

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

## GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFIC BUILDING REGULATIONS HAVE BEEN IDENTIFIED.
- (3) BEFORE WORK COMMENCES ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS SUFFICIENT COMPLIANCE. UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
- (8) DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
- (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS AND SUBJECT TO ANY CONDITIONS/NOTICES/NOTIFIED SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1:1981 AND BS1282:1985.
- (10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PART3: 1986.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
- (16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
- (17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT ELECTRICAL PARTS OF THE BUILDING REGULATIONS. CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

- CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE. THEREFORE U-VALUE OF WALLS TO BE 0.28W/m<sup>2</sup> K AND U-VALUE OF WINDOWS TO BE 1.8W/m<sup>2</sup> K, & EXTERNAL DOOR 1.8W/m<sup>2</sup> K. (I.E., CONSTRUCTED AS INDICATED) SAFETY GLAZING TO CRITICAL LOCATIONS.
- SAFETY GLAZING TO BE MAINTAINED BY DUCTING TIMBER TYPE VENTILATIONS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES Laid IN HARDCORE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN – THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
- INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

## NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE HARDCORE AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm KINGSPAN/EXTRATHERM/CELOTEX INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 60mm SAND/CEMENT SCAFFOLD OR 25mm ASPHALT. EXISTING WOOD FLOOR LAY EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

## PROJECT

73, Dennison Avenue,  
Wittington

## CLIENT

Mr. Johnny Poulrose

## DRAWING TITLE

Elevation

## JOB No

DRAWING No  
NA-B02

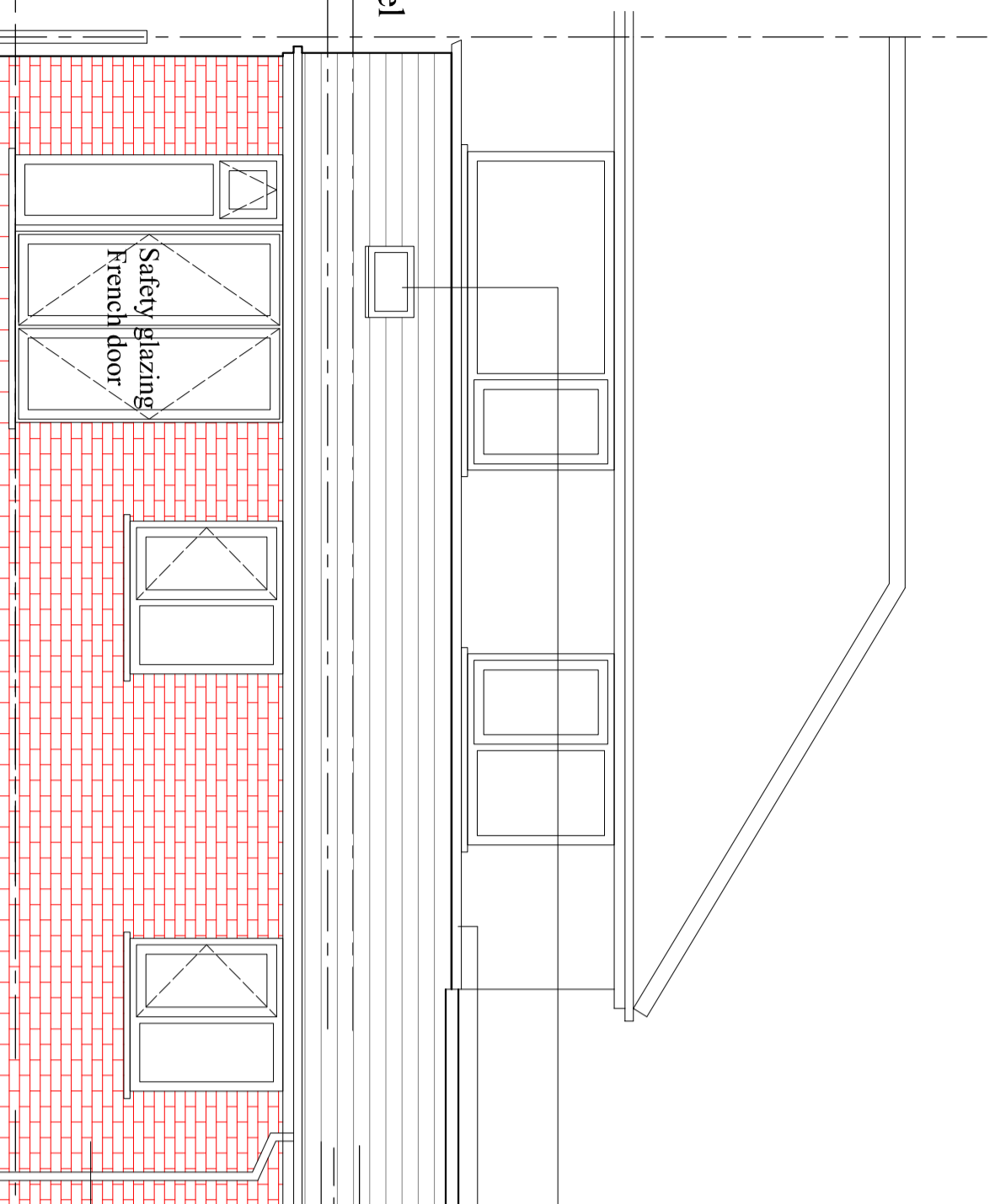
## SCALE DATE REVISION

1:50/100/@A2/May 2021

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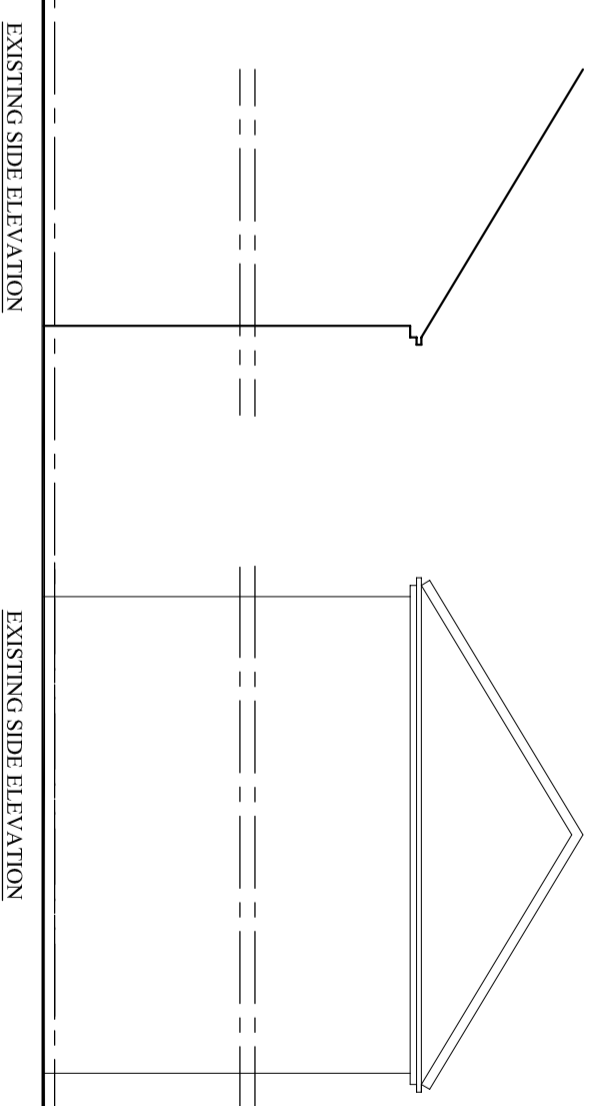
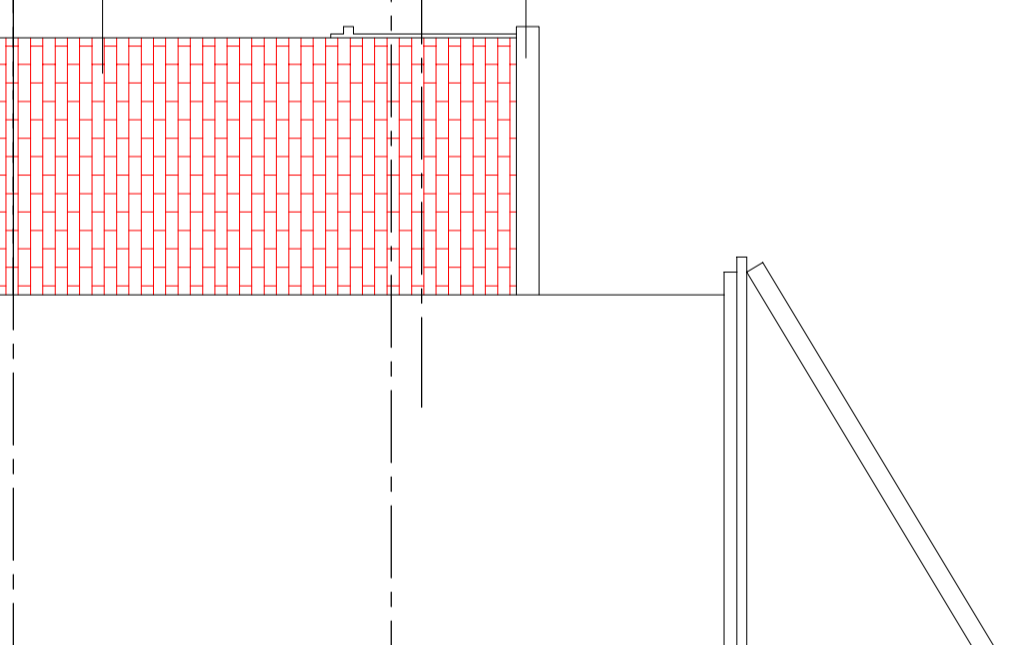
## First floor level



## PROPOSED REAR ELEVATION

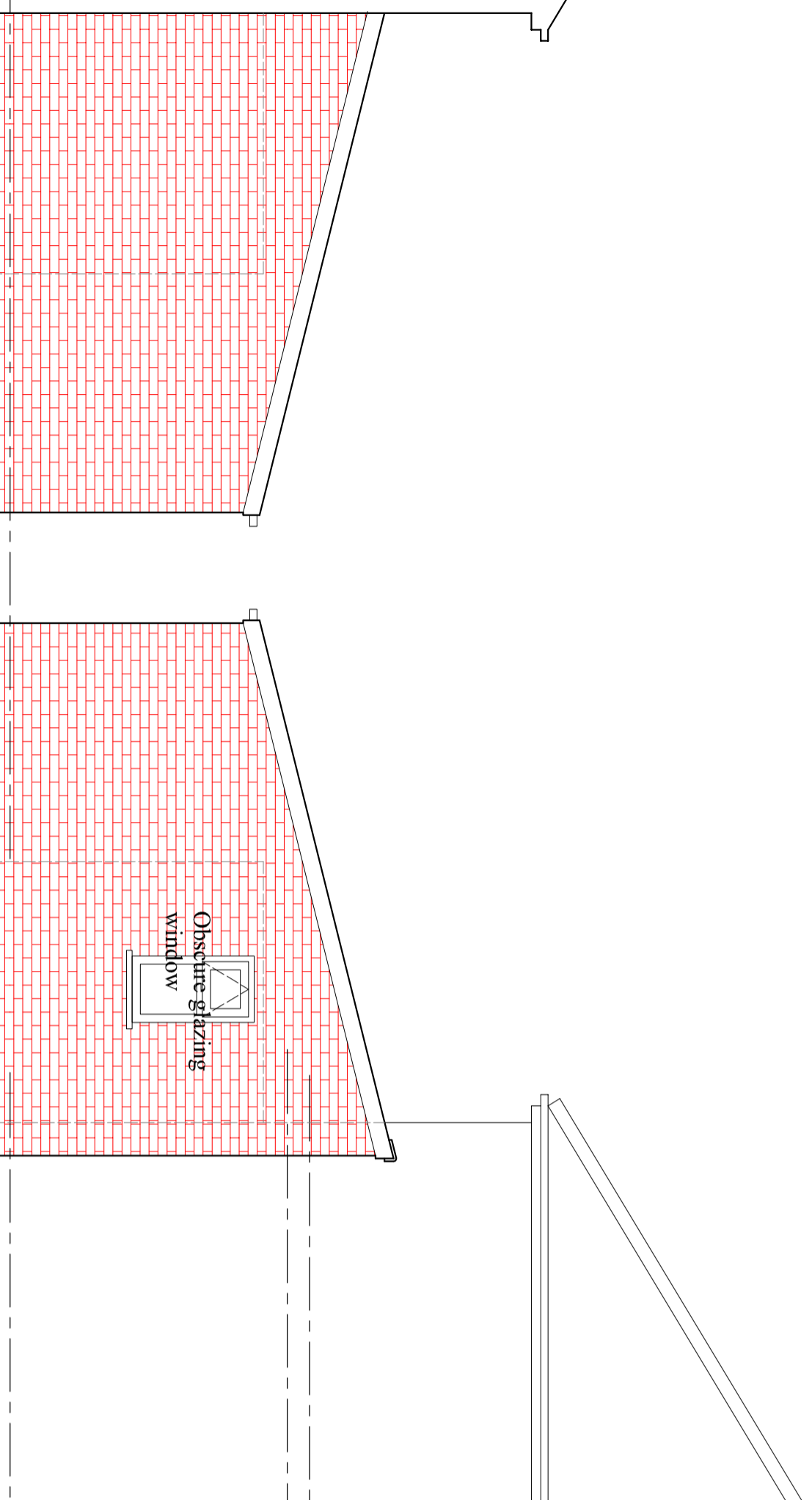
- Fakro's roof windows with low pitch flashing to have double rafters, trimmers & ceiling joists.
- Code 4 lead flashing with cavity tray.
- Mono ridge
- New roof to be tiled with the tiles to match existing with 125mm lap and fixed to 50x25mm treated softwood battens on breathable membrane over 50x200mm rafters @ 400mm c/c. Ensure min. 12.5° roof pitch. Redland's Regent roof tiles to be used.
- New brickwork to match existing. 100mm cavity to be fully filled with Dirthem 37 cavity insulation

## PROPOSED FRONT ELEVATION



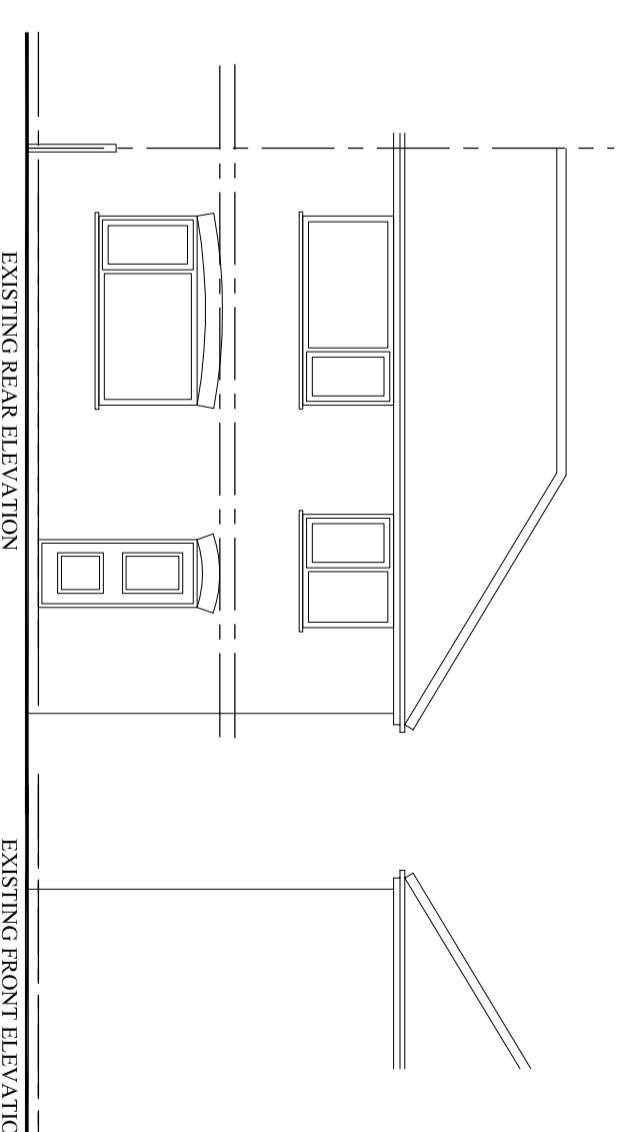
## EXISTING SIDE ELEVATION

## EXISTING SIDE ELEVATION



## PROPOSED SIDE ELEVATION

## PROPOSED SIDE ELEVATION



## EXISTING REAR ELEVATION

## EXISTING FRONT ELEVATION