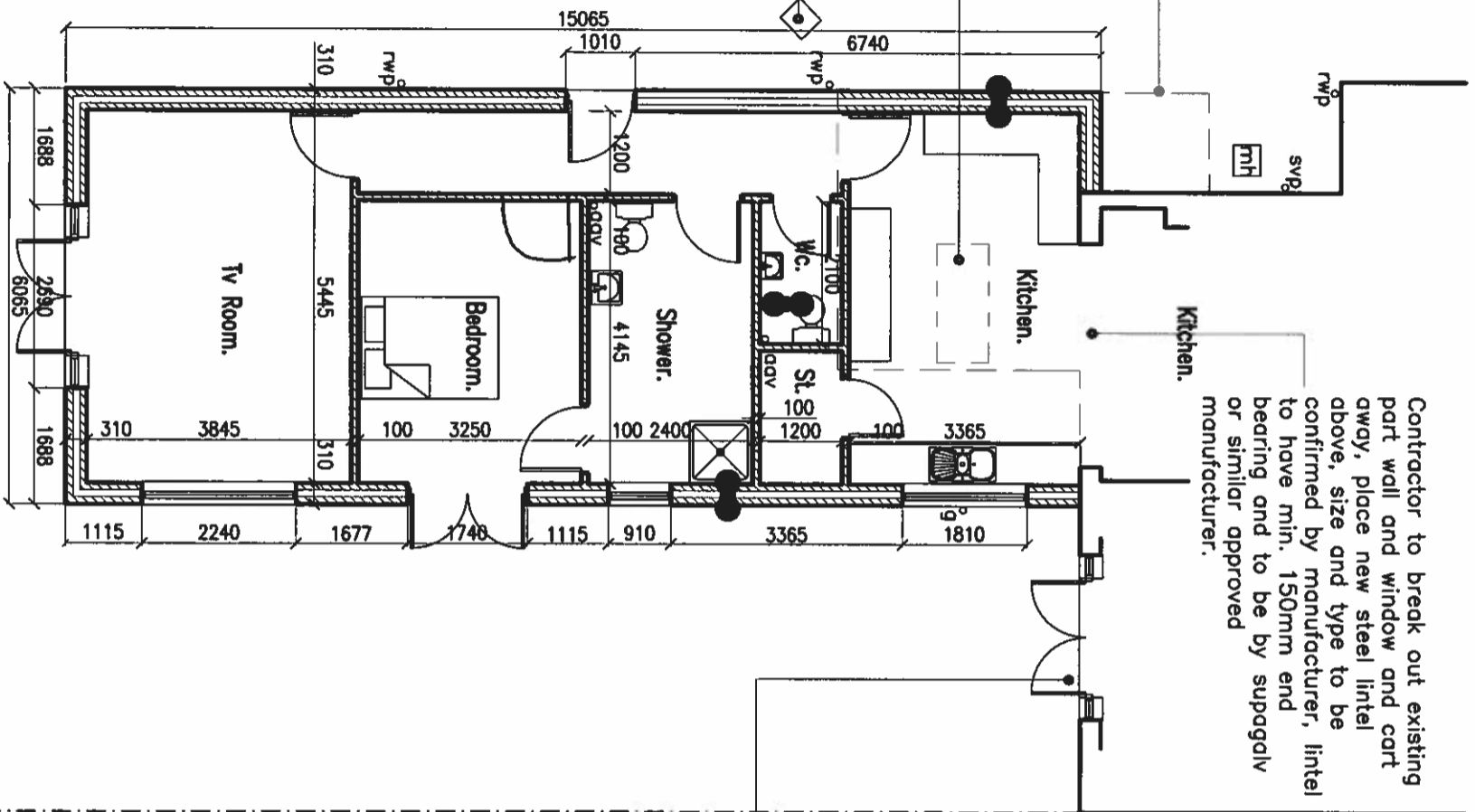


Dashed line denotes existing flat roof extension to be demolished and carted away in readiness for new extension.

new lightwell by specialist manufacturer, size to be confirmed with client.

Contractor to allow for re-positioning ex. mh as required to suit new drainage runs.
NEW DRAINAGE RUNS TO BE DECIDED ON SITE WITH BUILDING CONTROL AND CONTRACTOR.

Boundary.



Boundary.

Existing bow window to be removed and replaced with new french doors and side screen, contractor to adjust and make good concrete slab, together with ensuring existing lintel will not be effected by the proposed works.

contractor to fully acquaint themselves with all existing fittings, fixtures, services ect and allow for all re-routing ect that may be required due to the construction works. (REMOVAL OF EXISTING KITCHEN CUPBOARD ETC TO BE INCLUDED.)

NEW SANITARY WARE AND KITCHEN UNITS TO CLIENTS REQUIREMENTS.

ALL DOOR SETS TO 1010mm

Ventilation:

Denotes approx. position of extract fan.
Shower/Wc to have mechanical extract ventilation to give a min of 15 litres/sec.
Mechanical extract ventilation by Xpelair or similar approved manufacturer. Fixed and secured in accordance with manufacturers instructions and details.

- FIRE RESISTANT CAVITY CLOSERS TO BE USED AROUND ALL OPENINGS AND EAVES LEVEL.
- CONTRACTOR TO LOCATE POSITIONS OF EX. SEWERS ON SITE PRIOR TO CONSTRUCTION, RUNS OF NEW SEWERS TO BE DECIDED ON SITE WITH CONSULTATION WITH BUILDING INSPECTOR.
- CONTRACTOR TO LOCATE POSITIONS OF EX. SERVICES/DRAINAGE PRIOR TO CONSTRUCTION WORKS AND TAKE APPROPRIATE SAFETY MEASURES TO PREVENT DAMAGE.
- LINTEL MANUFACTURER TO CHECK AND VERIFY LINTELS PRIOR TO START ON SITE.
- CONTRACTOR TO CHECK AND VERIFY THAT THERE ARE NO PUBLIC SEWERS IN CLOSE PROXIMITY TO NEW WORKS PRIOR TO START ON SITE.

Notes

- All dimensions are in millimeters, contractor is responsible for verification of dimensions on site with any discrepancies to be reported.
- All work is to be undertaken to the satisfaction of the the Local Authority Building Control Officer. All materials must comply with the latest British Standards and Codes of Practice.
- Any discrepancies to be reported.
- Do not scale from this drawing.

Rev	Date	By	Notes

PROJECT
WARDLEIGH,
WINGATE ROAD,
TRIMDON STATION,
COUNTY DURHAM,
TS29 6AX

Proposed Plans.

SCALE
1:100@A3

DATE

DRAWING NO.

A/SEPT/101

REV.

Prop. Part Ground Floor Plan.