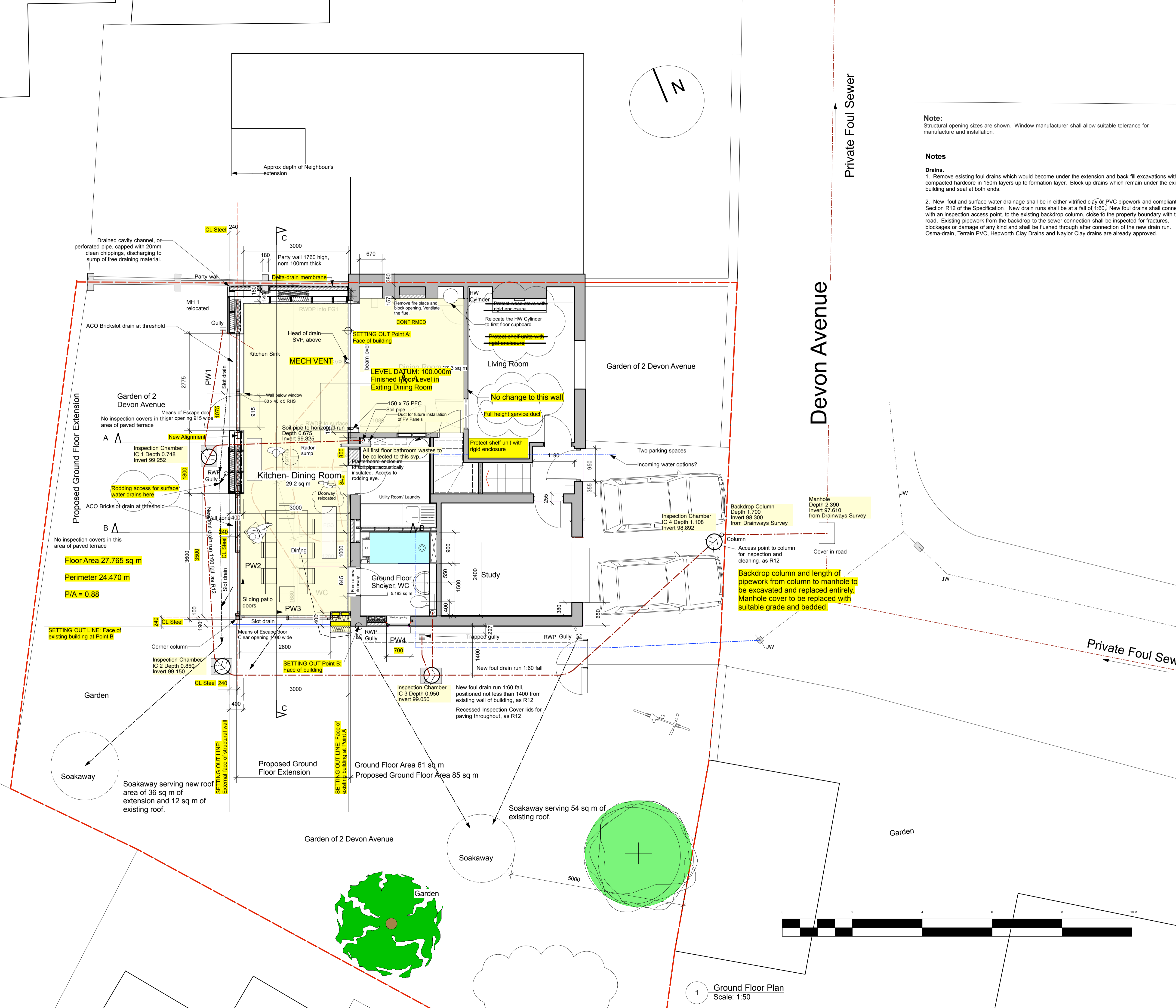


This drawing is copyright. Do not scale from this drawing. All dimensions to be checked on site and any discrepancy, error or omission reported to the architect. This drawing shall be read in conjunction with all relevant architects' and engineers' drawings and specifications.

Note:
Structural opening sizes are shown. Window manufacturer shall allow suitable tolerance for manufacture and installation.

Notes

- Drains.**
1. Remove existing foul drains which would become under the extension and back fill excavations with compacted hardcore in 150mm layers up to formation layer. Block up drains which remain under the existing building and seal at both ends.
2. New foul and surface water drainage shall be in either vitrified clay or PVC pipework and compliant with Section R12 of the Specification. New drain runs shall be at a fall of 1:60. New foul drains shall connect, with an inspection access point, to the existing backdrop column, close to the property boundary with the road. Existing pipework from the backdrop to the sewer connection shall be inspected for fractures, blockages or damage of any kind and shall be flushed through after connection of the new drain run. Osma-drain, Terrain PVC, Hepworth Clay Drains and Naylor Clay drains are already approved.



REV	DRN	CHK	AMENDMENTS	DATE
M	JSB	JSB	1. New window PW4 increased in width to 700mm.	2025.12.05
L	JSB	JSB	1. One soak-away omitted. Remaining soak-aways relocated to comply with 5m rule. Roof areas distributed between soak-aways. 2. Rodding access added on surface water route.	2025.12.05
K	JSB	JSB	1. Drainage revised, Inverts adjusted Soil pipe serving first floor relocated from Kitchen to Utility room. 2. Existing wall in Utility room to be removed.	2025.11.12
J	JSB	JSB	Engineer's PFC columns added in new opening in existing house wall. RHC added in PW1	2025.11.04
H	JSB	JSB	Backdrop column and length of drain to manhole to be replaced.	2025.10.31
G	JSB	JSB	Status changed to FOR CONSTRUCTION 1. Setting out further clarified 2. Drainage Inverts added 3. Shallow Access Chamber replaced by Inspection Chamber	2025.10.27
F	JSB	JSB	1. Setting out clarified 2. Location of capped off gas service corrected.	2025.10.17
E	JSB	JSB	1. Window and door sizes adjusted (overall area same). 2. Drains revised to reduce length of drain below the building.	2025.10.13
D	JSB	JSB	REVISED TENDER ISSUE First Floor Extension OMITTED	2025.08.22
C	JSB	JSB	TENDER ISSUE Sanitary ware added. Drains adjusted. Shower window reduced in width. Reference added to note: External Insulation Drwg 1201.21.12	2023.08.14
B	JSB	JSB	TENDER ISSUE Main services added, Drainage updated, protection of stove and shelves noted.	2023.07.25
A	JSB	JSB	Rooflight in kitchen omitted. Fenestration in kitchen changed from sliding door to window and residential door.	2023.05.15

PROJECT
Extensions and Alterations at 2 Devon Avenue, Green Road, St Clement, JE2 6PQ

CLIENT
Mr Mark Querée & Ms Tania Andrade

DRAWING
Ground Floor Plan: Proposed

SCALE	DRAWN	CHECKED
1:50	JSB	JSB

STATUS
CONSTRUCTION

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DRAWING No	REVISION
1201.20.05	M

1 Ground Floor Plan Scale: 1:50