DRAWING KEY / NOTES

Walls / Structural Support

- Existing Arrangement / Building fabric to be demolished / altered
- Structural Support - Refer To Engineers Design Details
- Trimming Arrangement - Refer to Engineers / Specialist Manufacturers design
- Proprietary Lintol installed in accordance with manufacturers guidance
- 50 X 100mm C24 ceiling joists at 450mm centres
- 50 x 100mm C24 timber ceiling ties extended over at least 3 ceiling joists.
- 100mm Knarf DriTherm 32 Cavity wall insulation
- 102.5mm facing brickwork
- Fibolite Ultra Lightweight Solid Concrete Blockwork
- Timber Stud Wall - 89 x 38mm vertical studs at 450mm centres fixed between 89 x 38mm header & sole plates. 89 x 38mm horizontal noggins fixed at 900mm vertical centres.
- JSO Joist Span Over

Services

- SD Interlinked Mains Powered Smoke Detector
- HD Interlinked Mains Powered Heat Detector

Drainage

- Roddable Gully - Surface / Foul
- SS - Stub Stack Fitted With Air Admittance Valve, SVP - Soil & Vent Pipe, FMG - Floor Mounted Gully
- Existing Inspection Chamber
- Inspection Chamber

Glazing / Window Configuration

- Mx5 Means Of Escape Window - No less than 0.33m^2. (450mm x 750mm min. opening width and height). The bottom of the opening is to be positioned not more 1100mm above finished floor level
- Obscured Glazing- To a level of at least level 3 on the pilkington glass scale.

Layout notes

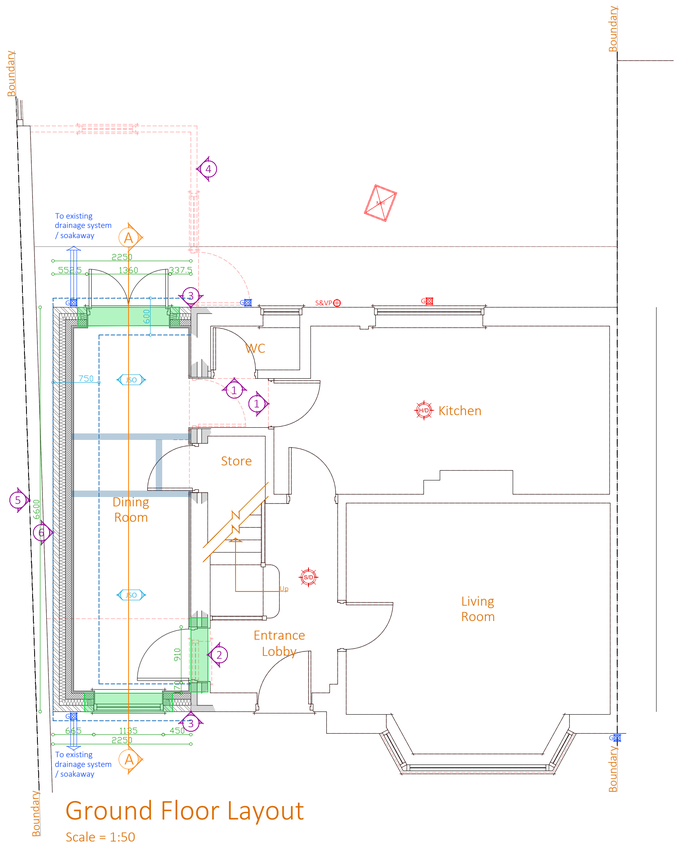
1. Existing floor to be raised to create a level threshold throughout.
2. Existing window apertures to be reconfigured as indicated to create proposed door apertures.
3. Mechanically fix new masonry to existing using 'crocodile' wall starter or similar where wall abuts at 90 degrees. Elsewhere, where proposed wall runs flush with the existing, tooth brickwork in.
4. Existing garage to be demolished as indicated, make good finishes as necessary.
5. Contractor is to ensure existing retaining wall is not undermined when the proposed foundations are excavated.
6. Clear void to be maintained between existing retaining wall and proposed external wall.
7. 50 x 100mm C24 timber ceiling ties extended over at least 3 ceiling joists with dragon ties installed to manufacturers instructions.
8. Contractor to note stepped eaves detail & eccentric foundation detail to ensure above and below ground structures are contained solely within applicant land ownership.

Materials

1. Plain roof tile to match existing as closely as possible
2. Brick work is to match the existing as closely as possible
3. Windows & doors to be white UPVC to match existing

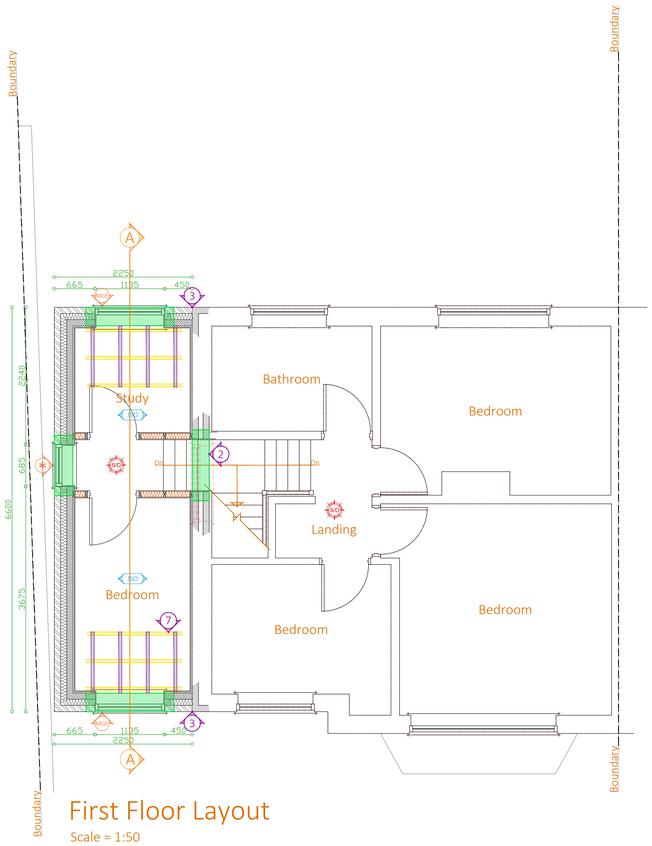
Drawing Notes

1. Drawings are to be read in conjunction with project specification (ref 1813_200) & the Pre-construction health and safety design risk register
2. Structural supports
   All structural steelwork, padstones & methodology to be designed by a suitably qualified structural engineer. All steels to be concealed within floor / ceiling void where possible. Pre-stressed concrete / steel lintels above openings to loadbearing walls.
3. Prior to work commencing on site a trial hole is to be dug to ascertain the foundation type of the existing dwelling. If this is found to be a raft then contractor is to contact Green 2k Design for further advice.
4. When setting out proposed work, contractor to ensure that above and below ground structures are contained solely within applicant land ownership.



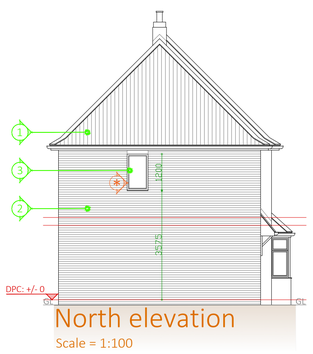
Ground Floor Layout

Scale = 1:50



First Floor Layout

Scale = 1:50



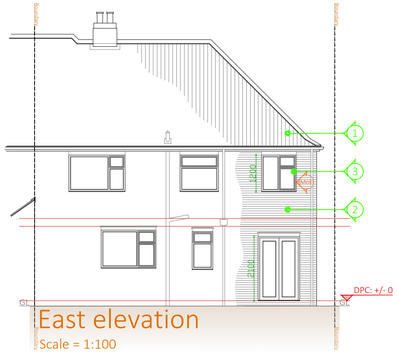
North elevation

Scale = 1:100



West elevation

Scale = 1:100



East elevation

Scale = 1:100

0 — 5

Scale: - 1:50 Metres

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DRAWING NOTES

1. DRAWING IS PROVISIONAL - Unless clearly denoted elsewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to issue of approved drawings.
2. DO NOT SCALE - All dimensions to be verified on site.
3. COPYRIGHT - This drawing remains the property of Green 2k Design Limited and shall not be altered, copied or reproduced without prior written consent.
4. RELEVANT DRAWINGS - This drawing is to be read in conjunction with all other relevant project drawings, documents, specification and other relevant approvals.
5. PRINTING - Drawing to be printed in full colour.
6. PRINTING - Drawing to be printed in full colour.
7. LOCAL AUTHORITY APPROVALS- Approvals granted by the local planning authority relate only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
8. SITE BOUNDARIES- The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applicant land ownership.
9. MATERIALS - Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
10. ORDINANCE SURVEY DATA- Block, site and location plan are reproduced under license from the ordnance survey.
11. SERVICES - Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
12. DRAINAGE - Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.
13. MEASURMENT & DIMENSIONS- All dimensions are in millimeters unless stated otherwise.
14. PARTY WALL ACT. - The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
15. CDM REGULATIONS 2015- Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
16. MISCELLANEOUS - We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.

Rev	Date	Int	Details

green2k design
Architectural Designers & Chartered Surveyors

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e info@green2kdesign.com

Client Details
Ms S Ford

Site Address
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Heanor
Derbyshire
DE75 7BW

Proposed Work
Two storey side extension along with associated internal and external alterations

Drawing Title
Proposed layouts & elevations

Drawn: - BN/TRW | Date: - May 2022

Job Status: - 'Building Regulations Issue - Awaiting Approval'

Job No: - 1813

Sheet No: - 202 | Rev: -

Scale: - 1:50, 1:100 @ A1