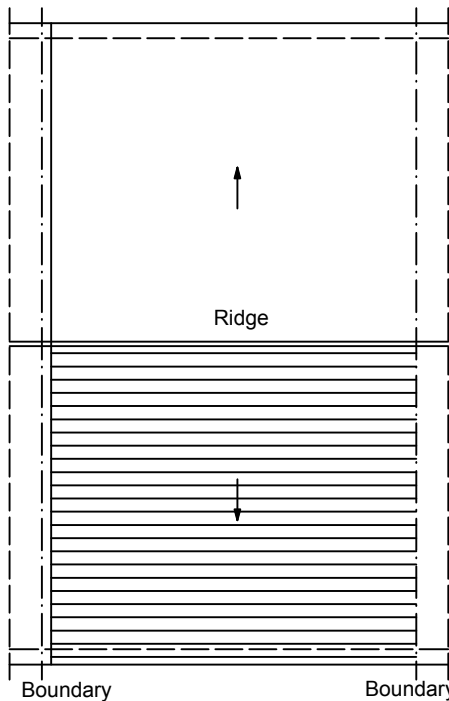
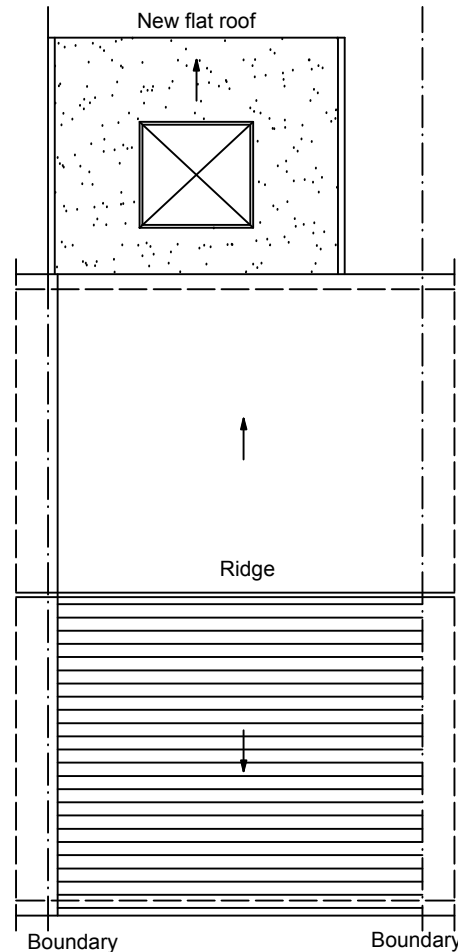


EXISTING GROUND FLOOR PLAN
(scale 1:100)



EXISTING ROOF PLAN
(scale 1:100)



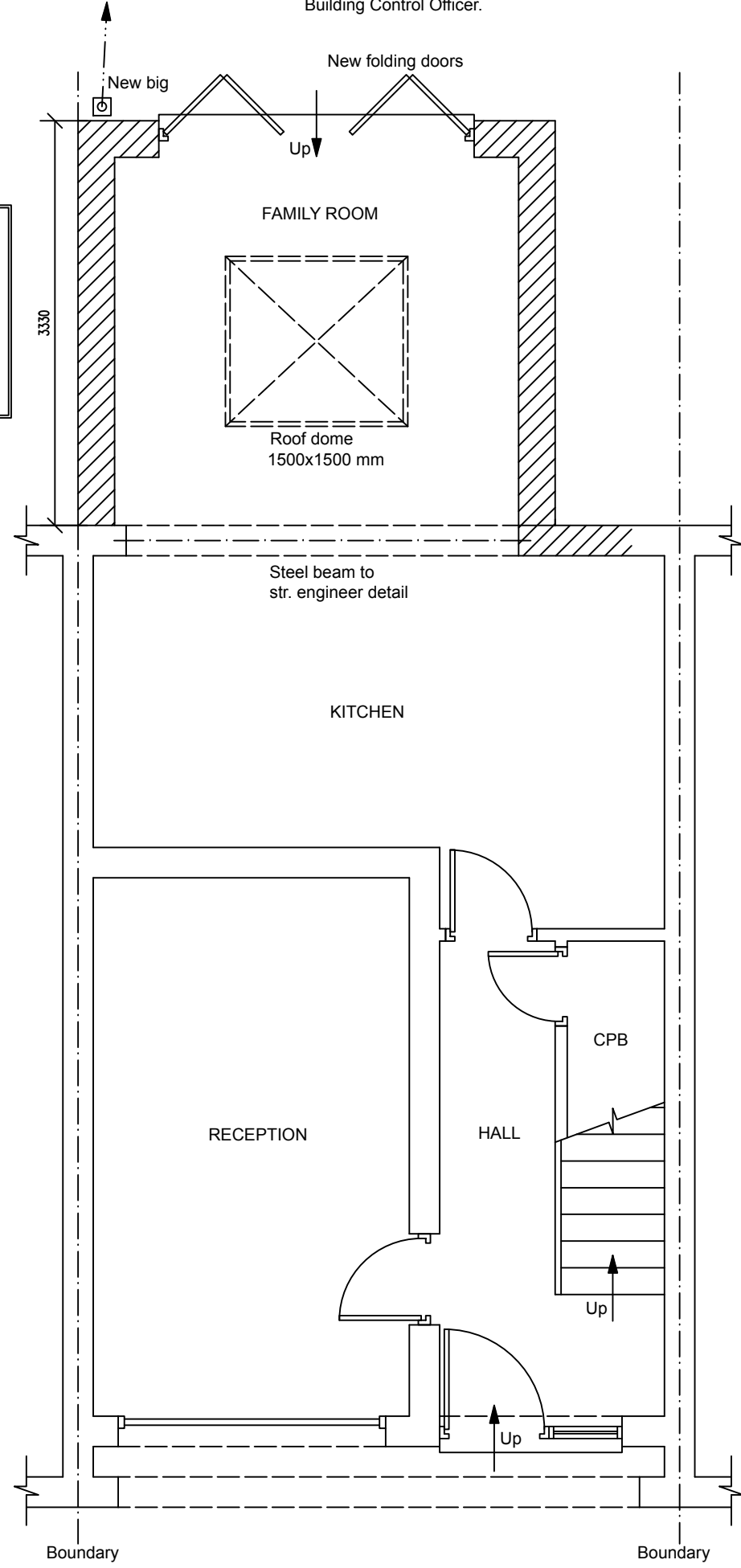
PROPOSED ROOF PLAN
(scale 1:100)

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed
with 16mm argon gap and soft low-E
glass. Window Energy Rating to be Band
C or better. Roof lights to be fitted in
accordance with manufacturer's
instructions with rafters doubled up to
sides and suitable flashings etc.

Form to Soakaway to B.R.E. 365
The soakaway should be a minimum
of 5m away of any building and be at
least 1 cubic metre in size. Where
soakaways are not suitable due to clay
subsoil then rainwater to be taken to
existing separate surface water sewer.

Supply and install new structural elements such as new beams, roof
structure, floor structure, bearings, and padstones in accordance with
the Structural Engineer's calculations and details. New steel beams to
be encased in 12.5mm Gyproc fireline board with staggered joints
nailed to timber cradles or painted in Nullifire S or similar intumescent
paint to provide 1/2 hour fire resistance.

Existing structure including foundations, beams, walls and lintels
carrying new and altered loads are to be exposed and checked for
adequacy prior to commencement of work and as required by the
Building Control Officer.



PROPOSED GROUND FLOOR PLAN
(scale 1:50)

Fixed Price Architecture
ANY EXTENSION, ANY SIZE, ONE LOW PRICE....

ADDRESS
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SEANSCOMBE,
DA10 0ES

PROJECT
SINGLE STOREY REAR EXTENSION

SCALE	AS SHOWN	DWG NO	FPA101107	PAGE	02	REV	B
DRAWN	K. MILLER	DATE	SEPTEMBER-2021				

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