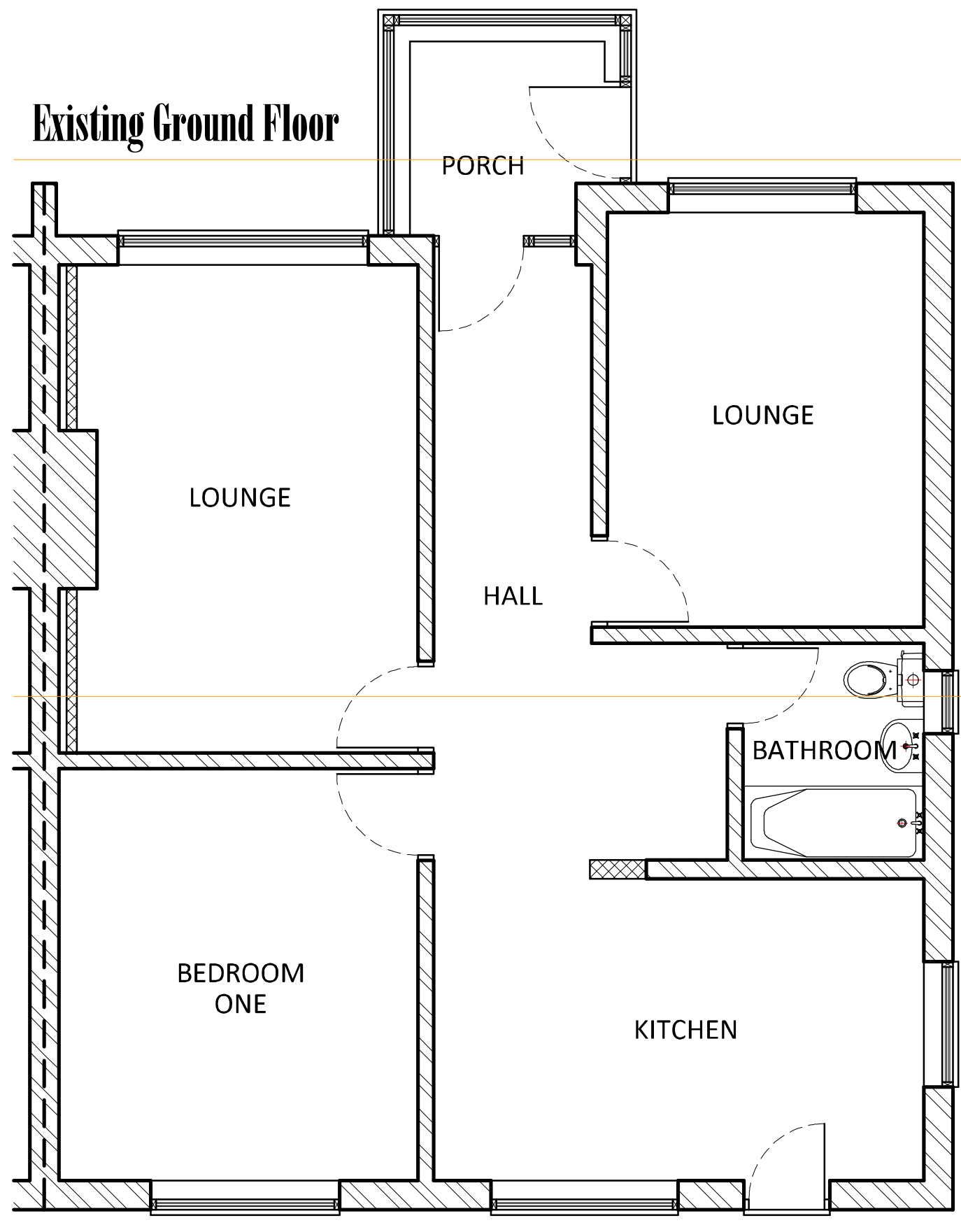


Existing Ground Floor



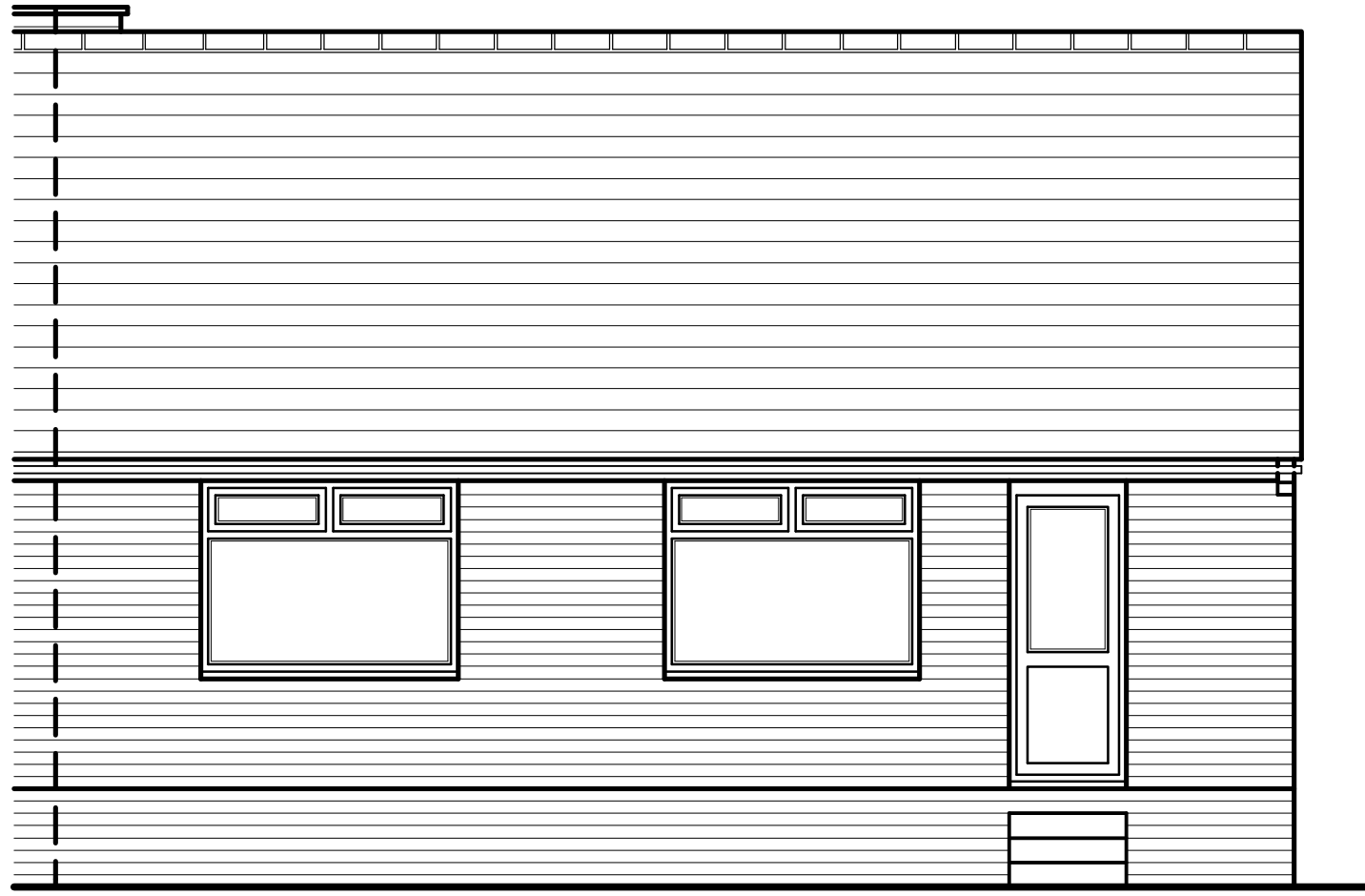
- Load bearing walls
- Non Load bearing walls / partitions
- Existing FW drain [assumed only]
- Existing SW drain [assumed only]

It is assumed that the existing drainage is a combined FW / SW system, Contractor to check on site & adjust proposed drainage system layout accordingly if the FW & SW drainage is run separately.

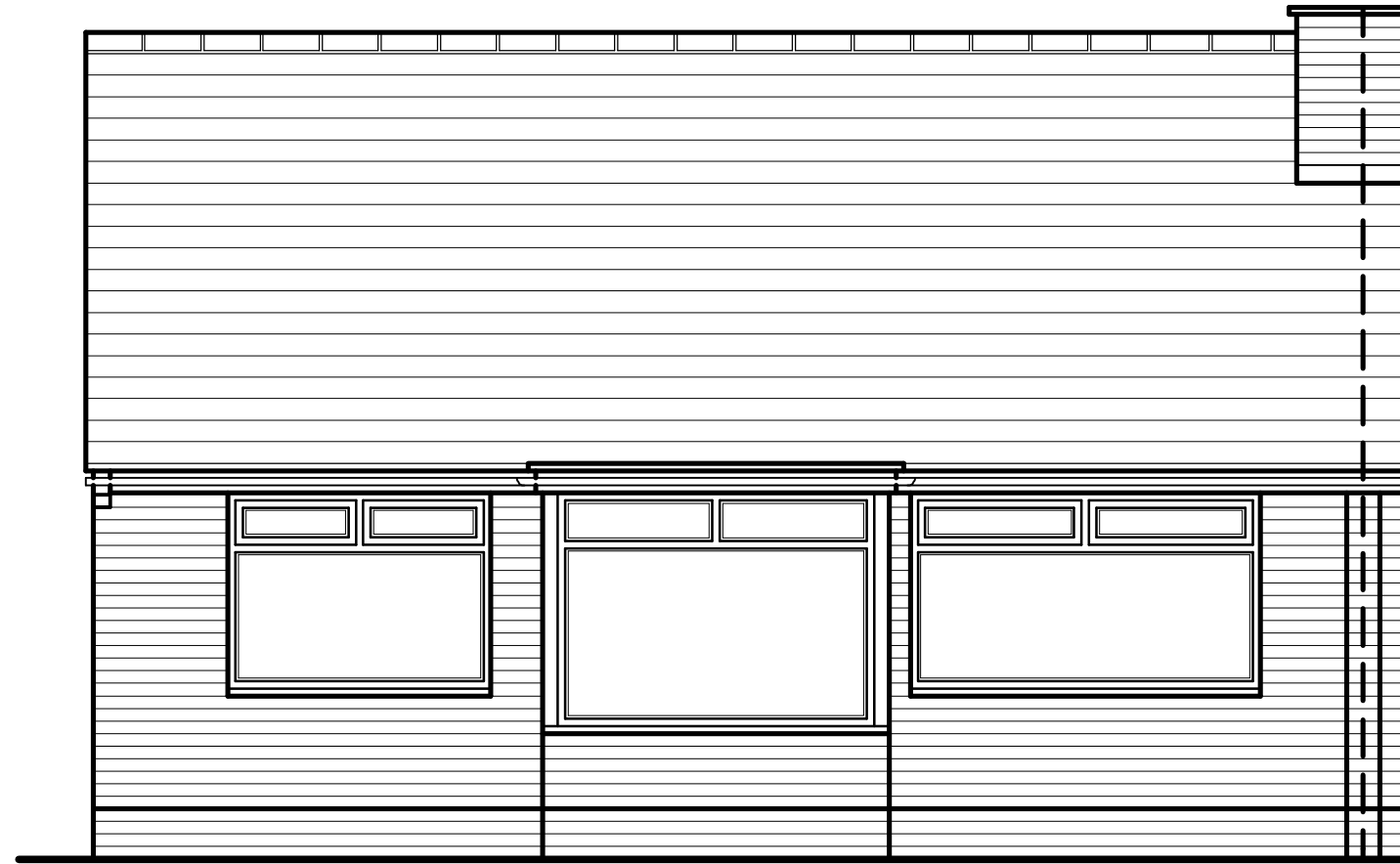
Positions of drainage runs and types of drainage indicated on drawings are strictly provisional only.

Contractor to check type, fall, invert & position of existing drainage systems to ensure adequate fall exists & that the AI is satisfied with site drainage details BEFORE excavation of drainage runs.

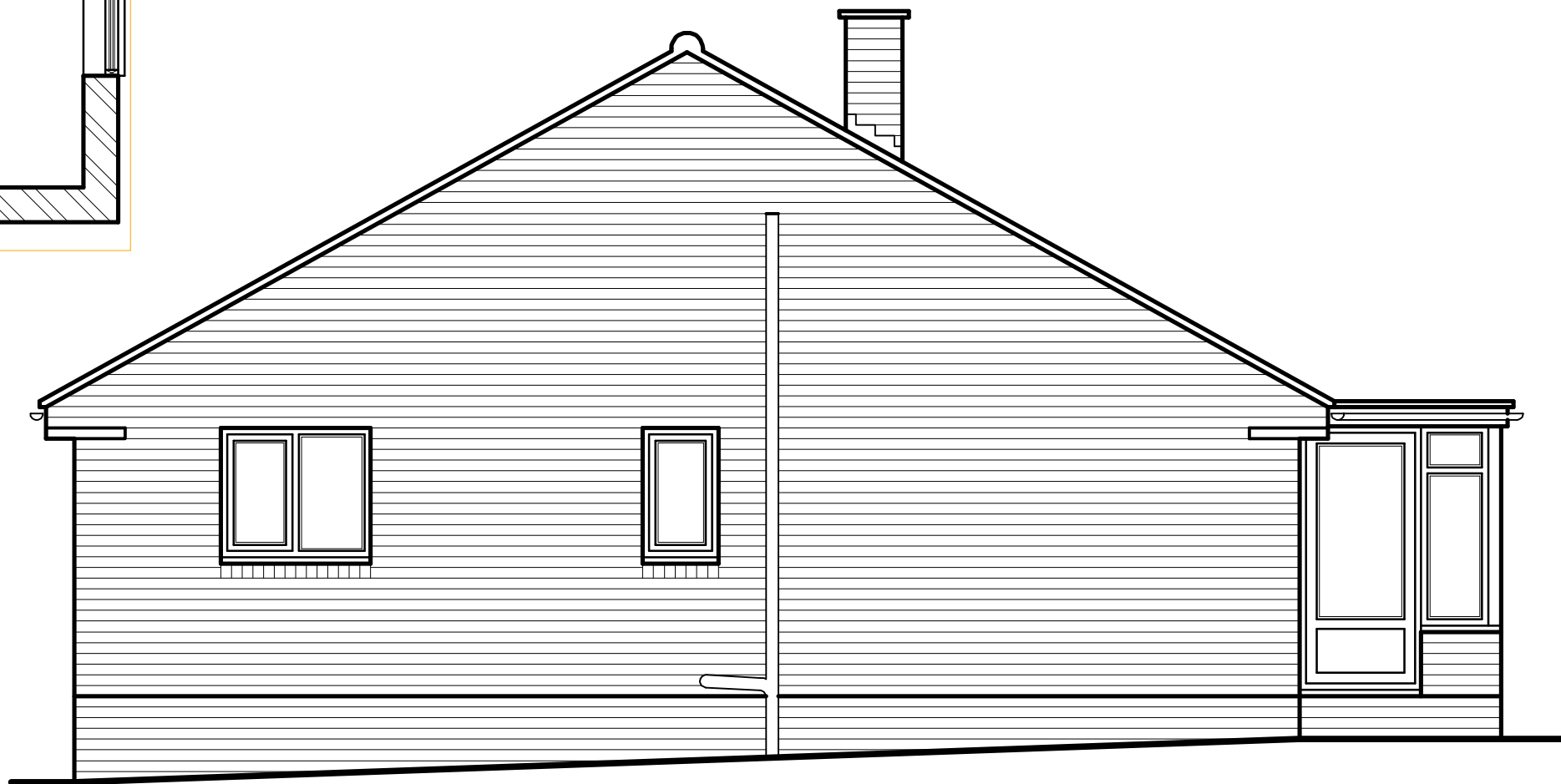
Existing Rear Elevation



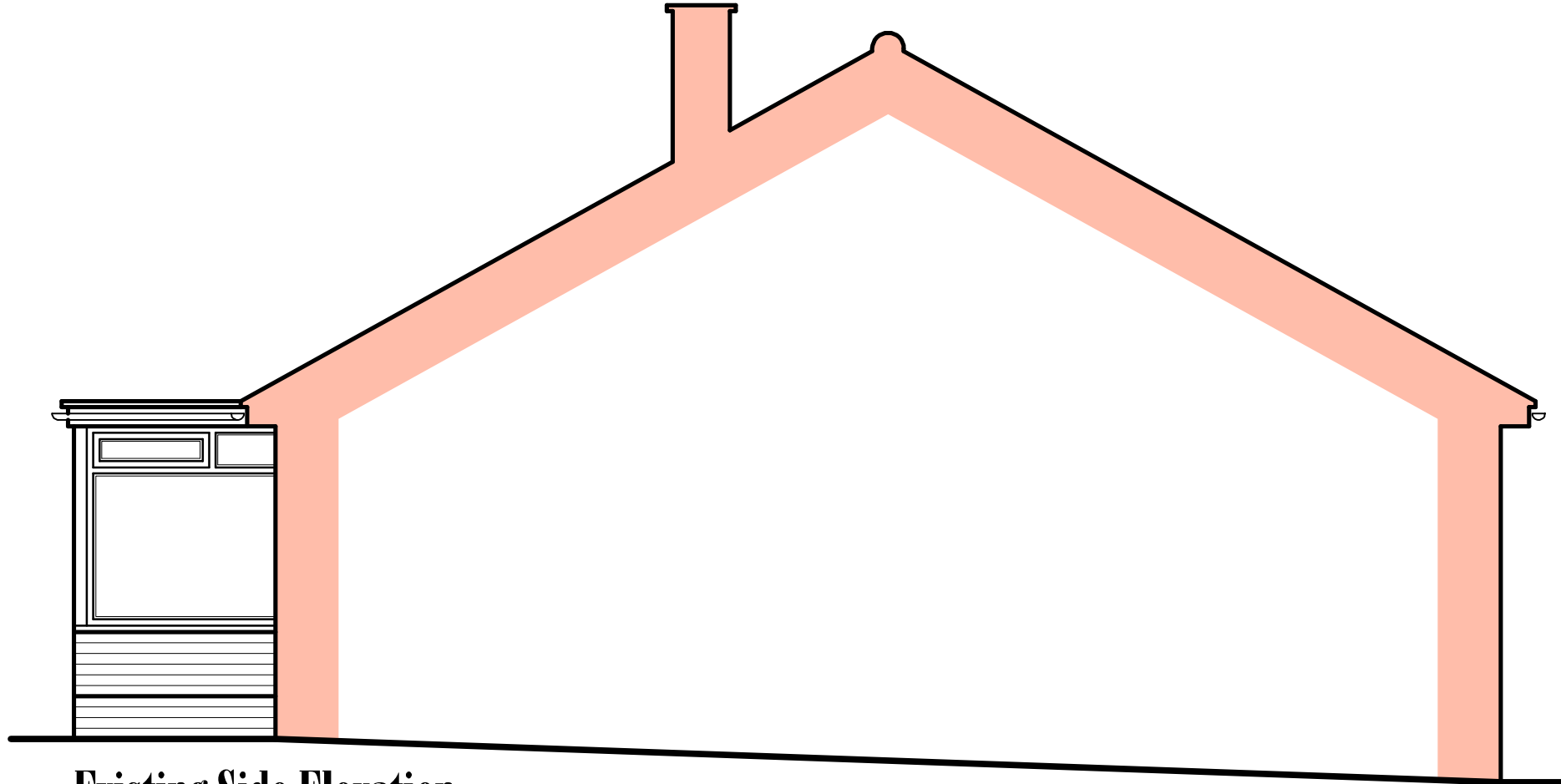
Existing Front Elevation



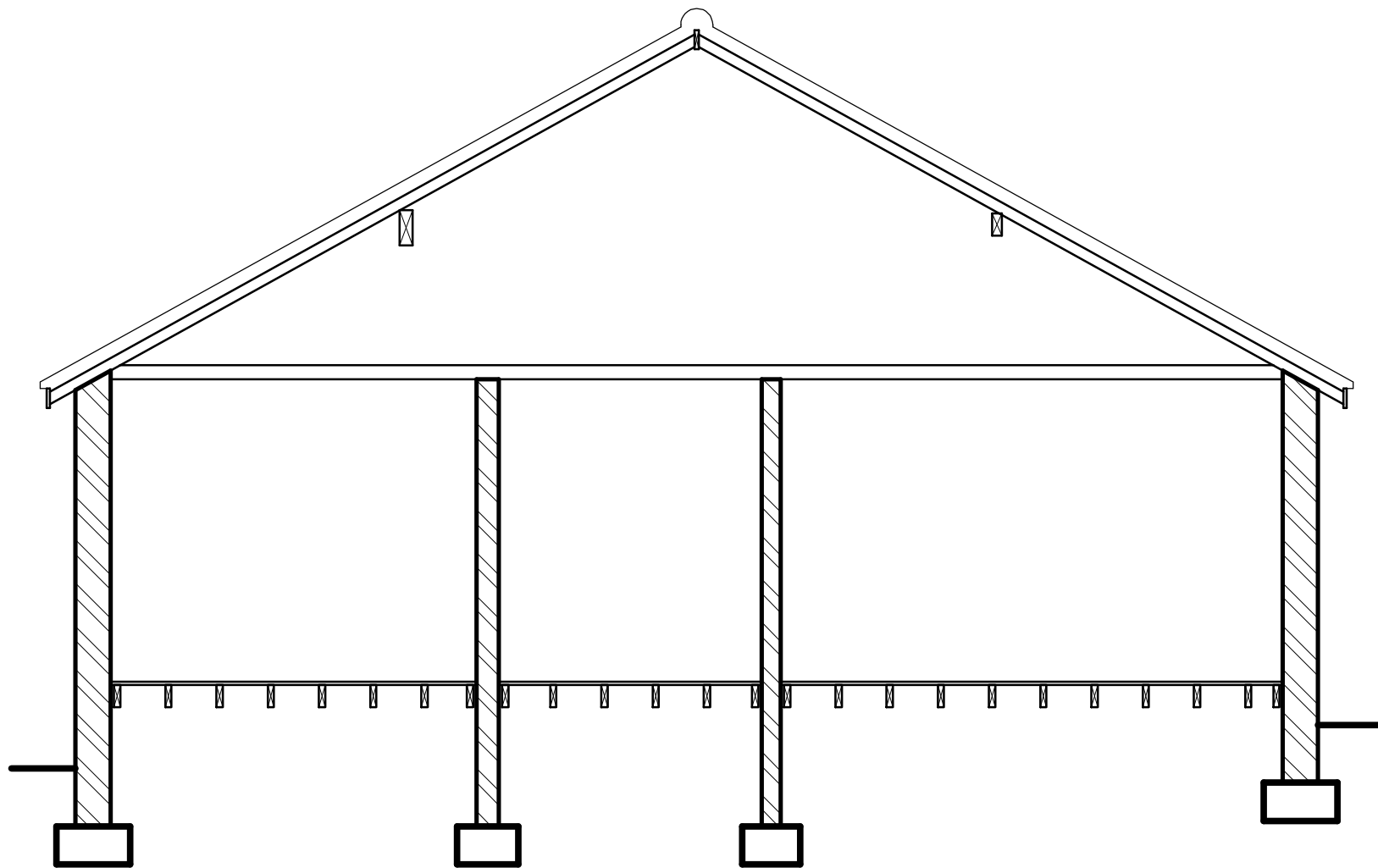
Existing Side Elevation



Existing Side Elevation



Existing Section



Generally, dimensions for the preparation of drawings are taken internally and include plaster depths, this can lead to variations in stated dimensions due to plaster depth and squareness. therefore ALL stated dimensions MUST be checked on site prior to ANY works on site commencing.

Where new walls are shown as aligned with existing walls, this must be checked by the physical removal of brickwork and or plaster to establish the actual position of the wall being attached to.

Internal masonry walls are assumed to be load bearing, this must be confirmed on site by the excavation of a trail hole (if required - refer to AI, for position & number required) in order to check the suitability of any masonry wall (or its foundation) construction for any additional loading, refer to AI / KJP for further instruction should the existing wall conditions prove to be unsuitable.

## Specification

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THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH BUILDING REGULATIONS 2010 & ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVAL, THEN THEY DO SO AT THEIR OWN RISK. CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT ON SITE, ANY ANOMOLIES TO BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED.

## FOR PLANNING PURPOSES ONLY

Materials, products and building systems shall be suitable for their intended purpose. The structure of the building shall have a life of at least 60 years. Individual components & assemblies, not integral to structure, may have a lesser durability & need planned maintenance, repair or replacement during that period. Proper account shall be taken of the use & location of materials, products & building systems in relation to:

- Durability of the structure & components & assemblies
- Geographical location
- Position on the site
- Position within the structure.

Materials, products and building systems will normally be acceptable if they comply with the following:

[i] MATERIAL & PRODUCT FOR CRITICAL FUNCTIONS

Functions critical to performance are: structure, fire resistance, weatherproofing, durability, thermal & sound insulation, services including heating appliances and flues.

Any of the following are acceptable:

- Compliance with the Department for Communities and Local Government (DCLG) published guidance on meeting requirements Approved Documents (AD's) A- P and AD for Regulation 7, covering Materials and Workmanship. Building work will have to comply with the requirements of any other relevant para. in Schedule 1 to regulations or
- Performance in accordance with standards set by National House Building Council (NHBC), or
- Where no standard is set, compliance with the relevant British Standard or European Technical Specification approved by a Committee for Standardisation, provided they are in accordance with relevant Code of Practice, or
- Compliance with standards not lower than those defined in a relevant British Standard specification or equivalent, provided their use is accepted, or
- Satisfactory assessment by an appropriate independent technical approvals authority IE.

British Board of Agrément (BBA), Building Research Establishment (BRE),

or a body authorised under Annex 4 to the Construction Products Directive, or

- Use of materials and products in accordance with well established satisfactory custom and practice, provided that such custom and practice is acceptable to the Approved Inspector (AI).

[ii] MATERIAL & PRODUCT FOR NON-CRITICAL FUNCTIONS

Compliance with the above acceptance criteria for critical functions or strictly in accordance with manufacturers' recommendations for the specific use.

WORKMANSHIP

All work shall be carried out in a proper, neat & workman like manner, the Contractor / Builder shall ensure that:

- The conditions of the materials, products & the completed work are satisfactory
- Appropriate precautions are taken to prevent accidental or wilful damage.

And that account is taken of the following:

- The requirements of the design
- Suitable methods of unloading and handling
- Proper protection during storage
- Use of correct installation methods
- Protection against weather during construction (including excessive heat, cold, wetting or drying)
- Protection against damage by following trades.

Native CAD Format	– AllyCAD
Resolution	– 300dpi
Colour Format	– 256 colours
Plotting Software	– Adobe Acrobat
Printed & Verified	– Yes
Satisfied with Accuracy	– Yes

DATE: 04th of May 2021  
PROJECT: Loft Conversion  
FOR: Mr. Jones  
AT: 6 Dorset Drive, Pensby, Wirral. CH61 8SX  
DRAWING: 001-Existing Details  
PROJECT No: Jones73  
SCALE: 1:50 @ paper size - A1 [other scales as noted]  
EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

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