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10 A- PROPOSED GF PLANS - A2 - 1-50

SG PROJECT NO.	PAPER SIZE	DRAWN BY
505	A2	SG
REVISION	SCALES	
PLANNING	1:50	

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHKD

PRIMARY WINDOW

PATIO DOORS (SECONDARY)
- the 45 degree splay is adhered too
- Even though the 45 degree splay for assessment of amenity as per the amber valley SPP, is taken from the primary window. Both are adhered too - no loss of amenity is noted

Extend existing patio as shown - this will match the existing patio height approximately - no additional loss of amenity will be caused - the nieghbours also have raised patios due to contours and setting of the site.

Note that is amenity and overlooking is an issue for whatever reason then a 1.8m fence can be installed under permitted development rights on party line - but currently we propose not to include this to ensure the outlook from the neighbours property isn't impacted.

we have offset to the boundary and adjacent build lines to provide a gap - the design could be build flush 125mm closer but we have provided separation

neighbours previous single storey extension

600mm trench foundation dig line - no roots to boundary

Grass

167.50

equal steps to suit overall height

ballustrade to 900mm as per building regs

167.38

Insertion Point

Structurals engineer to advise final design for beam above door.
For costing purposes use: 254x114x37 UB with galvanised unequal angle side welded to face to cavity brickwork with 8mm steel plate.
Steel could be lowered however bulk head will need to be increased

Setting out of Velux Vario to be determined once bulk head / steel boxing size known. Currently shown central to masonry

Contractor to expose drainage routes and provide suitable connection for surface water. Allow for new ICs

Contractor to expose drainage routes and provide suitable connection for Foul water. Allow for new ICs

CORNER AND ANGLES TO BE SET AS SHOWN TO ENSURE CLEAR DISTANCE TO THE BOUNDARY WITH SQUARE REAR CORNERS -

RWP

R.W.P.

45°

3900

2537

FL: 168.46m
TOP OF CONCRETE / dpc APPROX
168.44m
Ceiling Ht: 2.60m

2.4M X 1.6M Rooflite position for Velux vario flat roof light

Trimmers + engineered joists required East-Joist WS200 (216mm ht) - 72mm x 47mm (@600c - 467mm max internal span)

actual max span 4577.5mm internal (allow load bearing)

SVP (FF Bath to be routed along bulk head - AAV to be installed to bathroom

Lintel Supplier or Structural engineer to provide suitable lintel spec. For Costing Allow Nom. HDK-150

area for built in storage or shelving ?

900mm column radiator required

position high level window centred to the rooflight

HDK 150 LINTEL

SFG

765
1015
2101
1872
2163
2044
1115
1200
2324

vario rooflight 1600

high level window 600 x 2101

3088 - not to scale - set gauge from inner LH/S corner

int from inside corner

Kitchen units, appliances and final arrangements to be confirmed with supplier / specialist designer

3.7m clear span - Steel design preferably to sit within floor thickness to allow flush ceiling and first floor however, bulk head likely required as shown

MULTIPLE OPTIONS FOR SUBJECT TO

Structural engineer to advise final design
For costing purposes: 2 x 254x102x28 UC - bolted together
Steel to be installed and boxed in with fire lining as per spec - concrete pads as per engineer approx span3.7m + 2 x200 LB - for costing 4.1m total length

Existing joist span to be determined by exposure works and beam specification provide by structural engineer if required

Kitchen
FL: 168.46m
Ceiling Ht: 2.59m

Up.

Living Room
FL: 168.45m
Ceiling Ht: 2.59m

SH:0.79
HH:2.29

Radiator

allow to renew radiator with higher BTU output 1.2m (w)

810mm opening 726 doors - half glazed obscure

fDH:1.97

fDH:2.00

400 towel rail dual heating

angled ceiling

AAV VALVE

+168.36m
C Ht: 2.57

910mm opening 826 doors - half glazed obscure

FL: 168.46m
C Ht: 2.59m

Up.

600 double stacked washer dryer

Utility units, appliances & final arrangements to be confirmed with supplier / specialist designer
CH:2.66m

Provide 15L/s Extractor To Suit

Lintel Supplier or Structural engineer to provide suitable lintel spec. For Costing Allow Nom. SK-50

450mm open void duct

realign bathroom waste existing to new Gully

Provide 15L/s Extractor To Suit

allow to renew lintel if existing not adequate

NEW 450mm I.C.

I.C.

Paving

RWP

GY

940
610
355
926
850
610
3716

ALLOW FOR A NEW IC - 450MM - SET TO SUIT AND REALIGN

DRAINAGE ROUTES TO BE ASCERTAINED BY BUILDER - MUST CHECK AT PRICING.

CONTRACTOR TO ALLOW FOR CAMERA SURVEY TO IDENTIFY EXISTING DRAINAGE AND FEASIBILITY OF CONNECTION & IF SHARED DRAINS ARE PRESENT

- ALLOW FOR SELF CERTIFICATION VIA SEVERN TRENT - RENEW ALL PIPES EXISTING FOUND WITHIN THE FOOTPRINT TO 100MM PVC

168.14
168.16
168.20
Sap
168.16
168.14
168.19
168.25
168.21
Concrete
168.19
Grass
168.23
168.18
168.18
168.21
168.22
Insertion Point
168.19
Concrete
168.26
168.24
168.18
168.31
168.40
167.59
168.04
167.74
167.95
168.07
167.98
168.30
GH3
168.053

Ground Floor Plan.

NORTH

Scale 1:50
0 1 2 3 4 5