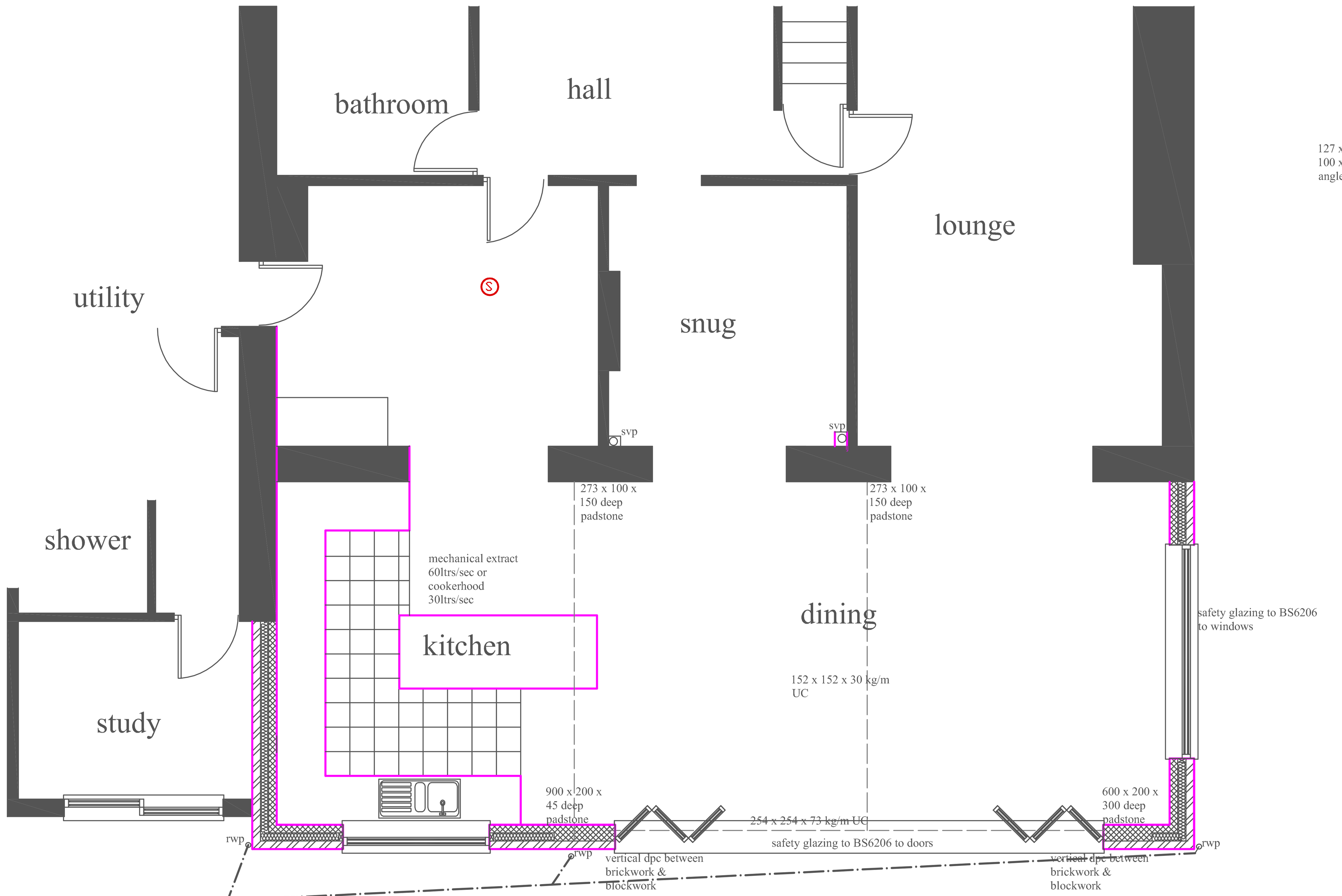
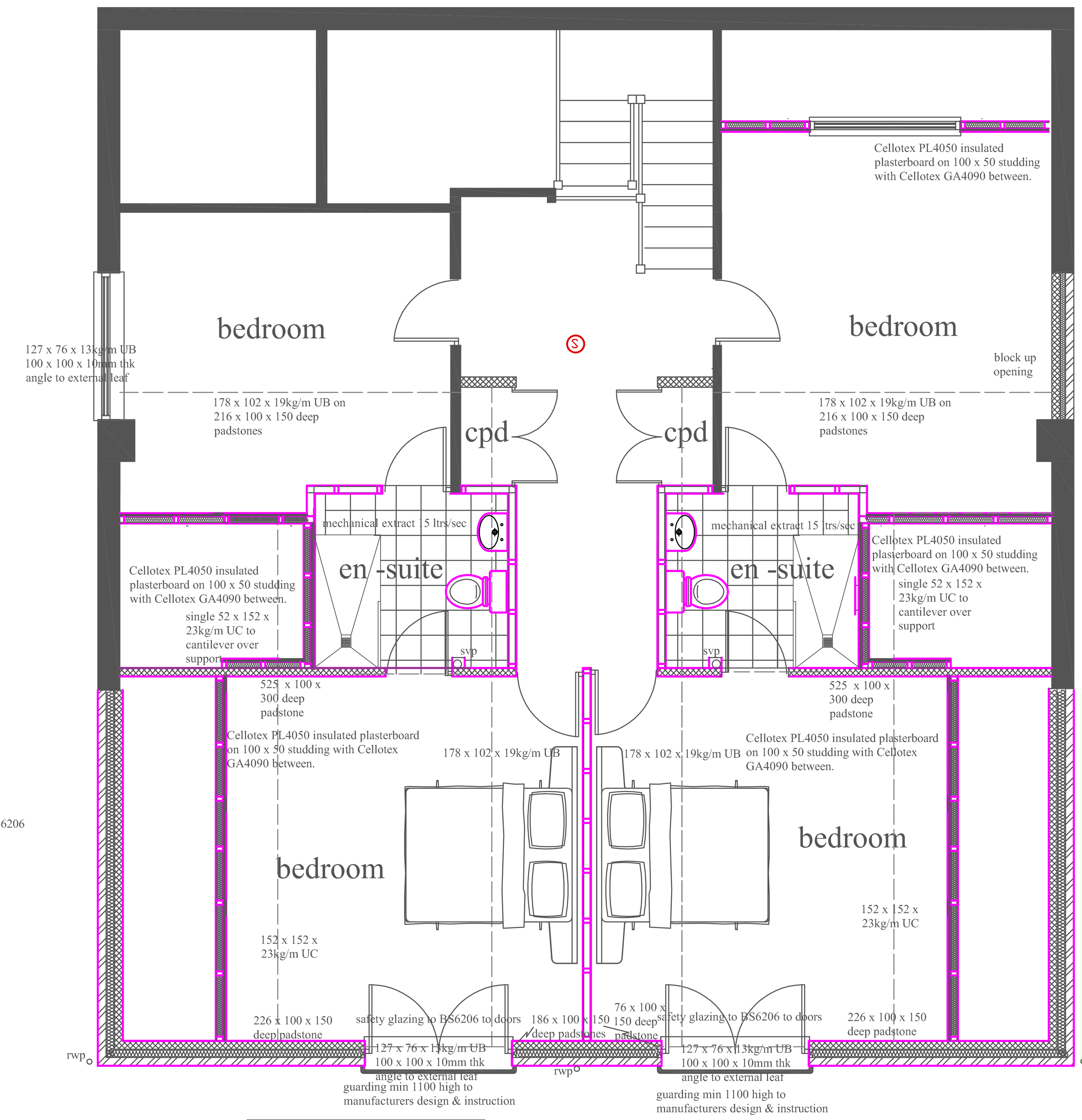
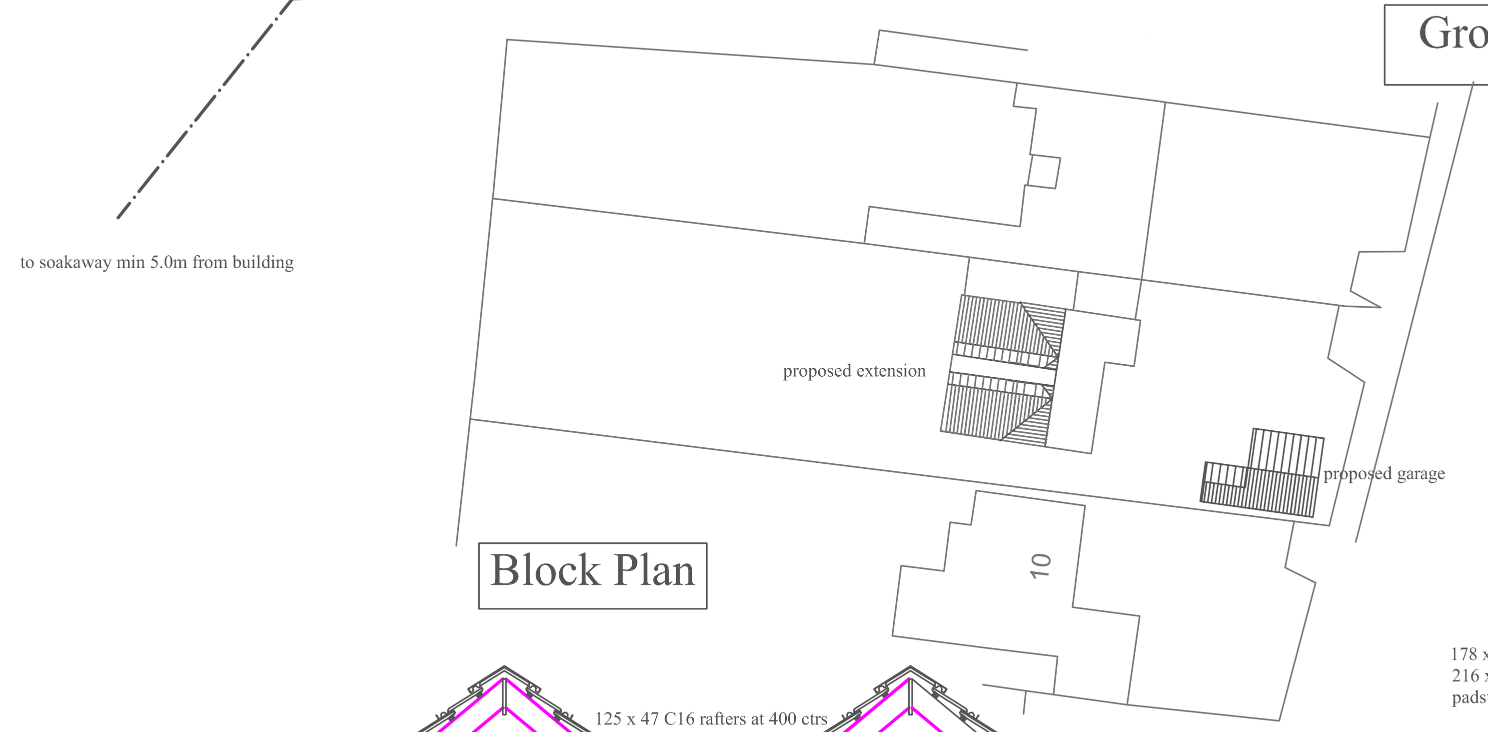
It is the responsibilty of the owner/client to ensure that all aspects of the Party Wall Act 1996 are complied with (if applicable) along with obtaining Severn Trent approval if building over or within 3.0m of a public sewer prior to works commencing on site



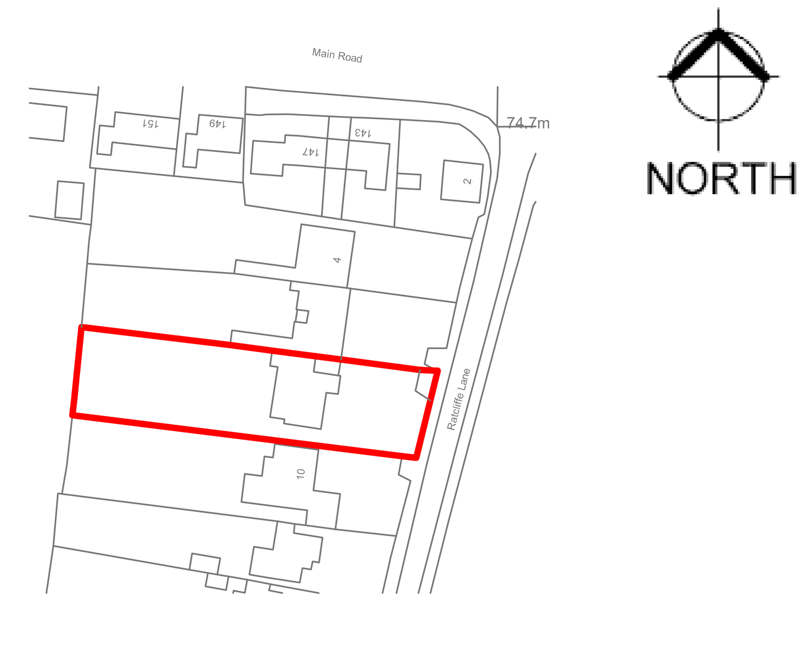
Ground Floor Plan (Part)



First Floor Plan

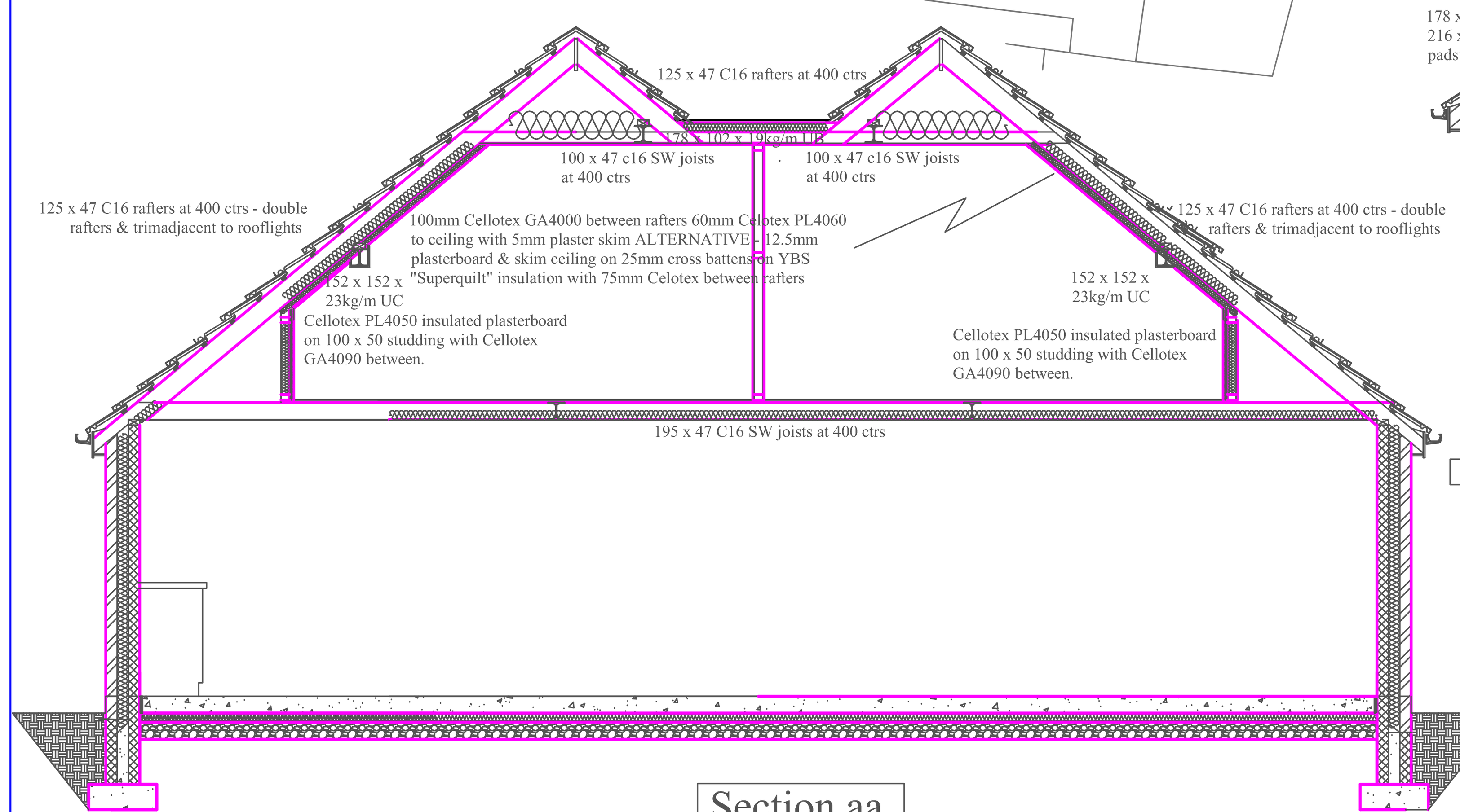


Block Plan

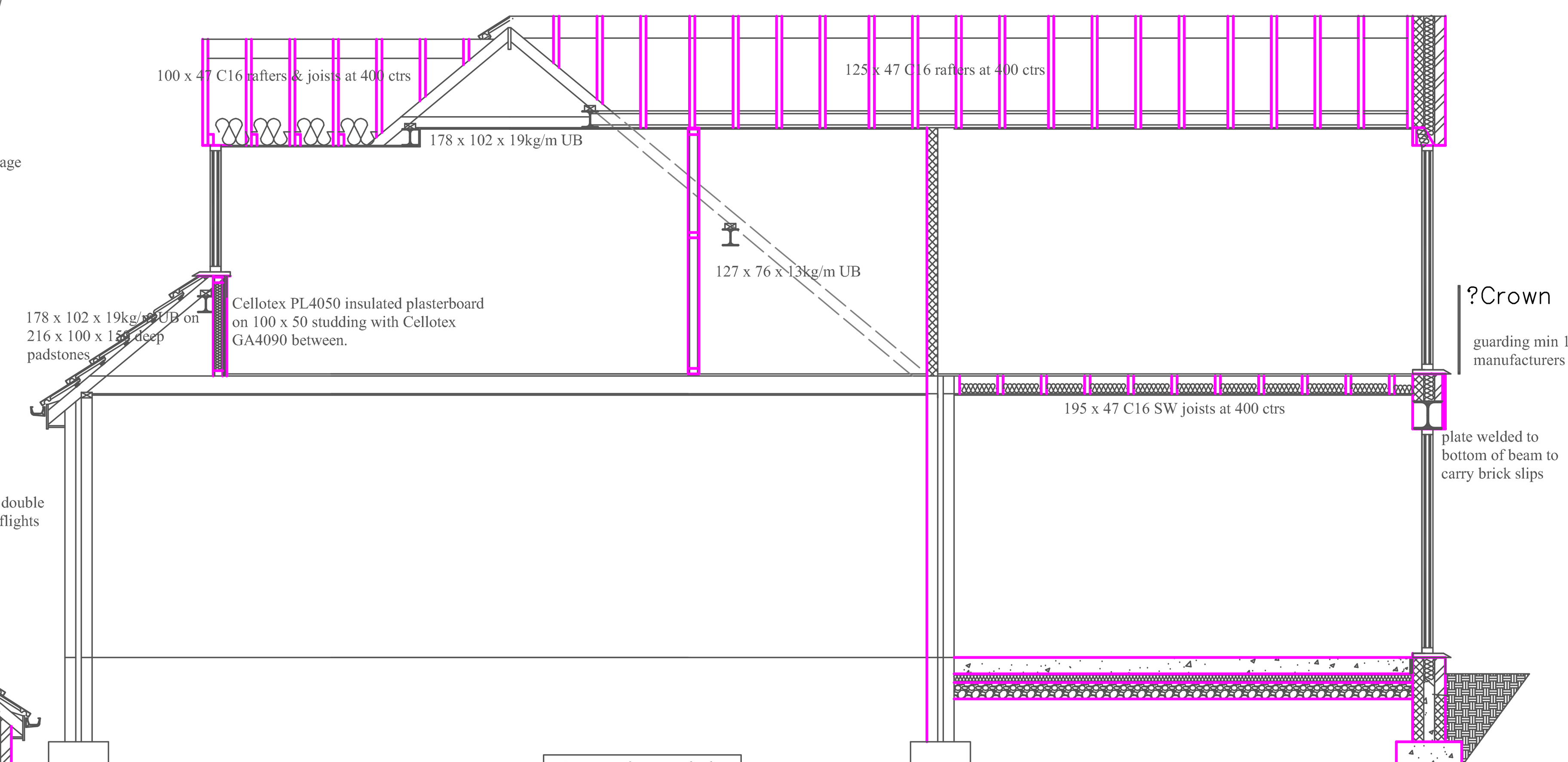


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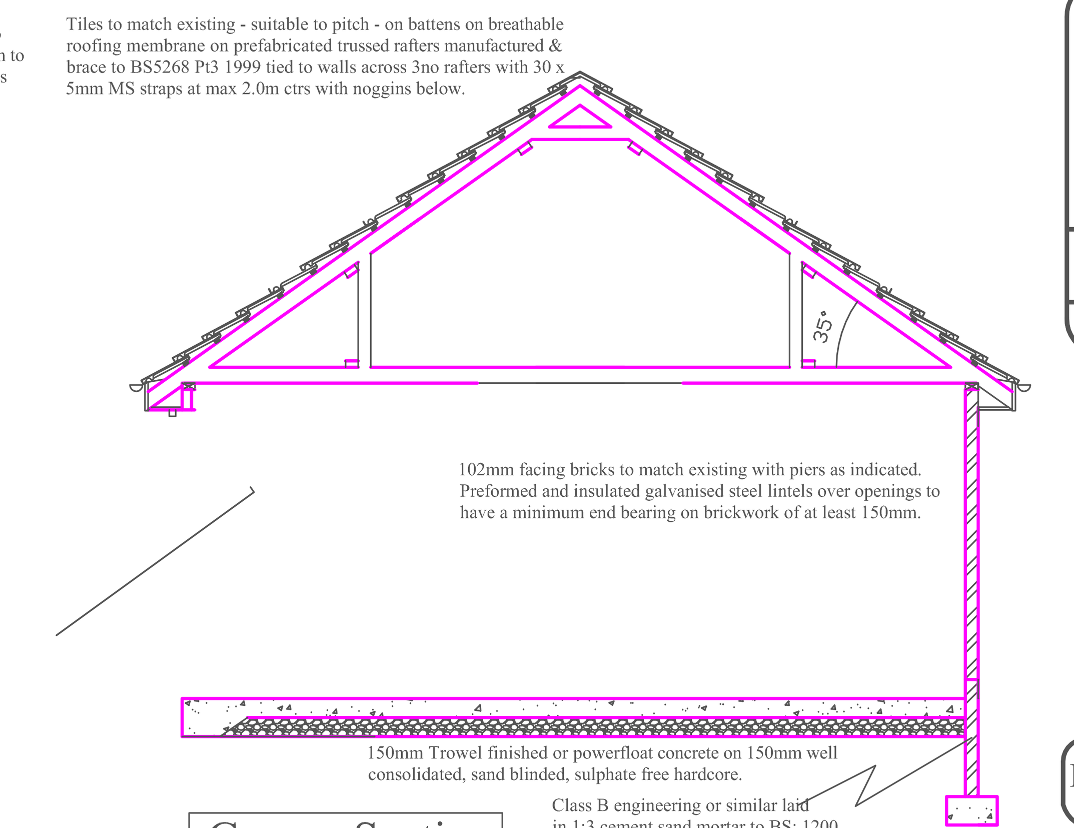
Location Plan



Section aa



Section bb



Garage Section

STEELWORK

Structural steelwork is to have minimum end bearings of 100mm on specifed pad stones. All structural steelwork is to have at least ½ 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 250mtrs of a land fill area, a 1200g membrane is to be lapped 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 Sedbuk 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 3mtrs of a public sewer then Severn Trents 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 position of electricity cables before commencing on site, positons of service cable to 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 pipe has been established. IN AN EMERGENCY CALL 0800 111 999 IMMEDIATELY.

WATER supply to be located and isolated prior to the removal of any pipework, water supply pipe to be adequately protected from accidental/wilful 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, BT/foulwater surface water drainage) does not affect adjacent properties at anytime. If this proves not to be the case then the contractor is to fully advise properties affected as soon as the problem is knows, 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:	Scale:	Drg.No:	Revision:
Sept'23	1:50 1:100 1:500 & 1:1250	092301/2	

JMA Building Design
6 Caistor Close
Mile Oak
Tamworth
B78 3PT
tel: 01827 287877
mob:07710 038290
email: Dgmalpas@aol.com

Proposed Plans & Sections

All dimensions must be checked on site before work begins

Drawing for Planning & Building Regulation approval