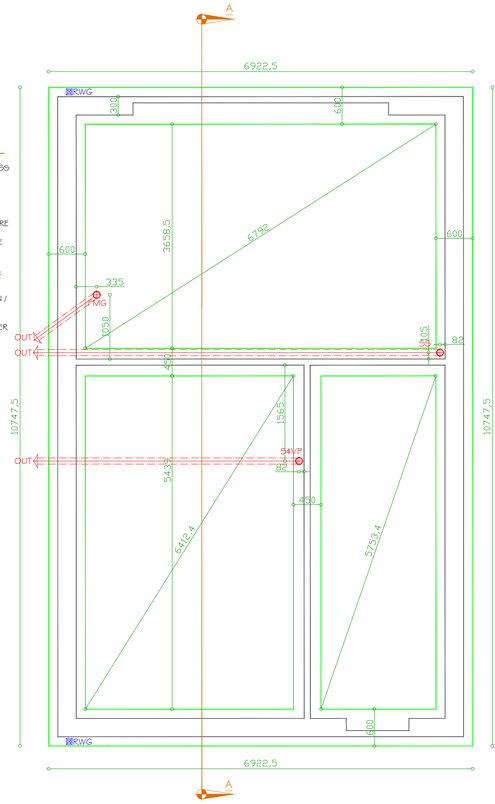
WHERE TREES / HEDGES ARE PRESENT / TO BE REMOVED, MASS CONCRETE FILL IS TO BE TAKEN DOWN BELOW INFLUENCE OF ROOTS IN ACCORDANCE WITH NHBC GUIDANCE TABLES. WHERE TREES ARE TO BE REMOVED AND FOUNDATIONS ARE IN EXCESS OF 1.500MM DEEP, CLAY MASTER OR SIMILAR TO BE PLACED TO INNER FACE OF FOUNDATION 500MM UP FROM FOUNDATION FORMATION LEVEL.

PROPOSED RAFT DESIGN TO BE CONSTRUCTED IN LINE WITH STRUCTURAL ENGINEERS DESIGN / SPECIFICATION.

WHERE DRAINAGE RUNS EXIT BUILDING PROVIDE A LINTOL OVER WITHIN BRICKWORK FOOTING.



# FOUNDATION LAYOUT
SCALE = 1:50

WHERE APPROPRIATE SURFACE WATER DRAINAGE IS TO TAKEN TO SA'S (SOAKAWAYS). SA'S TO BE SIZED DEPENDING UPON GROUND CONDITIONS FOLLOWING COMPLETION OF PERCOLATION TEST. USE OF SA'S ARE SUBJECT TO A PERCOLATION TEST PROVING SATISFACTORY WHEN CARRIED OUT IN ACCORDANCE WITH BRE 365 GUIDANCE. SA'S TO BE POSITIONED A MINIMUM 5000MM FROM ANY PERMANENT STRUCTURE OR BOUNDARY.

PLEASE NOTE! IF ANY SEWER 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 SEVERN TRENT WATER PRIOR TO BUILDING ON SITE.

ALL STRUCTURAL STEELWORK, PADSTONES & METHODOLOGY TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.

SOIL PIPE / DRAINAGE OFFSET WITHIN FLOOR VOID.

WHERE DRAINAGE RUN EXITS BUILDING PROVIDE A LINTOL OVER WITHIN BRICKWORK FOOTING.

EXPANSION JOINTS TO BE PROVIDED TO BRICK & BLOCK MANUFACTURERS INSTRUCTIONS.

ALL NON LOADBEARING STUD PARTITION WALLS ARE TO BE CONSTRUCTED USING 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.

PROPOSED TRIMMING ARRANGEMENT IS TO BE DESIGNED BY FLOOR JOIST MANUFACTURER.

BOILER LOCATION TO BE AGREED WITH HEATING ENGINEER.

METER BOX LOCATION TO BE AGREED WITH THE RELEVANT STATUTORY UNDERTAKER.

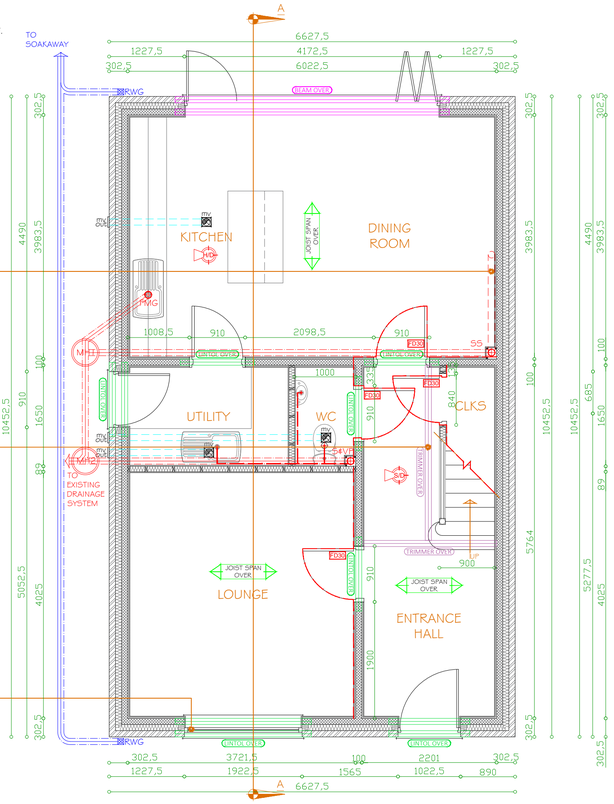
PLEASE NOTE! STAIR TRIMMER TO BE DESIGNED BY FLOOR JOIST MANUFACTURER. EXACT POSITION OF TRIMMERS TO BE INFORMED BY STAIR DESIGN, THEREFORE, STAIR DESIGN TO BE OBTAINED FROM MANUFACTURER PRIOR TO PLACING FLOOR JOIST ORDER.

FRONT DOOR TO BE 1022.5MM PROVIDING A CLEAR UNOBSTRUCTED WIDTH OF AT LEAST 900MM. LOW LEVEL DOOR THRESHOLD FOR WHEELCHAIR ACCESS.

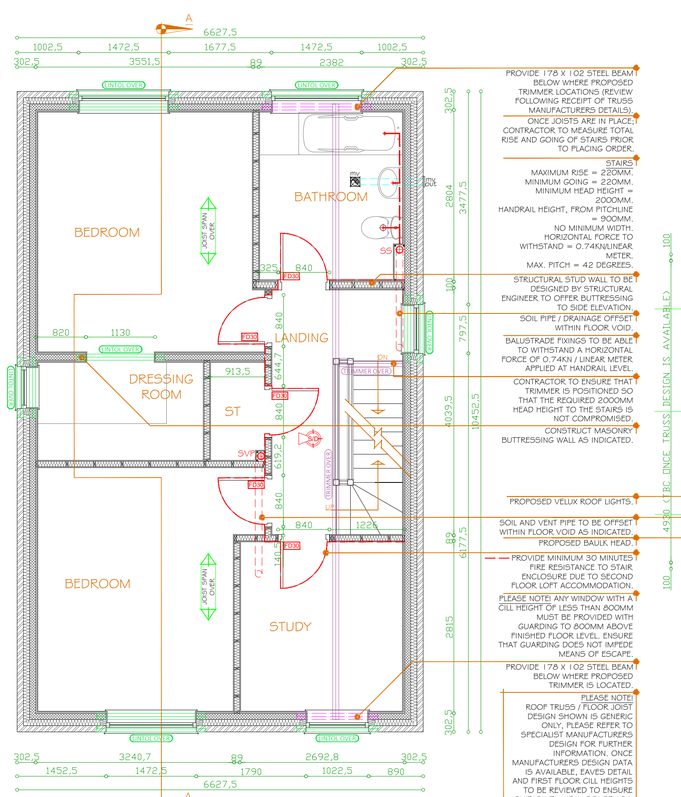
32.5MM KINGSPAN KOOLTHERM K118 INSULATED PLASTERBOARD TO ALL WINDOW AND DOOR HEADS.

PROPOSED FLOOR LEVEL TO BE SET AT 142.70AOD.

WHOLE DWELLING BACKGROUND VENTILATION TO BE PROVIDED BY WAY OF TRICKLE VENTS TO GIVE A TOTAL VENTILATION RATE OF 65000MM2. TRICKLE VENTILATORS ARE TO BE PROVIDED AT ABOVE 1.7M FROM FLOOR LEVEL AND TO ALL ROOMS WITH AN EXTERNAL WALL.



# GROUND FLOOR LAYOUT
SCALE = 1:50



# FIRST FLOOR LAYOUT
SCALE = 1:50

PROVIDE 178 X 102 STEEL BEAM BELOW WHERE PROPOSED TRIMMER LOCATIONS (REVIEW FOLLOWING RECEIPT OF TRUSS MANUFACTURERS DETAILS).

ONCE JOISTS ARE IN PLACE, CONTRACTOR TO MEASURE TOTAL RISE AND GOING OF STAIRS PRIOR TO PLACING ORDER.

STAIRS
MAXIMUM RISE = 220MM.
MINIMUM GOING = 220MM.
MINIMUM HEAD HEIGHT = 2000MM.
HANDRAIL HEIGHT, FROM PITCHLINE = 900MM.
NO MINIMUM WIDTH.
HORIZONTAL FORCE TO WITHSTAND = 0.74KN/LINEAR METER.
MAX. PITCH = 42 DEGREES.

STRUCTURAL STUD WALL TO BE DESIGNED BY STRUCTURAL ENGINEER TO OFFER BUTTRESSING TO SIDE ELEVATION.

SOIL PIPE / DRAINAGE OFFSET WITHIN FLOOR VOID.

BALUSTRADE FIXINGS TO BE ABLE TO WITHSTAND A HORIZONTAL FORCE OF 0.74KN / LINEAR METER APPLIED AT HANDRAIL LEVEL.

CONTRACTOR TO ENSURE THAT TRIMMER IS POSITIONED SO THAT THE REQUIRED 2000MM HEAD HEIGHT TO THE STAIRS IS NOT COMPROMISED.

CONSTRUCT MASONRY BUTTRESSING WALL AS INDICATED.

PROPOSED VELUX ROOF LIGHTS.

SOIL AND VENT PIPE TO BE OFFSET WITHIN FLOOR VOID AS INDICATED.

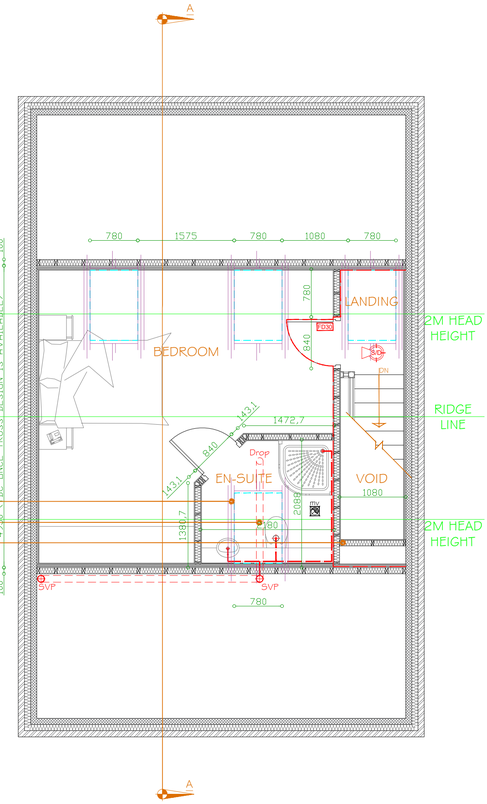
PROPOSED BAULK HEAD.

PROVIDE MINIMUM 30 MINUTES FIRE RESISTANCE TO STAIR ENCLOSURE DUE TO SECOND FLOOR LOFT ACCOMMODATION.

PLEASE NOTE! ANY WINDOW WITH A CILL HEIGHT OF LESS THAN 800MM MUST BE PROVIDED WITH GUARDING TO 800MM ABOVE FINISHED FLOOR LEVEL. ENSURE THAT GUARDING DOES NOT IMPEDE MEANS OF ESCAPE.

PROVIDE 178 X 102 STEEL BEAM BELOW WHERE PROPOSED TRIMMER IS LOCATED.

PLEASE NOTE!
ROOF TRUSS / FLOOR JOIST DESIGN SHOWN IS GENERIC ONLY, PLEASE REFER TO SPECIALIST MANUFACTURERS DESIGN FOR FURTHER INFORMATION. ONCE MANUFACTURERS DESIGN DATA IS AVAILABLE, EAVES DETAIL AND FIRST FLOOR CILL HEIGHTS TO BE REVIEWED TO ENSURE SUITABILITY - IF IN DOUBT ASK.



# SECOND FLOOR LAYOUT
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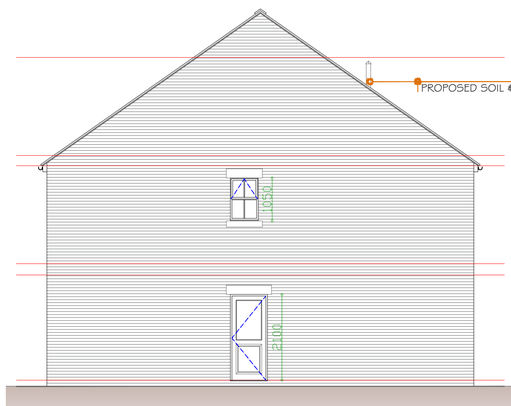
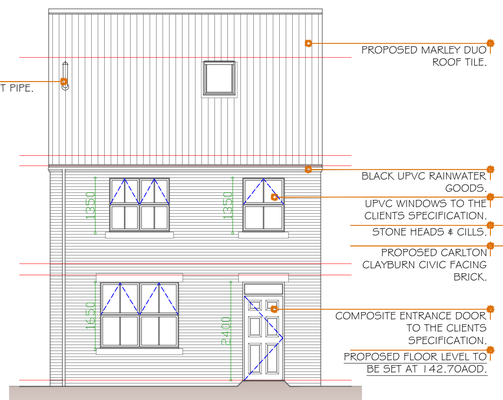
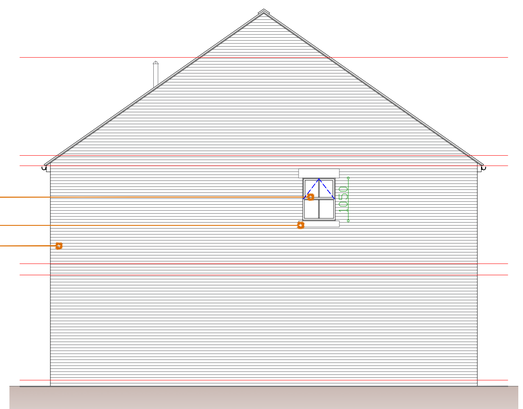


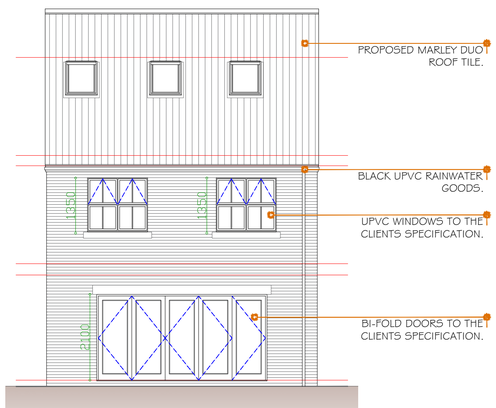
# SIDE ELEVATION
SCALE = 1:75



# FRONT ELEVATION
SCALE = 1:75



# SIDE ELEVATION
SCALE = 1:75



# REAR ELEVATION
SCALE = 1:75

PLEASE NOTE

- DO NOT SCALE OFF DRAWINGS.
- DRAWING TO BE PRINTED IN FULL COLOUR.
- THIS DRAWING IS TO OBTAIN PLANNING APPROVAL ONLY. SHOULD PERSONS CARRYING OUT WORKS WISH TO CHANGE SPECIFICATION / DESIGN THEN DO SO AT THEIR OWN RISK.
- BOUNDARIES POSITIONS, DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CHOSEN CONTRACTOR; ANY ANOMALIES / DISCREPANCIES ARE TO BE REPORTED TO GREEN 2K DESIGN LTD - WHEN SETTING OUT PROPOSED WORK. CONTRACTOR TO ENSURE THAT ABOVE AND BELOW GROUND WORKS ARE CONTAINED SOLELY WITHIN APPLICANT LAND OWNERSHIP.
- ALL MATERIALS SPECIFIED ARE TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND CODES OF PRACTICE.
- WHERE PLANNING PERMISSION IS SOUGHT, ALL EXTERNAL MATERIALS ARE TO BE SUBMITTED TO, AND APPROVED IN WRITING BY THE LOCAL AUTHORITY PLANNING SECTION PRIOR TO WORK COMMENCING ON SITE.
- BLOCK AND SITE PLANS ARE REPRODUCED UNDER LICENSE FROM THE ORDNANCE SURVEY.
- 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.
- WE WILL NOT CONSIDER LAND OWNERSHIP OR LEGAL MATTERS SUCH AS EASEMENTS OF LIGHT OR AIR UNLESS SPECIFICALLY REQUESTED TO DO SO.
- PLEASE NOTE IF ANY SEWER 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 SEVERN TRENT WATER PRIOR TO BUILDING ON SITE.

REV.	DATE.	INT.	DETAILS.
C	11/01/23	BN	Chimney removed & tji joists indicated
B	09/09/22	TRW	Fire doors added to store & cloaks.
A	02/09/22	BN	Drainage Amendments

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MRS K. BENISTON

Site Address
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Proposed Work
CONSTRUCTION OF A DETACHED DWELLING

Drawing Title
PROPOSED LAYOUTS & ELEVATIONS

Drawn: - RTJ / TRW | Date: -APRIL 21

Job Status: -
'AWAITING APPROVAL'

Job No: - 1680

Sheet No: - 201 Rev - 'C'

Scale: - 1:50, 1:75 @ A1