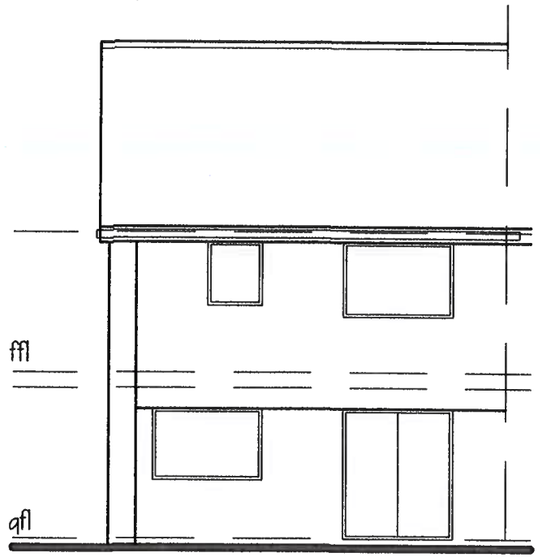
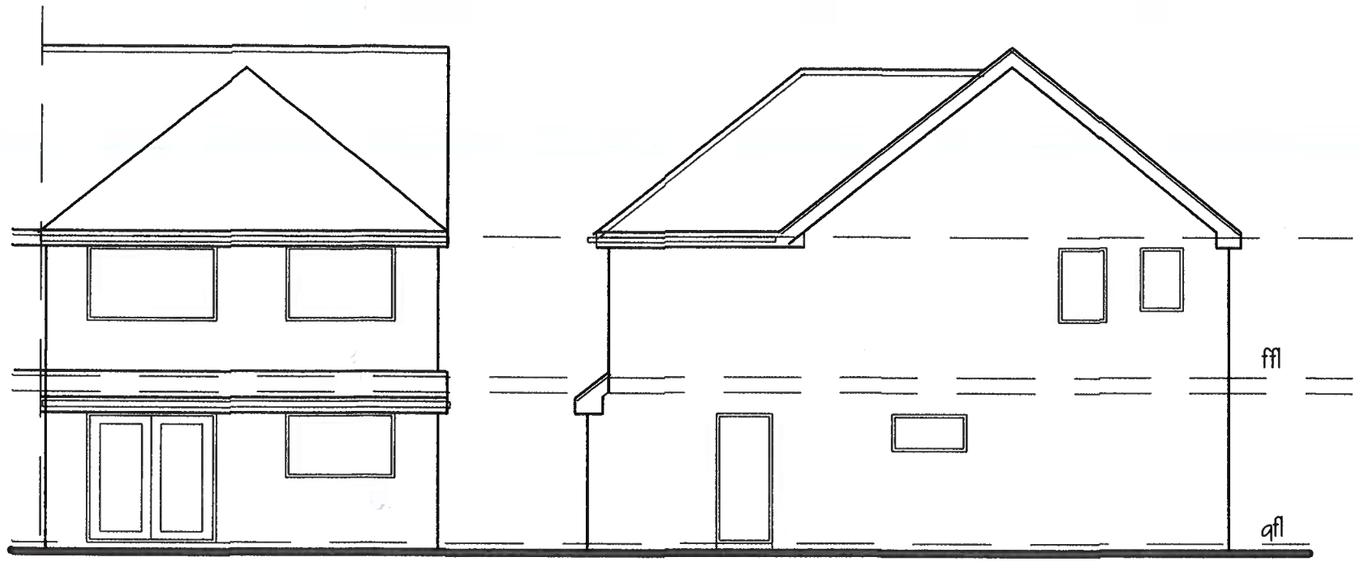
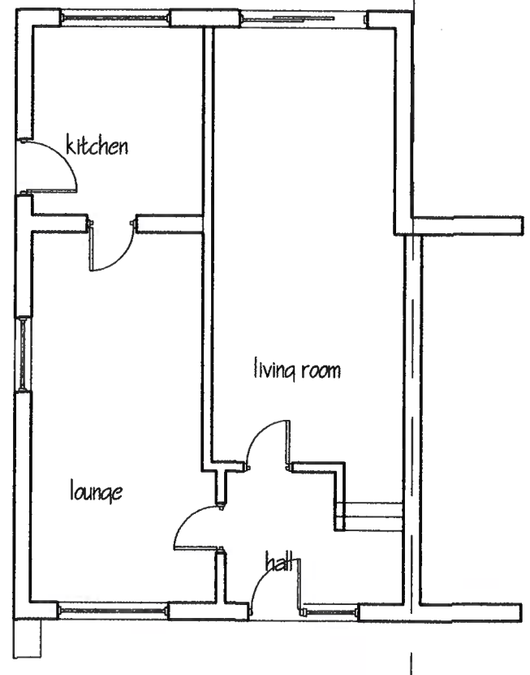


front elevation

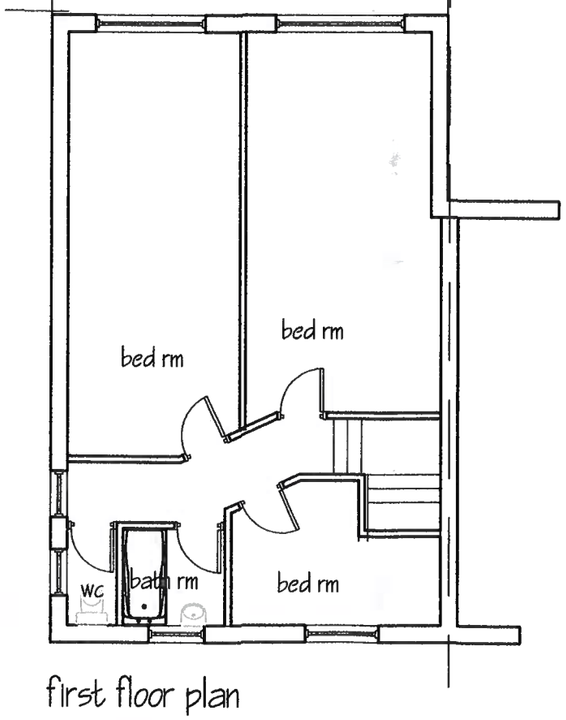


rear elevation

gable elevation



ground floor plan



first floor plan

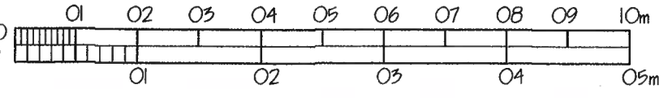


LOCATION PLAN
scale 1: 1250



EXISTING LAYOUT

scale 1:100 1:50



ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING OR ERECTING MATERIALS DO NOT SCALE.

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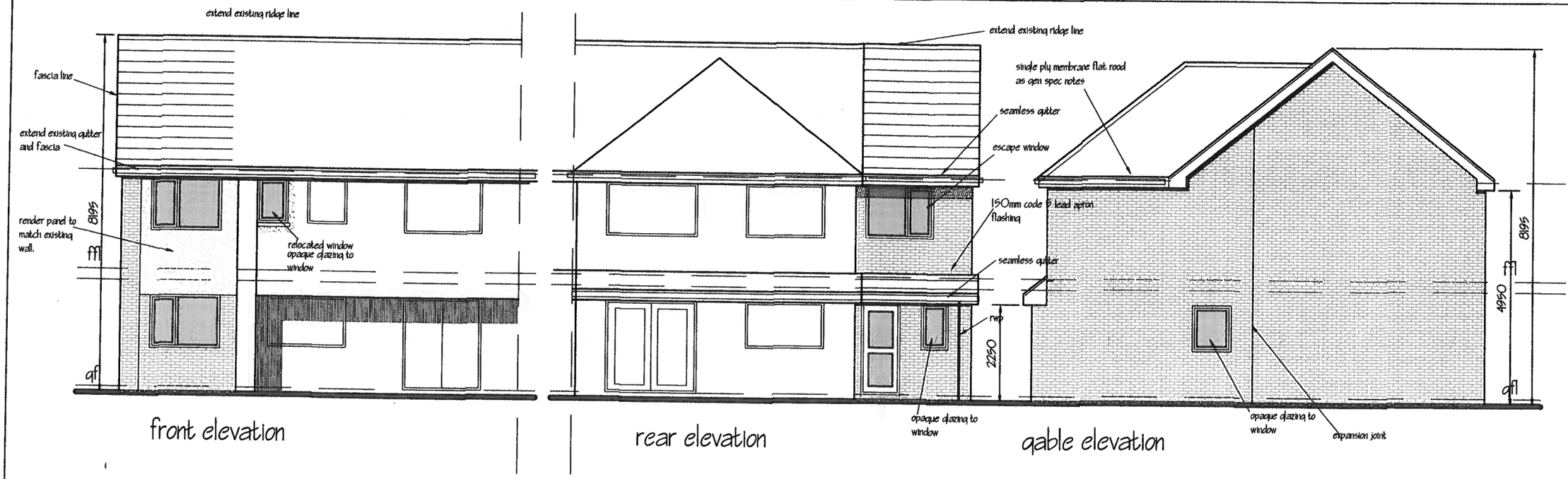
DATE MAY 2019	SCALE 1:100 @ A3



All work to comply in every respect to the LOCAL AUTHORITY building regulations latest edition.
All electrical work to be installed and checked by IEE registered engineer.
All gas supplies and installation by Corgi registered engineer.
Foundations to comply with the LA requirements
Steelwork to comply with BS 449,BS 5950
Steelmesh to BS 1221
Horizontal and vertical DPM to be bituminous felt(unless otherwise stated)in accordancce with BS 743 Type 5a, 1970
Windows to CP 151., Door framesto CP 151
Door and window frames by J.CARR or similar approved (standard section)
Plastering to BS 5492:1972
S.W drainage to BS 6367: 1983
Internal drains above ground level to BS 5572
Thermal insulation to roof to be as BS 5808 and comply with the current building legislation. for thermal protection to structures.
Drainage below GL to BS 6297, Generally to comply to the satisfaction of the LA inspector. in accordance with BSCP 301,303.
Wall and floor tiles to BS 5385
Sanitary fittings to BS 6465 pt 1,Shower fittings to BS 6360.
Structural timber to BS 5268. Timber workmanship to BS 1186.
Glass to BS 952, and BS 6282:1982

Concreter- Wall foundations as shown, in plain concrete 1:2:4 mix or unless otherwise stated by the structural engineer.
Block work to be in accordance with BS 1257
Soft woods to BSCP 1860,(All non-structural timber to be VAC-VAC treated)
Decoration Apply 2 cts of emulsion paint to wall and ceiling surfaces to BSCP 231
Internal sw frames primed and painted 2 cts gloss.
All services shall be connected in compliance with the statutory authority requirements.
All dimensions to be checked on site prior to ordering or erecting materials.
All work to comply with the LA inspectors requirements.

BUILDING NOTES
Lintols: Proprietary lintols are to be placed over all openings, doors, windows
Lintols are to be laid level. And have a minimum end bearing of 150mm and cased. internally to give 1/2 hr fire protection. Bitumin coated galvanised steel lintols, insulated with polystyrene are to be used in the external walls.

Ground floor slab to be minimum 150mm thick, floated concrete on visqueen 1200 gauge. DPM this to be dressed up vertical sides of concrete/
50mm sand blinding on 100 mm closed cell insulation, on 150-600mm crushed hardcore (well consolidated) Also depth of hardcore below thickened out slab below non-load bearing walls to be 150-600mm max as described earlier.

Foundations to external and party walls to be 600x200mm thick concrete strip footings brickwork only below dpc, weak mix conrete up to GL.
Depth of foundations, to formation level are to be a minimum of 1000mm in clay soils, of 625mm in sand (or as required by the structural engineer or local authority) concrete to be grade C15P.
Trench filled footings may be required in certain circumstances, width to be 450mm for all load bearing walls, depth to engineers or approved inspectors requirements.

House drainage: 100mm nominal, salt glazed ware, supersleave or similar or equal approved.
Top runs minimum gradient of 1:40 with inspection chambers at 12m intervals.
Pipework below buildings to be encased in 100mm thick granular fil or other flexable filling in accordance with the manufacturers recommendations.
Drains passing through walls to have 50mm clearance all round with concrete lintol over.

Soil and waste to be single stack drainage system to BS 5572: 1978, connecting via a suitable adaptor, to the under ground drainage system. Location and sizes of internal pipework are indicated on drawings.
Depth to invert to be 450mm where direct ground floor connection to SVP vent pipes- reduce to 75mm dia. when run externally, and terminate 1000mm above any adjacent ventilated opening.
All vent pipes to terminate in a wire balloon cage.

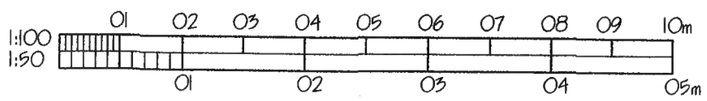
All rainwater goods: to be round section "Marley " or similar, fixed in accordance with the manufacturers instructions, positioned as the drawings and connected to a sepeate under ground storm water drainage system.

All cavities are to be closed at eaves and verge with a low density block to seal the cavity.
" Hylood pitch polymer 100mm.wide or other approved DPC, a minimum of 150mm above adjacent finished ground level. DPC to have a minimum 150mm lap at joints, and with dpm in order to ensure a water tight seal.

Walls: External walls to be 300mm over all, cavity construction, to give a total "U" value of 0.25W/m2 k, comprising 102mm facing brick outer skin, 100mm cavity, filled with rockwool insulation bats in accordance with BBA certificate No 89/2316 or similar approved Kootherme K5 / Cellotex 90
100mm blockwork inner leaf of max. R value 1.15m2k/w strength 2.8N/mm 2
Internal block partitions lined with 9.5mm plaster board on dabs. Applied and supported in full accordance with British gypsum instructions and recommendations.

THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LIASE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE DEPT. STATUTORY UNDERTAKERS AND ANY OTHER RELEVANT BODIES,TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE.
ANY MODIFICATIONS, AS A RESULT TO BE AGREED.
ALL DIMENSIONS TO BE CHECKED ON SITE
ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS.
ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY.
ALL WORK TO COMPLY WITH REQUIREMENTS OF COVENANTS OR AGREEMENTS,RELATED TO THE PROPERTY
NONE OF THE WORKS SHOULD ENCROACH ONTO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER.
THE CONTRACTOR IS TO ENSURE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT OF THE WORKS.
THE CLIENT IS TO TAKE RESPOSIBILITY FOR THE APPOINTMENT OF A PARTY WALL SURVEYOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES.

scale 1:100 1:50



ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING OR ERECTING MATERIALS DO NOT SCALE.

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DATE MAY 2019	SCALE 1:50 @ A3

Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed

Existing ic to be capped and sealed construct new IC as general specnotes complete with CI cover mediumduty

Block bond new walls to existing maintain cavity

opaque glazing to window

Sink waste to discharge below grid line and above water line.

swp to be boxed in with 9mm ply provide rodding access points and cover

insulated stud wall as general specification

Expelair fan wired to mains supply as general spec
60ltrs per sec discharge, 3 air changes per hour 20min over run

opaque glazing to window

Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed

Expelair fan wired to mains supply as general spec
60ltrs per sec discharge, 3 air changes per hour 20min over run

150mm step

Expansion joint

Kingspan TW52 thermawall applied to 140mm block wall as indicated

Remove existing window and frame build up opening as indicated make good to walls both sides.

break out existing wall form new door opening as indicated complete with IG lintel over min 150mm bearing each end

New floor levels to line with existing NO steps floor finish to client requirements DPC min 150mm above GL

Relocate SWP and box in with 9mm ply wood, provide rodding access point

Facing brick to match existing as near as possible

Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed

RWP / BG

SWP

RAD

shower rm

kitchen

utility rm

Study

lounge

hall

living room

FD30s

FD60 door&frame

Kitchen / Utility fitments installation by specialist manufacturer installed in accordance with manufacturers recommendations
sink waste to discharge to BG below grid line and above water line.

Slip resistant floor finish to all wet areas colour and tupe to be confirmed with client.

Sink waste to discharge below grid line and above water line.

break out existing wall as indicated make good to floor walls and ceiling provide and fix:-
IG L5 beasm supported on 150mm deep concrete padstone, encase beam in 2 layers of 12mm fire line board

Internal door / frames complete with all necessary hardware fixtures and fittings, maintain 25mm air gap below door.

Insulated stud walls complete with door frame and all necessary hardware fixtures and fittings install 9mm plywood lining to allow fixings by client

Internal door / frames complete with all necessary hardware fixtures and fittings, maintain 25mm air gap below door.

Block bond new walls to existing maintain cavity
SVP boxed in full height, provide rodding acces point, and access panel- provide slow bend to SVP discharge to drains- encase pipe in 9mm plywood

Window fenestration to match existing
Glazed area 1/ 10th floor area
opening light 1/ 20th floor area
Escape window as gen spec notes
frames set back from wall face and sealed with mastic sealant flush pointed

New IC as per gen spec notes complete with sealed cover
Concrete base and Haunching - concrete ring system
medium duty cover - tupe to be decided on site
Install new IC as shown complete with concrete base and haunching, medium duty cover set in grease
Check existing drains for suitability make good as required
extend drains as shown to connect to new services
All drains under building to be encased in 150mm concrete
provide RC lintel over drain passing through walls and foundations
provide rodding access point to head of drains
Assumed separate system of drains (to be determined on site through investigation)

Any drains passing under building to be encased in 150mm concrete, provide RC lintel over drains passing through foundations, provide rodding access.
Assumed line of drains -depth to be checked on site
Foundations to invert of drains

ELECTRICAL LEGEND

single switched socket outlet — wiring
double switched socket outlet (low level)
double switched socket outlet (high level)
one way light switch
two way light switch
pull cord light switch
cooker control box
cooker connection box
immersion switch
immersion heater
room thermostat
smoke/heat detector with integral sounder unless otherwise stated
alarm control pad
boiler control pad
telephone point
circular zoned encased compact fluorescent light
fluorescent strip light
heat detector
dedicated low energy pendant light
spot light
batten light
spot light
extract fan
door bell push button
tv socket
fused spur
consumer unit
shaver strip light & socket 2000mm AFL
alarm box
gas point
wall light
external wall light

electrical layouts are indicative
please refer to specification for details
note - all sockets and switches are to be positioned between 450mm and 1100mm above finished floor level

Mounting heights to center	
	1200mm
	Standard 300mm
	Worktop 150mm above worktop
	1300mm
	200mm below ceiling
	2000mm to top
	1400mm or adjacent equipment

BSS STATUTORY REQUIREMENTS FOR POSITIONING ELECTRICAL FITTINGS
DRG No ELC-01

Lighting and Power: separately controlled circuits with sub-division where necessary to ensure compliance with BS 7671 (IEE Wiring Regulations)

Drawing indicative of connections only, routes to be determined on site in accordance with the regulations.

Provide light point and socket outlet in roof space adjacent to access hatch

Provide isolator switches to all extractor fans

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REV.	DRG.NO. JPP / 1075_003
DATE MAY 2019	SCALE 1:50 @ A3

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m

01 02 03 04 05m

ground floor plan

Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed

Code 5 lead Apron / stepped flashing to wall roof / wall abutment complete with cavity tray, seal with 2 coats of paternation oil.

2100 extend existing gutter and fascia 1575

890

lateral restraint straps 1000x6x50mm secured to 3 No joists

rad

block bond new walls to existing maintain cavity

Steel work to engineers design supported on concrete padstones and bolted together at 300mm ctrs
Encase all steel work in 2 layers of 12mm fire line board, lap tape and fill joints.

Facing brick to match existing as near as possible

1929

Expansion joint

1005.0

floor joist at 450mm max ctrs

Insulated stud frames to first floor area complete with door / frames and all necessary hardware fixtures and fittings.
maintain 25mm air gap below doors

bed rm

bed rm

Internal door / frames complete with all necessary hardware fixtures and fittings, maintain 25mm air gap below door.

break out existing wall and window opening enlarge opening to form new door
Provide new door and frame complete with all necessary hardware and fittings
Provide IG lintol type L1 SWL 70 or similar approved.

landing

bed rm

Double joists below stud walls, bolted together at 300mm ctrs
175x75 bearer bolted to wall face at 300mm ctrs

remove existing window
build up opening and
make good to walls both sides

1465

ensuite

WC

bath rm

bed rm

lateral restraint straps 1000x6x50mm secured to 3 No joists

rad

Close cavity at reveals with insulated cavity closer, set frames back from wall face, seal frames with mastic sealant flush pointed

render panel

685 1650 385

Opaque glass to WC / Bathroom windows

2701

break out existing wall and form new window complete with opaque glass and opening lights.
make good to walls.

block bond new walls to existing maintain cavity

first floor plan

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m

01 02 03 04 05m

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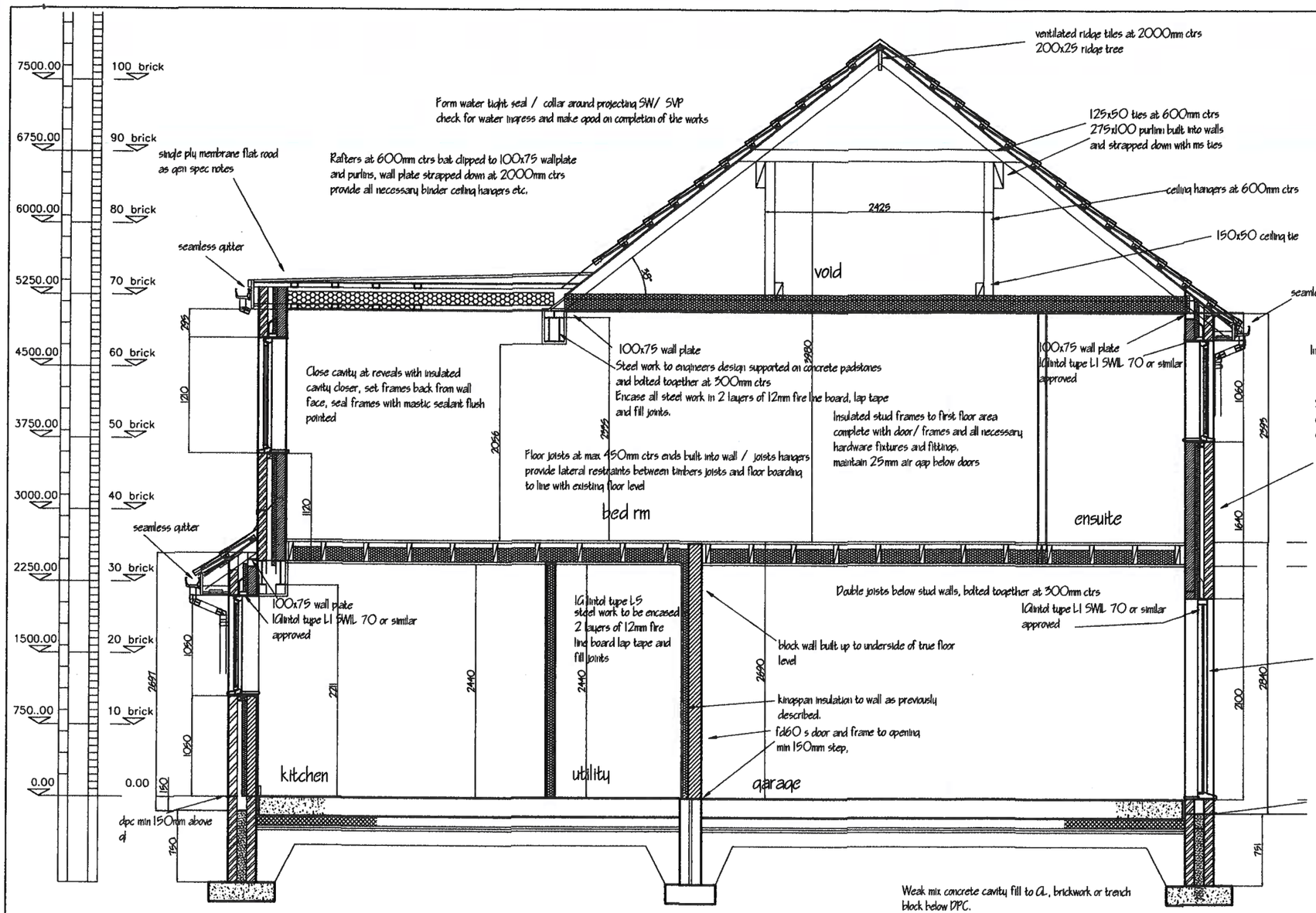
DATE MAY 2019	SCALE 1:50 @ A3



Any drains passing under building to be encased in 150mm concrete, provide RC lintel over drains passing through foundations, provide rodding access.
Assumed line of drains -depth to be checked on site
Foundations to invert of drains

Window fenestration to match existing
Glazed area 1/ 10th floor area
opening light 1/ 20th floor area
Escape window as gen spec notes
frames set back from wall face and sealed with
mastic sealant flush pointed

section A

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m

01 02 03 04 05m

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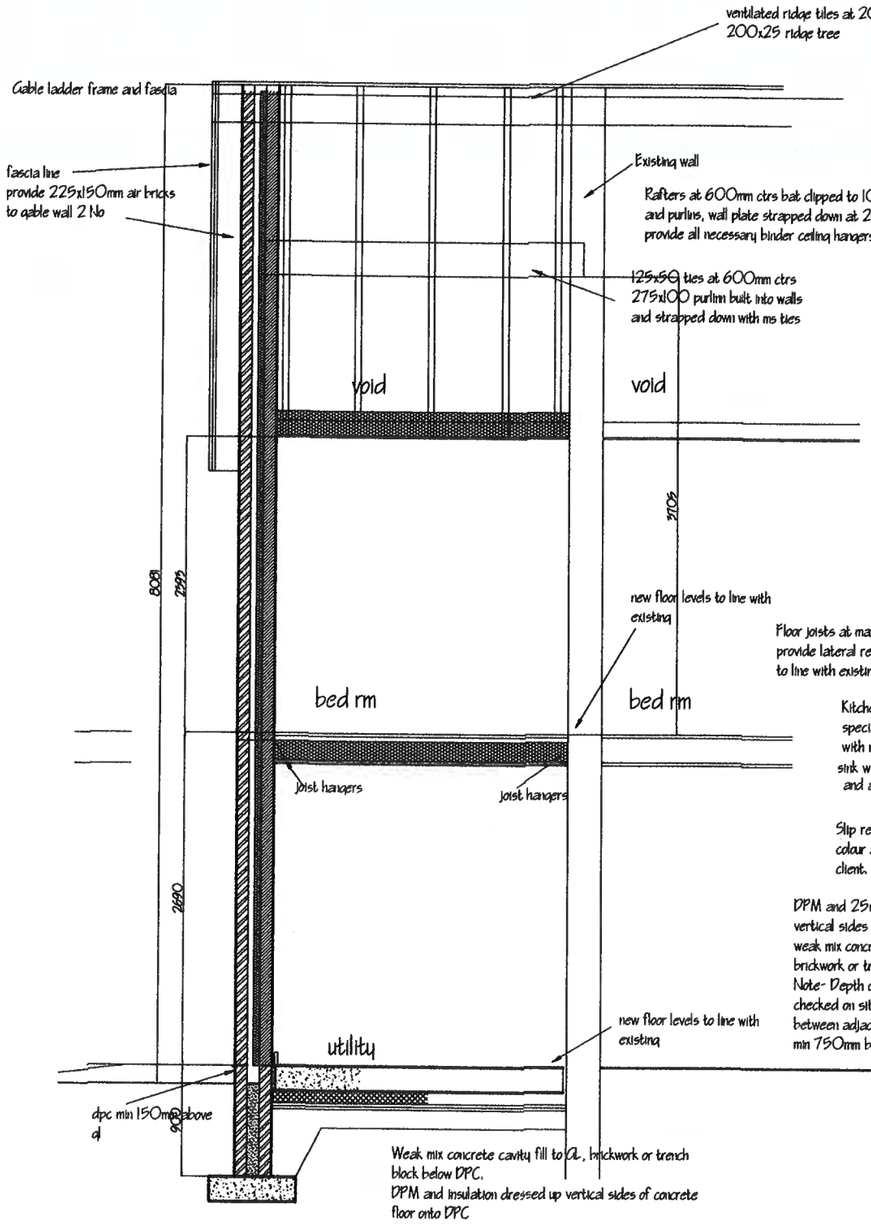
Assumed line of drains - depth to be checked on site
Foundations to invert of drains



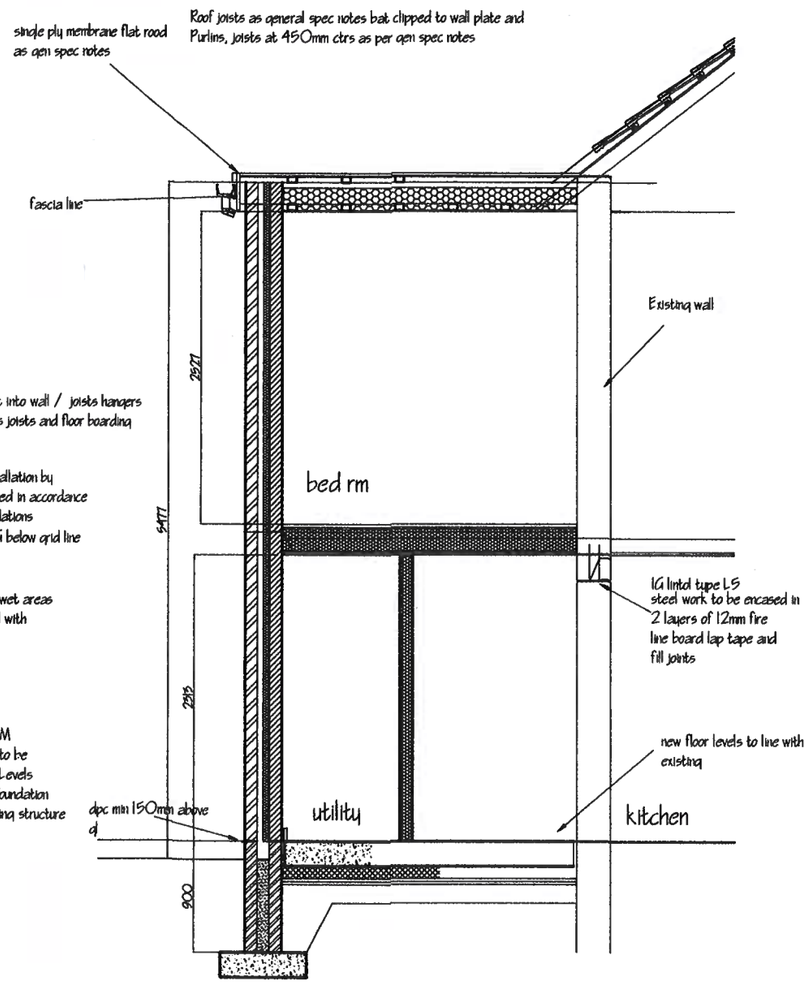
Floor joists at max 450mm ctrs ends built into wall / joists hangers provide lateral restraints between timbers joists and floor boarding to line with existing floor level

Kitchen / Utility fitments installation by specialist manufacturer installed in accordance with manufacturers recommendations
sink waste to discharge to BIG below grid line and above water line.

Slip resistant floor finish to all wet areas colour and type to be confirmed with client.

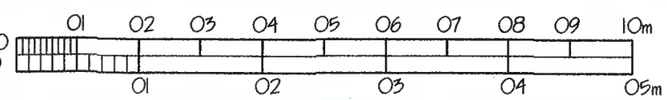
DPM and 25mm insulation dressed up vertical sides of concrete onto DPC
weak mix concrete cavity fill to GL brickwork or trench block only below DPM
Note- Depth of gable wall foundations to be checked on site due to varying Ground Levels between adjacent property. Depth of foundation min 750mm below lowest level of existing structure

section B



section C

scale 1:100 1:50



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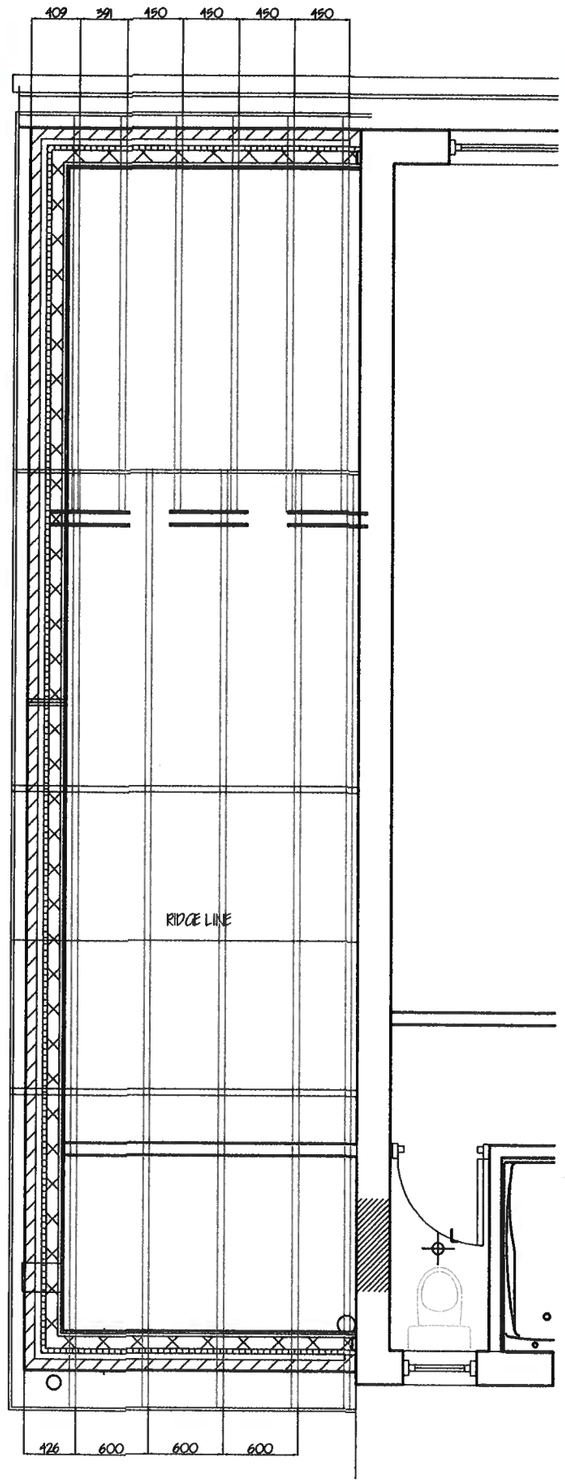
DATE MAY 2019	SCALE 1:50 @ A3

Roof joists as general spec notes bat clipped to wall plate and Purlins, joists at 450mm ctrs as per gen spec notes

Steel work to engineers design supported on concrete padstones and bolted together at 300mm ctrs
Encase all steel work in 2 layers of 12mm fire line board, lap tape and fill joints.

Rafters at 600mm ctrs bat clipped to 100x75 wallplate and purlins, wall plate strapped down at 2000mm ctrs provide all necessary binder ceiling hangers etc.



ROOF TIMBERING PLAN

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m

01 02 03 04 05m

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DATE MAY 2019	SCALE 1:50 @ A3



SITE PLAN
scale 1: 200

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m

01 02 03 04 05m

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