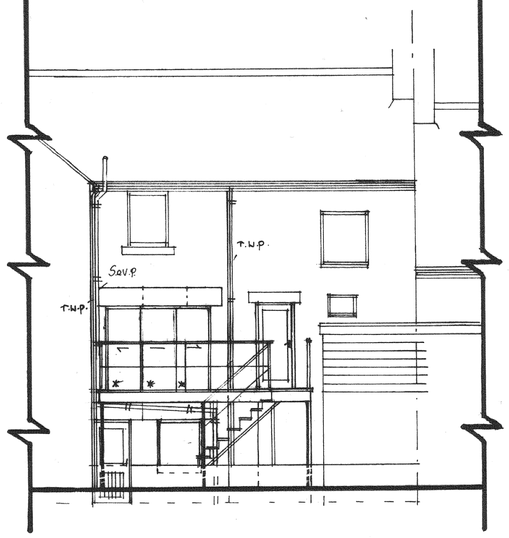
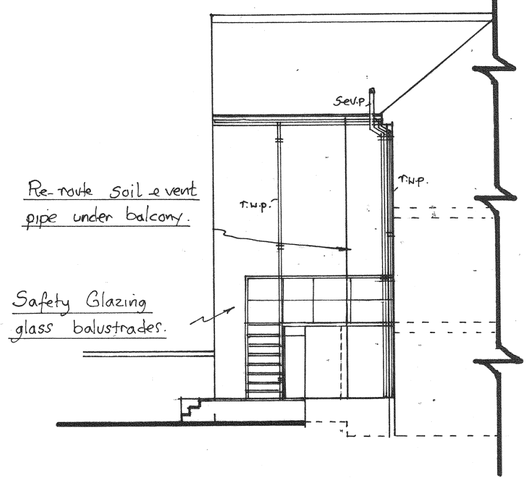
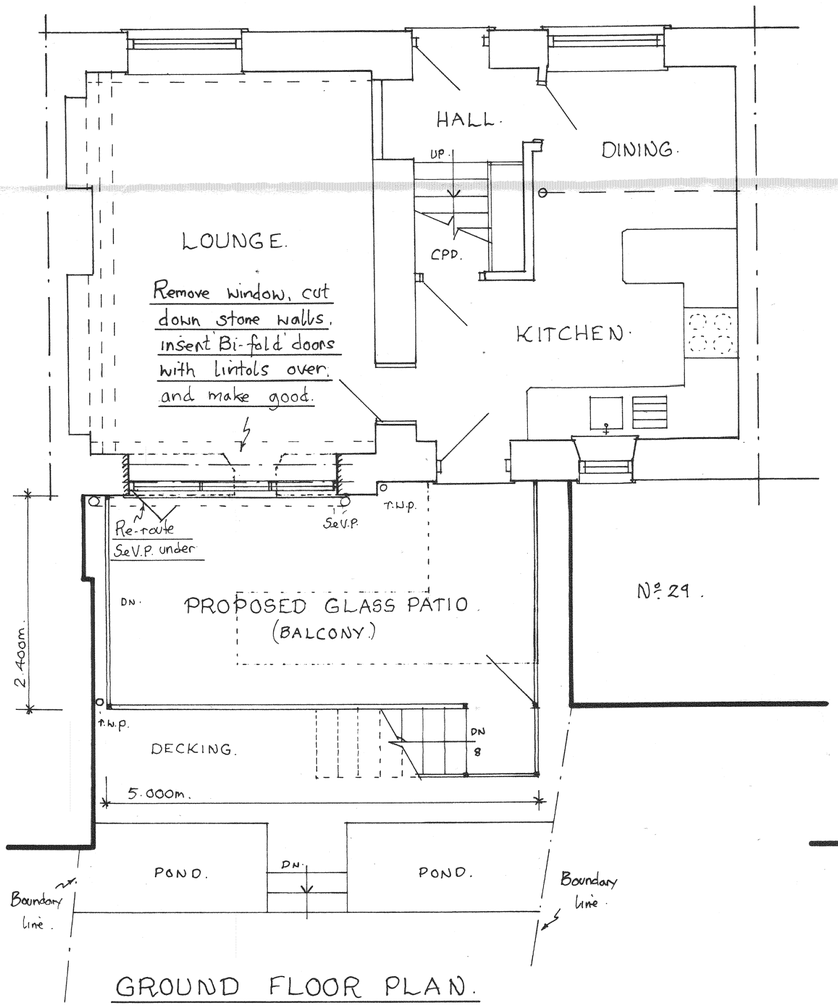


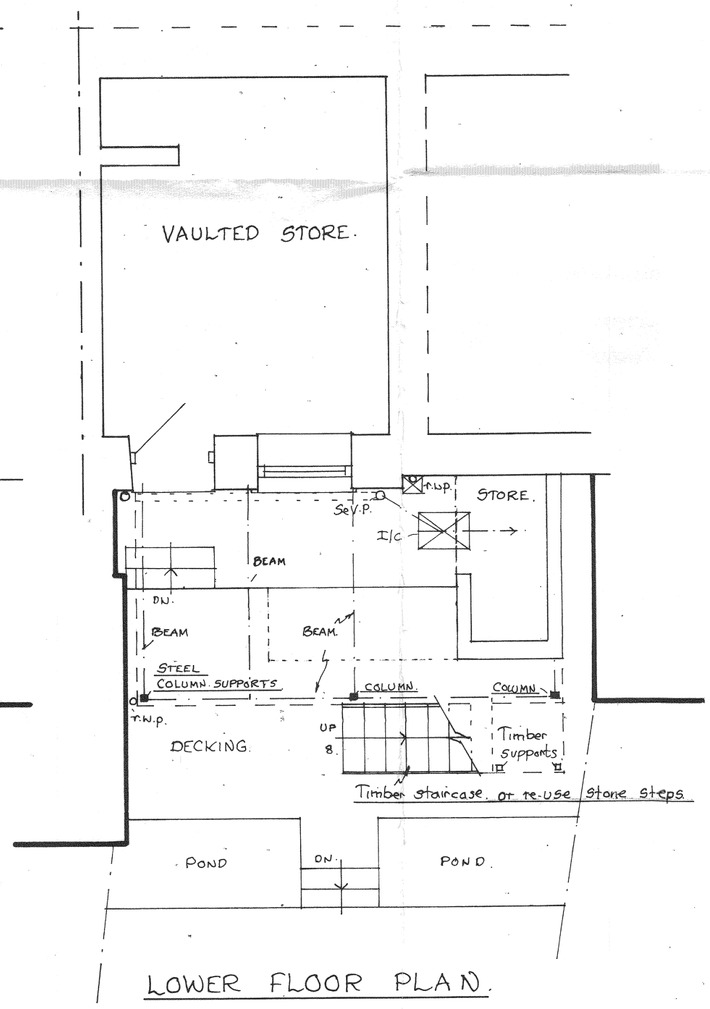
REAR ELEVATION.



SIDE ELEVATION.



GROUND FLOOR PLAN.



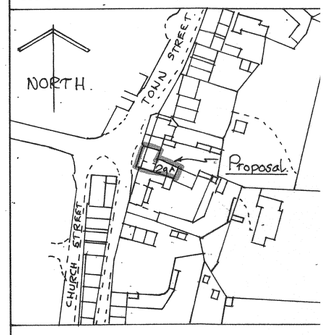
LOWER FLOOR PLAN.

GENERAL NOTES :-

1) Remove section of existing stone steps from kitchen door area & make good to store under
2) Remove lounge window, increase opening width and insert Bi-fold doors (2.400m wide.) insert Lintols over and make good.
3) Erect steel column supports and steel frame all as per the Structural Engineers calculations and designs.
4) Lay non-slip safety glazing to new balcony area over steel joists
5) Erect timber staircase with equal risers of 212mm and equal goings of 250mm. Staircase to be 800mm wide No opening in any part of staircase or balustrades to exceed 100mm. No horizontal bars. Handrails to be 900mm high above pitch line
6) Fit glass balustrades and supports to the proposed balcony area (safety glass to be used.) supports to be secured to steel frame. (1.10m high.)
7) Re-route existing soil & vent pipe to the under side of the new balcony and connect to the existing drains as agreed with the B.C. Surveyor on site.

NOTE :- ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS (APPROVED DOCUMENT.)

Notes:
All dimensions must be checked on site and n
scaled from this drawing.



LOCATION PLAN. (SCA

A		
	Date	Revisions

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Client
MR. C. SMITH &
MISS. H. MAYES.

Job Title
PROPOSED BALCON
EXTENSION TO REA
OF COTTAGE AT N
TOWN STREET, HOLB
DERBYSHIRE. DS6-0T

Drawing Title
PROPOSED - LAYOUT

Scale 1:50, 1:100 & 1:125

Date NOV- 2019 | Drawn by

DICKINSON BUILDING DESIGN
BUILDING DESIGN CONSULT
Domestic/Industrial/Com
Local Authority Ap
Building Plans, Gra
01332 83
Mob. 07989 02
E: dbdltd@btconn
Rectory La
Breadsall, De
DE21 5LL

Drg. No.
4/11/2019/02.

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