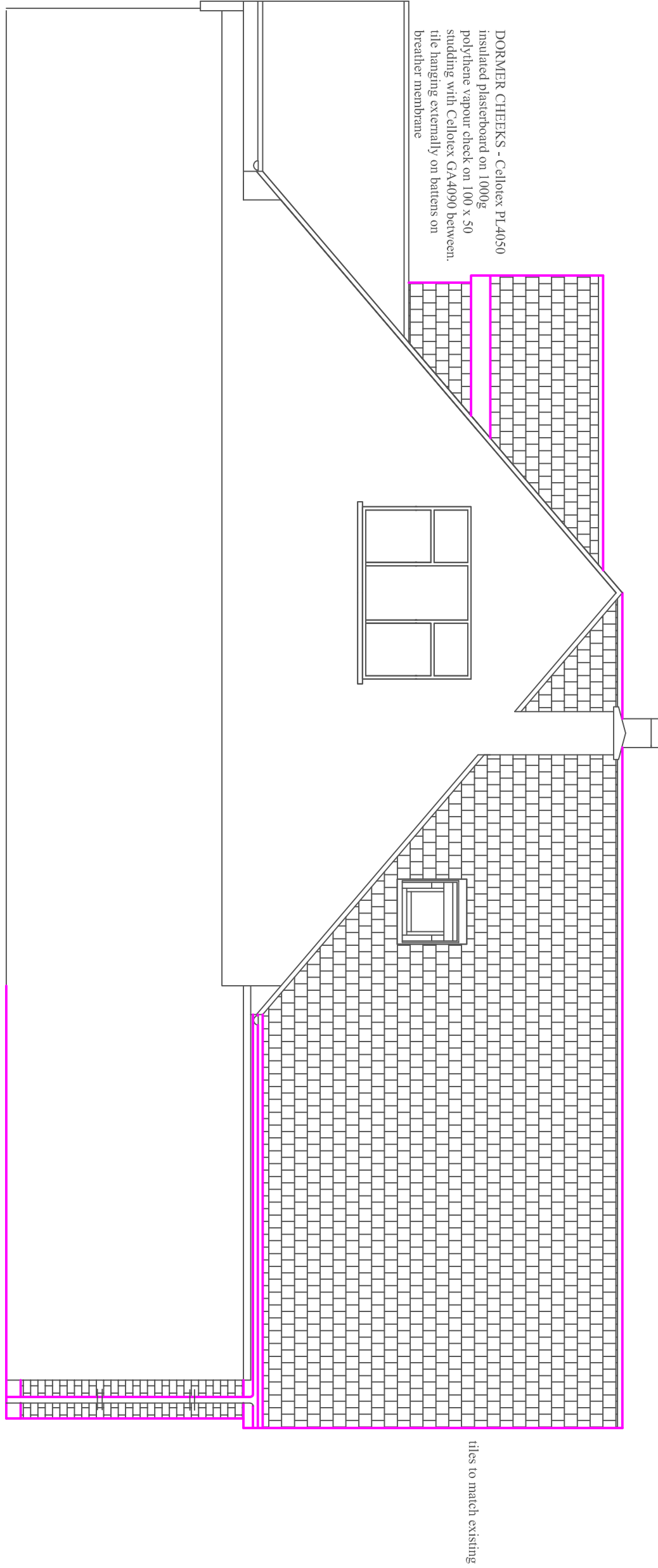


Rear Elevation

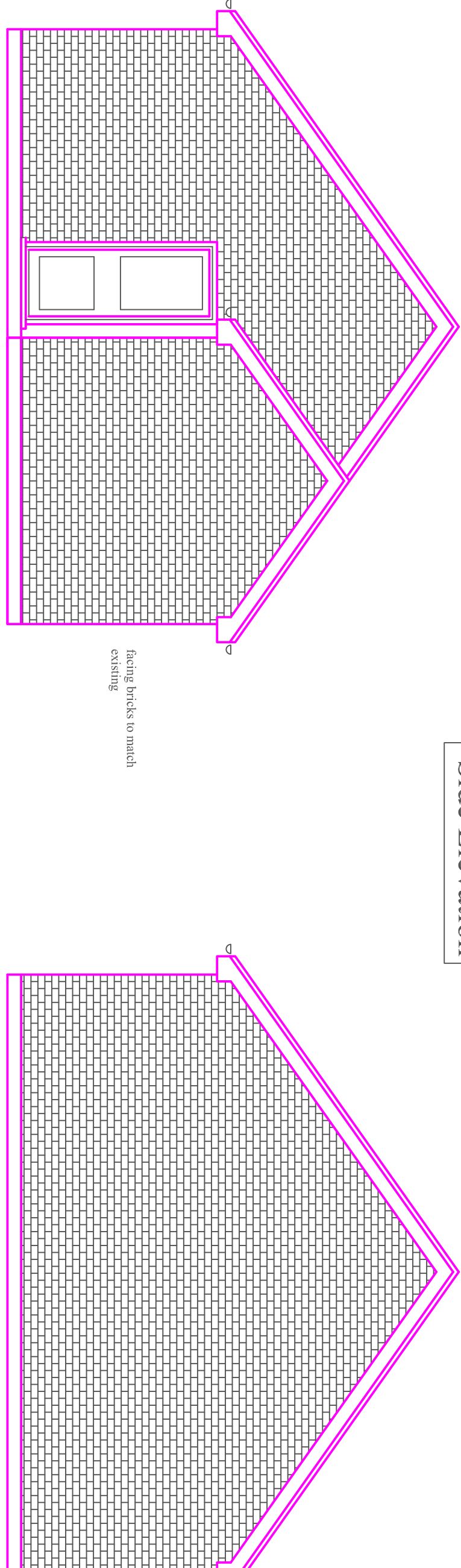
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SCALE BAR 1:50



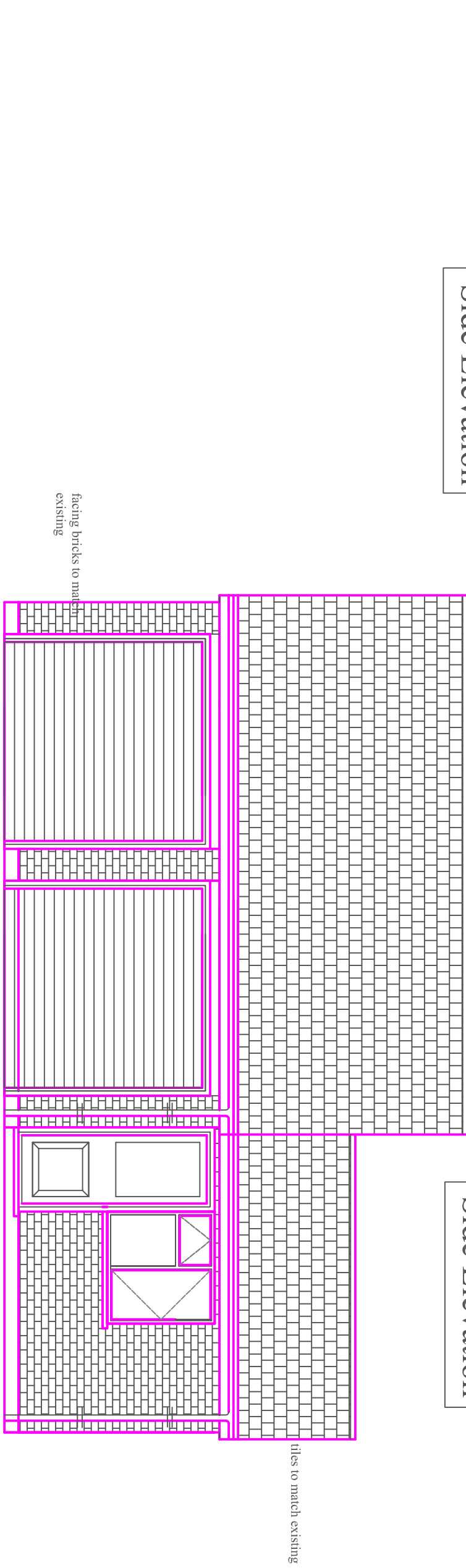
Side Elevation



Side Elevation

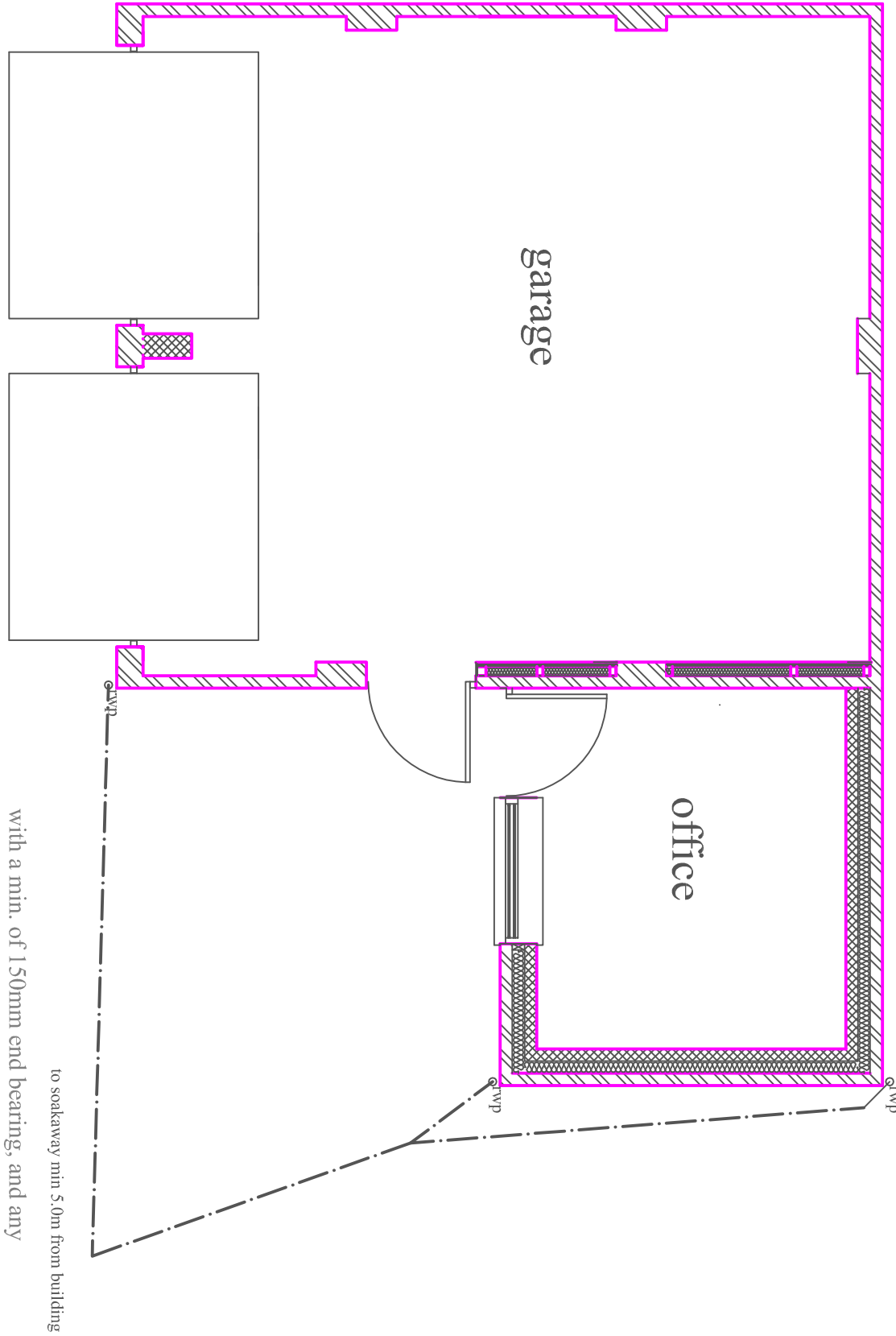


Side Elevation



Front Elevation

Proposed Garage Plan



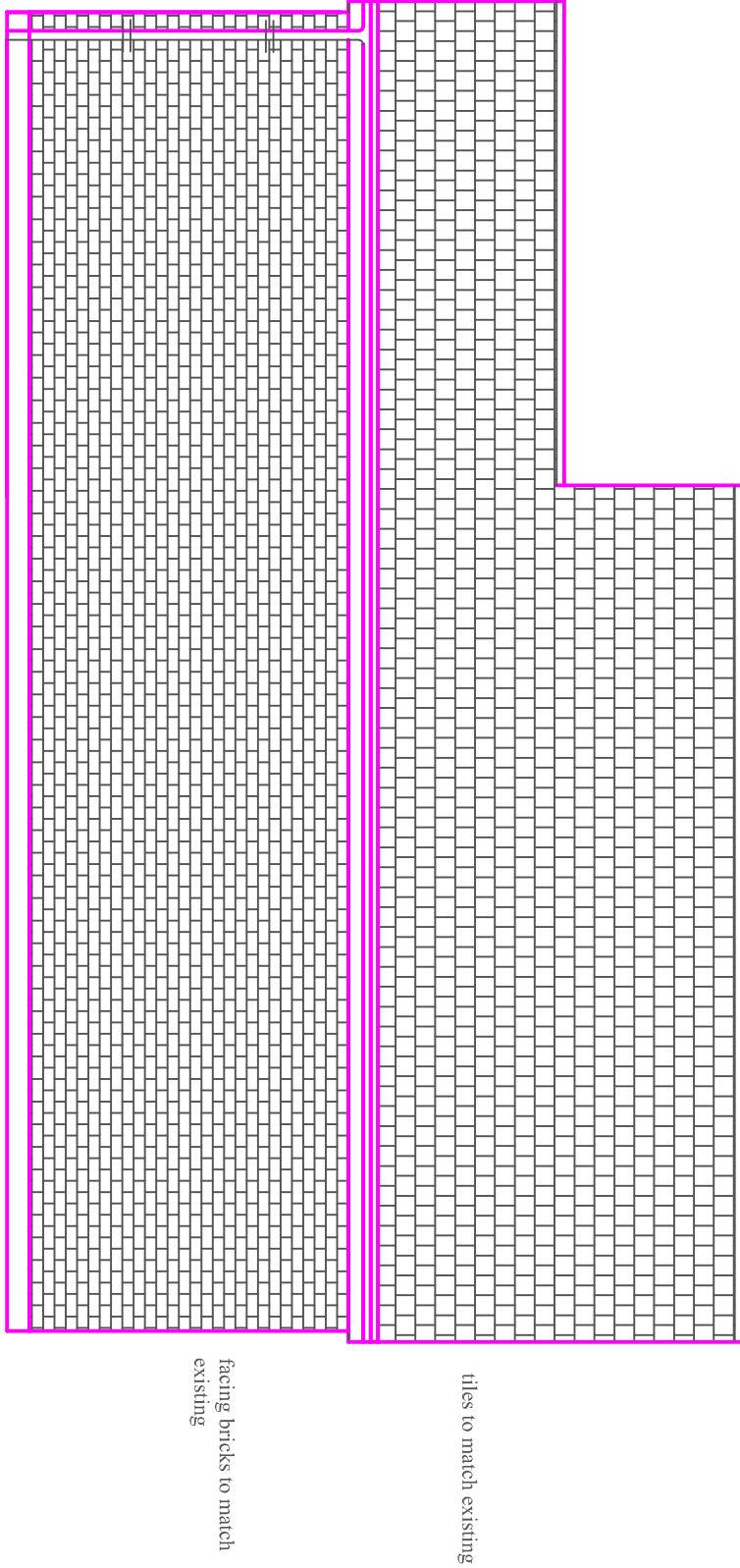
Proposed Garage Plan

FOUNDATIONS

Concrete strip foundation to BS: 5328; 1981 min grade S14 laid to a minimum thickness of 225mm. Depth of foundation to be a minimum of 1mtr, and a minimum of 600mm wide in good clay substrata, to the invert of any close drains. Depths may also be affected by any close or neighbouring trees. Any stepped foundation shall be overlapped by at least the width of the foundation. In the case of an eccentric foundation being used this is to be mass filled with concrete. A suitable foundation is to be used also for any internal block walls 450mm wide for single skin walls. Foundations within 3 metres of any party or neighbouring house wall should be excavated in 1 metre bays. Any drains that pass through the foundation are to be shuttered and a precast lintel used to span over

facing bricks to match existing

Side Elevation



Rear Elevation