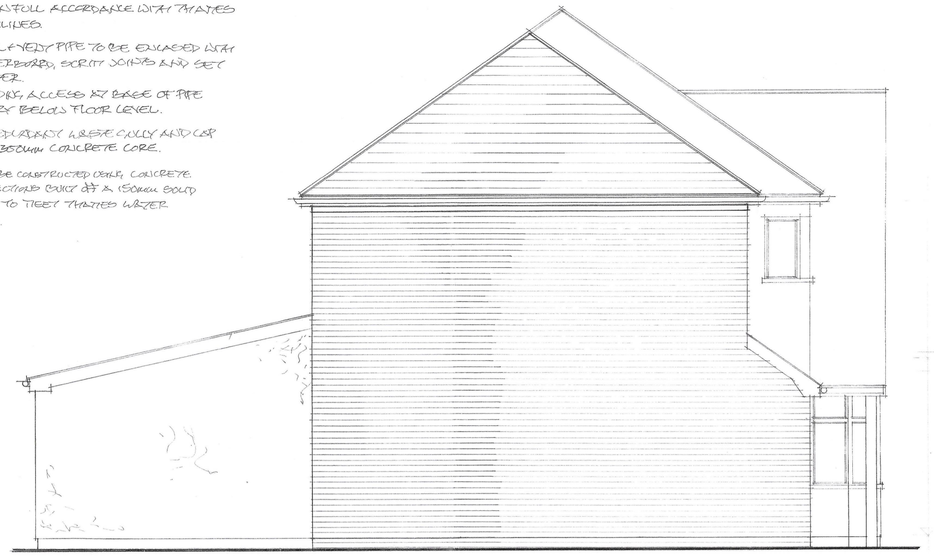
scale
1:50 0 1 2 3m
1:500 0 10 20 30m

DRAINAGE

- MANHOLE LOCATED BELOW TARMACED EXTENSION TO BE BROKEN OUT AND ANY DRAIN REPAIRED USING FULL PIPEWORK + COLLECTABLE USING VITRIFIED CLAY PIPE.
- CONSTRUCT A NEW EXTERNAL MANHOLE, AS SHOWN, FOR RODDING ACCESS.
- ALL WORKS TO THE OTHER PUBLIC SEWER TO BE CARRIED OUT IN FULL ACCORDANCE WITH THAMES WATER GUIDELINES
- EXISTING SOIL & VENT PIPE TO BE ENCASED WITH 12.5MM PLASTERBOARD, JOINTS AND SET IN SKIM PLASTER. PROVIDE ACCESS PANEL AT BASE OF PIPE PRIOR TO ENTRY BELOW FLOOR LEVEL.
- BREAK OUT REQUIRED WASTE GULLY AND CAP DRAIN WITH A 150MM CONCRETE CORE.
- NEW MANHOLE TO BE CONSTRUCTED USING CONCRETE INTERLOCKING SECTIONS BUILT AT A 150MM SOLID CONCRETE BASE TO MEET THAMES WATER REQUIREMENTS.



Front Elevation



Side Elevation

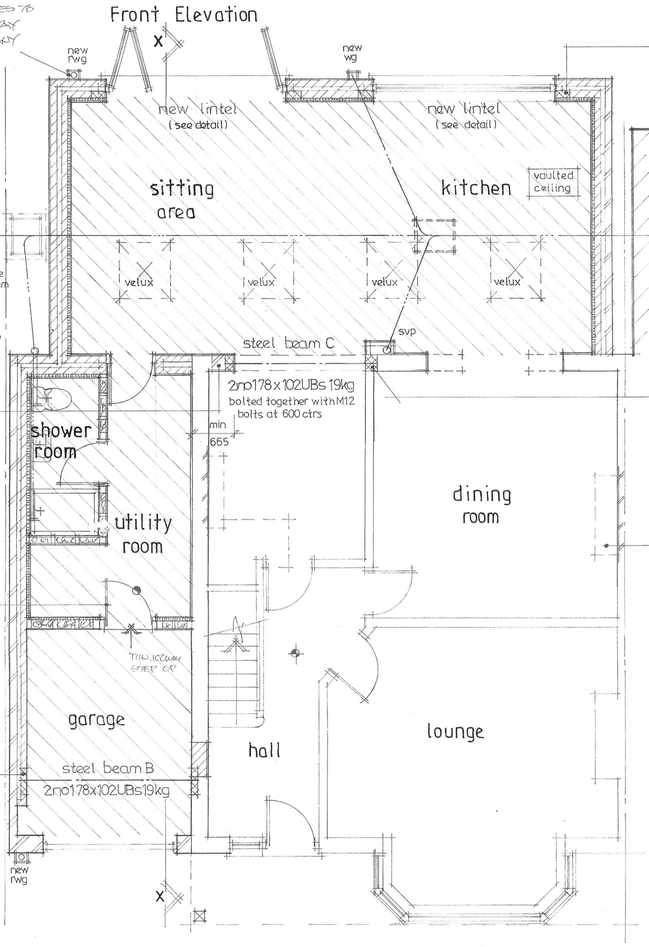


Rear Elevation

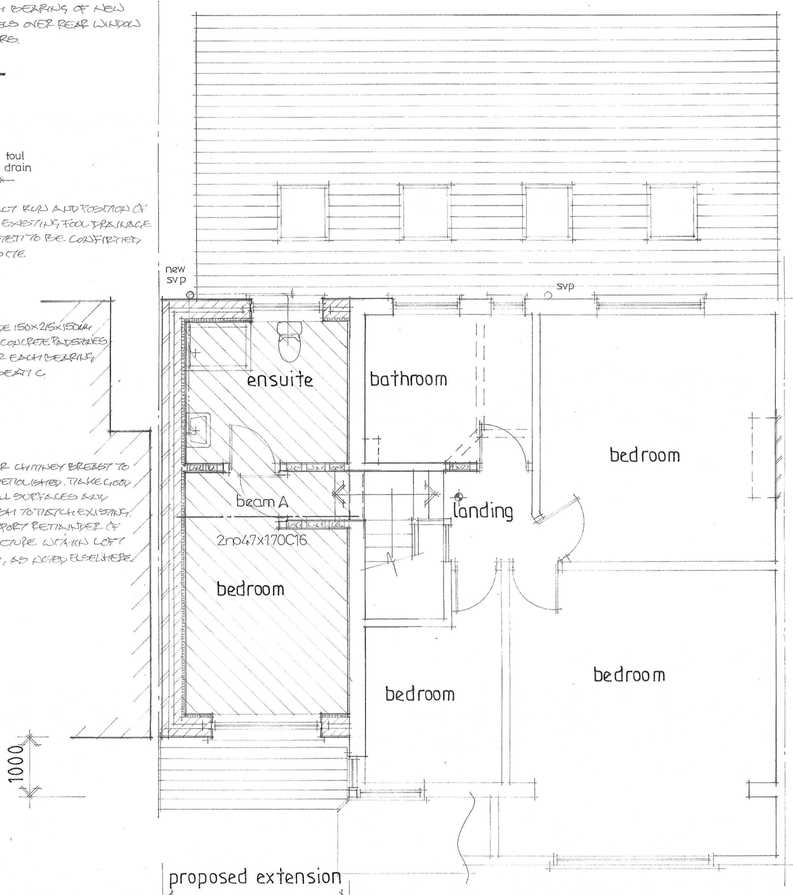
drawing to be read in conjunction with the specification and the structural engineers calculations

NOTES:

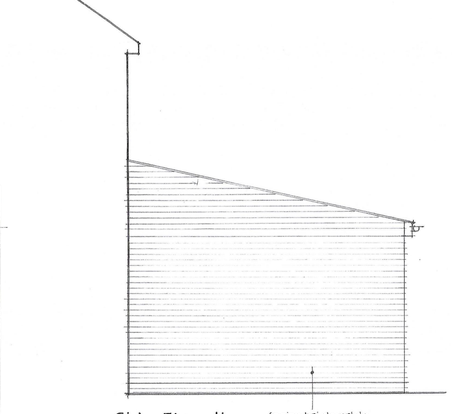
- INSTALL 2 YALE OPERATED INTERLINKED SMOKE ALARM SYSTEM TO ALL HALL AND LANDING (WITH BATTERY BACK UP).



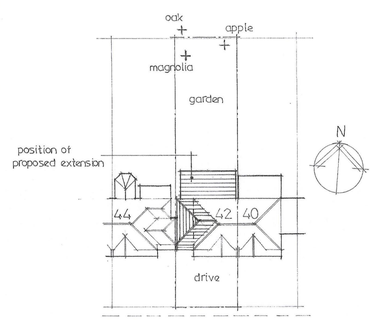
Ground Floor Plan



First Floor Plan



Side Elevation



Site Plan 1:500

B - additional drainage notes 3/9/24

A - building regulation notes added 5/8/24
structural engineers details added

Dimensions: Do not scale from drawing. All dimensions and levels etc. shall be checked on site and all works carried out in a accordance with the local authority approved drawing and specification.
Any discrepancies to be reported immediately.

Contractor obligations:
The whole of the works shall be carried out strictly in accordance with the contract documents specification and all prevailing building and planning regulations, acts and by-laws. British Standards approved codes of practice and in compliance with the regulations and acts of all public utilities, local authorities, health and safety regulations

PLAN SERVICES
27, STATION ROAD,
WEST HORNDON,
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TEL: 01708 227135

project
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UPMINSTER · ESSEX ·
PROPOSED TWO STOREY SIDE & SINGLE STOREY REAR EXTENSIONS

PROPOSED PLANS & ELEVATIONS ·

date MAY 24

scale 1:50 A1 drg. no. 3675 · 02 B

DRAINAGE

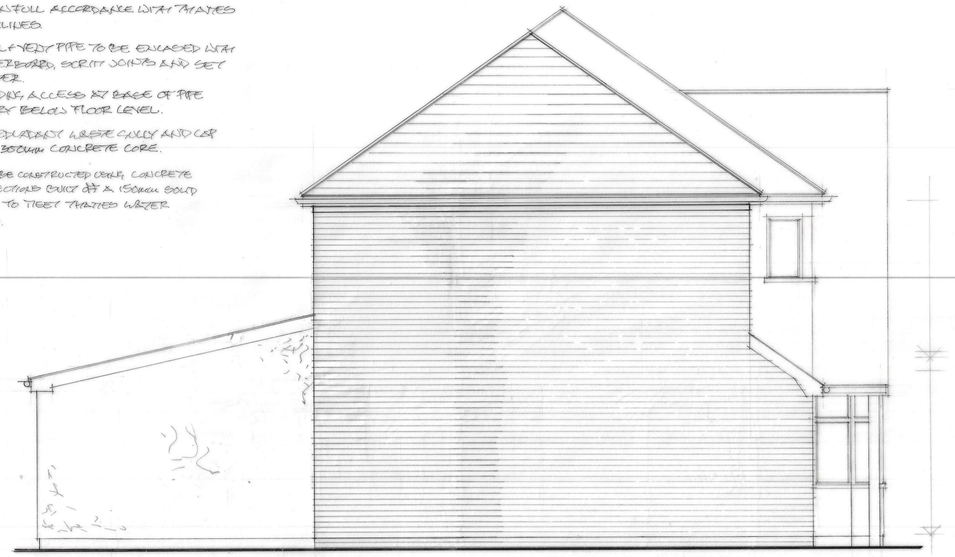
- MANHOLE LOCATED BELOW THE PROPOSED EXTENSION TO BE BROKEN OUT AND THE DRAIN REPAIRED USING FULL PIPEWORK & CORRECTLY LAID, JOINTED CLAYWARE.
- CONSTRUCT A NEW EXTERNAL MANHOLE, AS SHOWN, FOR ROODING ACCESS.
- ALL WORKS TO THE THAMES PUBLIC SEWER TO BE CARRIED OUT IN FULL ACCORDANCE WITH THAMES WATER GUIDELINES.
- EXISTING SOIL & VENT PIPE TO BE ENCASED WITH 12.5mm PLASTERBOARD, SCRIM JOINTS AND SET IN 5mm PLASTER.
  PROVIDE A ROODING ACCESS AT BASE OF PIPE PRIOR TO ENTRY BELOW FLOOR LEVEL.
- BREAK OUT REDUNDANT WASTE GULLY AND CAP DRAIN WITH A 300mm CONCRETE CORE.
- NEW MANHOLE TO BE CONSTRUCTED USING CONCRETE INTERLOCKING SECTIONS LAID AT A 150mm SOLID CONCRETE BASE TO MEET THAMES WATER REQUIREMENTS.

scale

1:50	0	1	2	3m
1:500	0	10	20	30m



Front Elevation



Side Elevation

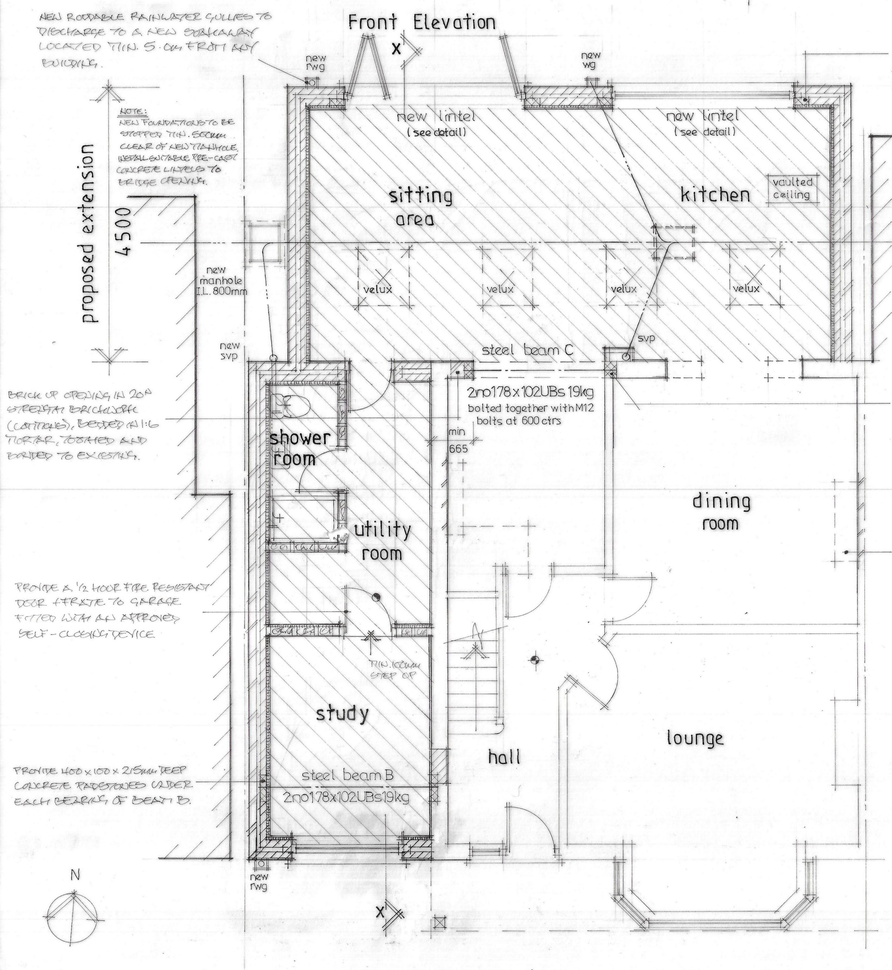


Rear Elevation

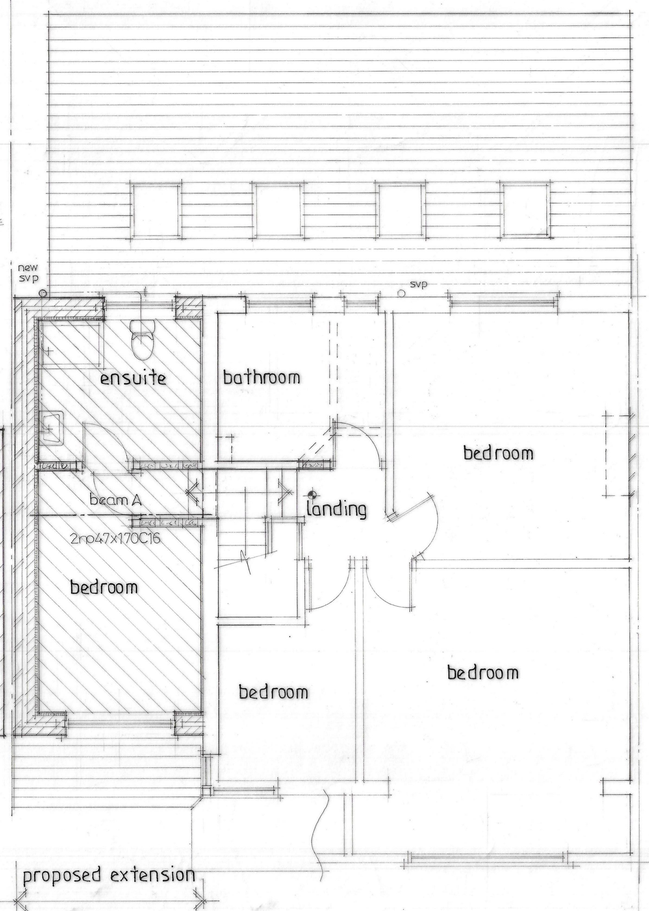
drawing to be read in conjunction with the specification and the structural engineers calculations

NOTES:

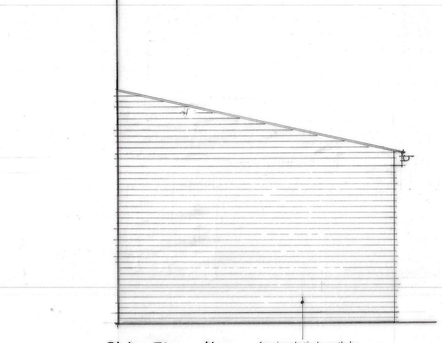
- INSTALL 3 TRAINS OPERATED, INTERLINKED SMOKE ALARM SYSTEM TO THE HALL AND LANDING (WITH BATTERY BACK UP).



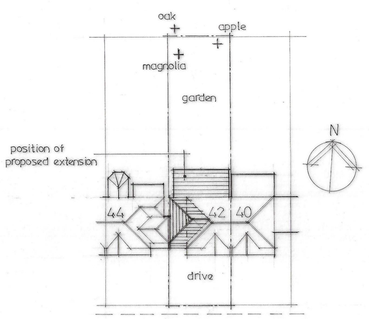
Ground Floor Plan



First Floor Plan



Side Elevation facing brickwork to flank walls



Site Plan 1:500

C-garage changed to study	29/10/26
B-additional drainage notes	3/9/24
A-building regulation notes added structural engineers details added	5/8/24

Dimensions: Do not scale from drawing. All dimensions and levels etc. shall be checked on site and all works carried out in a accordance with the local authority approved drawing and specification.
Any discrepancies to be reported immediately.

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PROPOSED TWO STOREY SIDE & SINGLE STOREY REAR EXTENSIONS

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scale 1:50 A1 drg. no. 3675 · 02 C