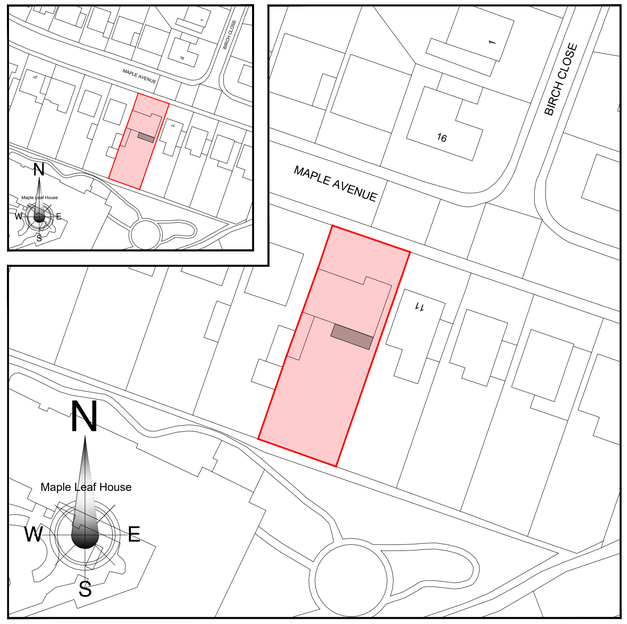


Block & Location Plans

Scale = 1:500/1250

DRAWING KEY / NOTES

Walls / Structural Support

- Existing Arrangement / Building fabric to be demolished / altered.
- Foundation below.
- Trimming Arrangement - Refer to Engineers / Specialist Manufacturers design.
- Proprietary Lintol installed in accordance with manufacturers guidance.
- Structural Support - Refer To Engineers Design Details.
- 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.
- Provide dragon tie to support cut hip rafter.

Services

- SD — Interlinked Mains Powered Smoke Detector.
- HD — Interlinked Mains Powered Heat Detector.
- MV — Mechanical vent extracting to tile vent.

Drainage

- Roddable Gully - Surface / Foul.
- RMFG — Roddable Floor Mounted Gully.
- Existing Inspection Chamber.
- Inspection Chamber.

Layout notes

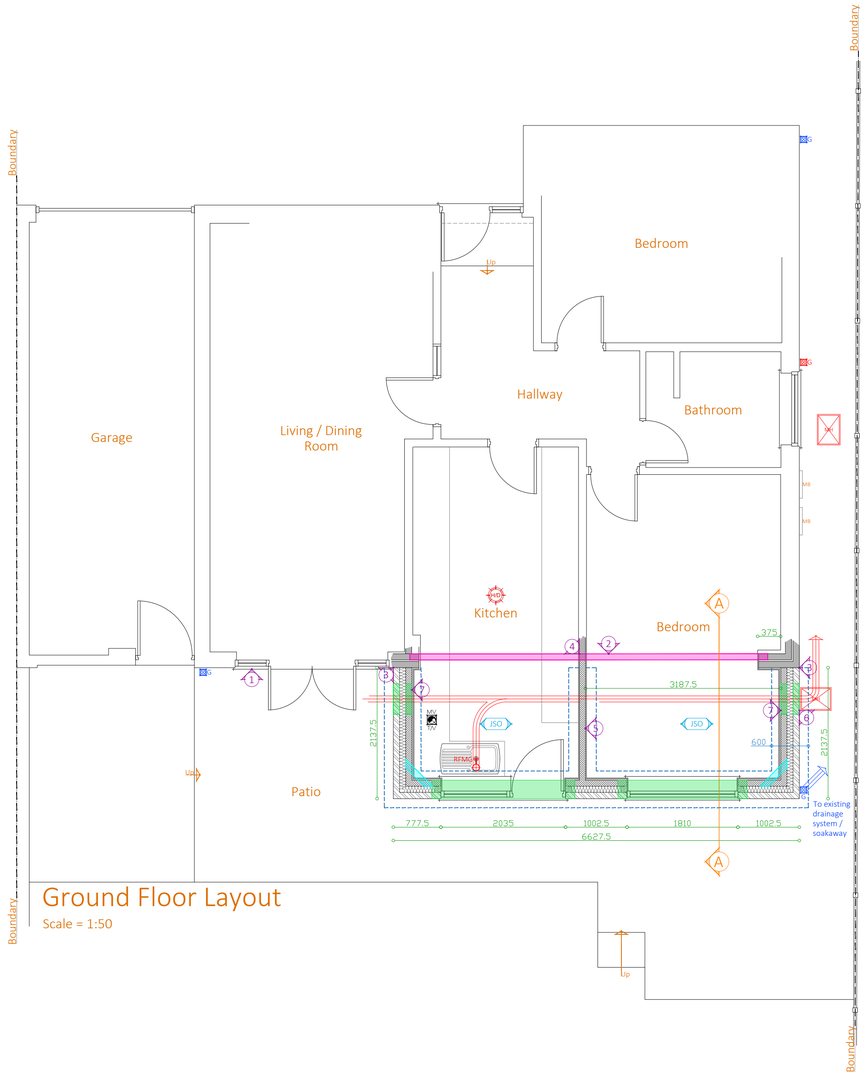
1. Existing window aperture to be reconfigured as indicated and new doors inserted as indicated.
2. Existing wall to be removed where indicated, structural support is to be provided above to structural engineers design / specification.
3. Mechanically fix new masonry to existing using 'crocodile' wall starter or similar where wall abuts at 90 degrees.
4. Provide loadbearing support to midspan of wallplate support.
5. Provide loadbearing wall built off foundation to support midspan of ceiling joists.
6. Provide below ground lintol support to masonry should foundation concrete conflict with manhole location. All to the approval of the appointed building control surveyor.
7. Provide lintol support / protection where existing drainage passes through foundation / foundation masonry.

Materials

1. Plain roof tile to match existing as closely as possible.
2. UPVC facia and rainwater goods to match existing as closely as possible.
3. White UPVC windows to match existing.
4. Brick work to match existing as closely as possible.

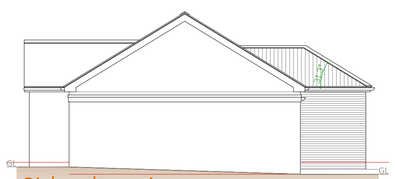
Drawing Notes

1. Foundation design shown is indicative only until existing foundation(s) / sub strata has been established.
2. Drawings are to be read in conjunction with project specification - 1833_200 & the Pre-construction health and safety design risk register.
3. The facing and roofing materials to be used in the development shall match as closely as possible those used in the construction of the existing building.
4. 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.



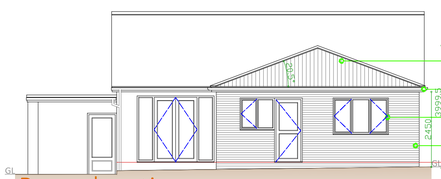
Ground Floor Layout

Scale = 1:50



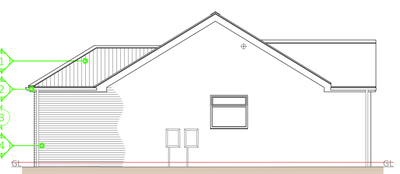
Side elevation

Scale = 1:100



Rear elevation

Scale = 1:100



Side 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 drawings marked 'APPROVED'.
2. DO NOT SCALE - All dimensions to be verified on site prior to work commencing.
3. COPYRIGHT - This drawing remains the property of Green 2k Design Limited (G2K) 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 and project specification.
5. PRINTING - Drawing to be printed in full colour.
6. 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.
7. 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 applicants land ownership. Alternatively, written permission to be sought from adjoining land owner for any elements of construction extending beyond clients boundary position.
8. 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.
9. ORDINANCE SURVEY DATA - Block, site and location plan are reproduced under license from the ordnance survey.
10. 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.
11. 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.
12. MEASURMENT & DIMENSIONS - All dimensions are in millimeters unless stated otherwise.
13. 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.
14. 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.
15. MISCELLANEOUS - We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
    The Client should ensure that there are no restrictive covenants or legal restrictions on any work at the relevant property. The Client should also ensure that there are no services e.g. gas, electric, public sewers passing under, over, through or close to the site requiring special permission to work around. G2K accepts no responsibility for any of the above.

Rev	Date	Int	Details
'B'	23/12/22	BN	Client Amendments
'A'	09/09/22	BN	Client Amendments

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Architectural Designers & Chartered Surveyors

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Client Details
Mr & Mrs Brennan

Site Address
13 Maple Avenue
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Derbyshire
DE5 3PY

Proposed Work
Rear single storey extension along with associated internal and external alterations

Drawing Title
Proposed layout, elevations, block plan & location plan

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

Job Status: - 'Bregs Issue - Awaiting Approval'

Job No: - 1833

Sheet No: - 202 | Rev - 'B'

Scale: - 1:50, 1:100, 1:500, 1:1250 @ A1