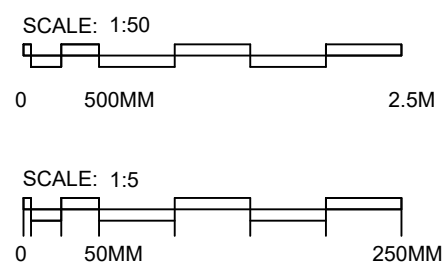


Pre commencement condition(s)

3. Prior to commencement of the relevant element the following detailed drawings shall be submitted to the Local Authority and approved in writing:

a) 1:5 section details and 1:10 elevation details of all proposed windows and including materials, profiles, mouldings, glazing bars, frames, and fabric connections at head, reveal and cills.



NOTE:

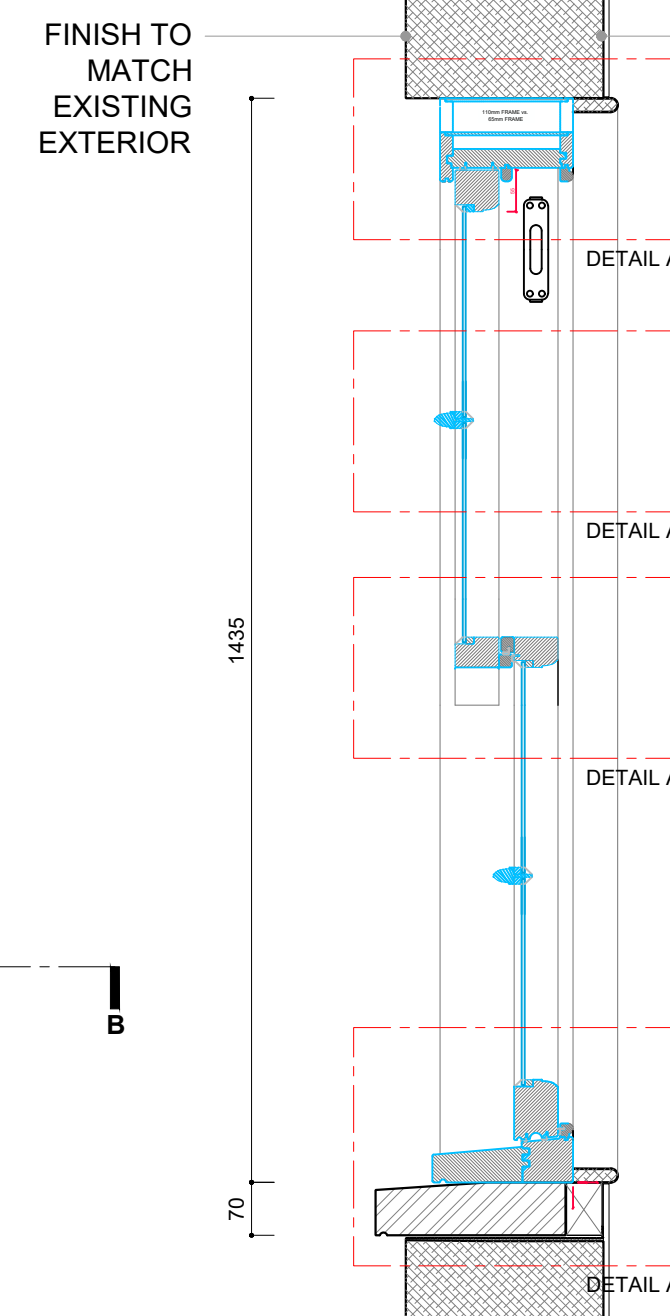
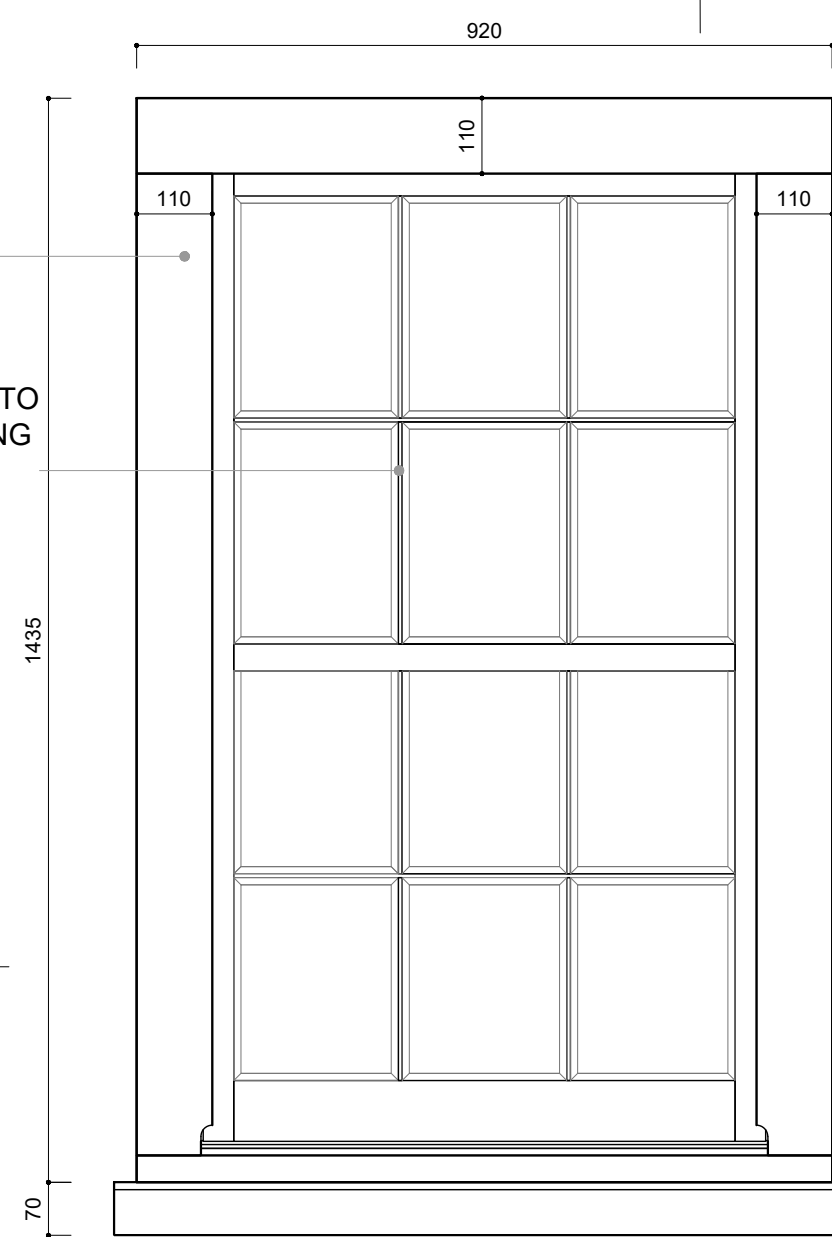
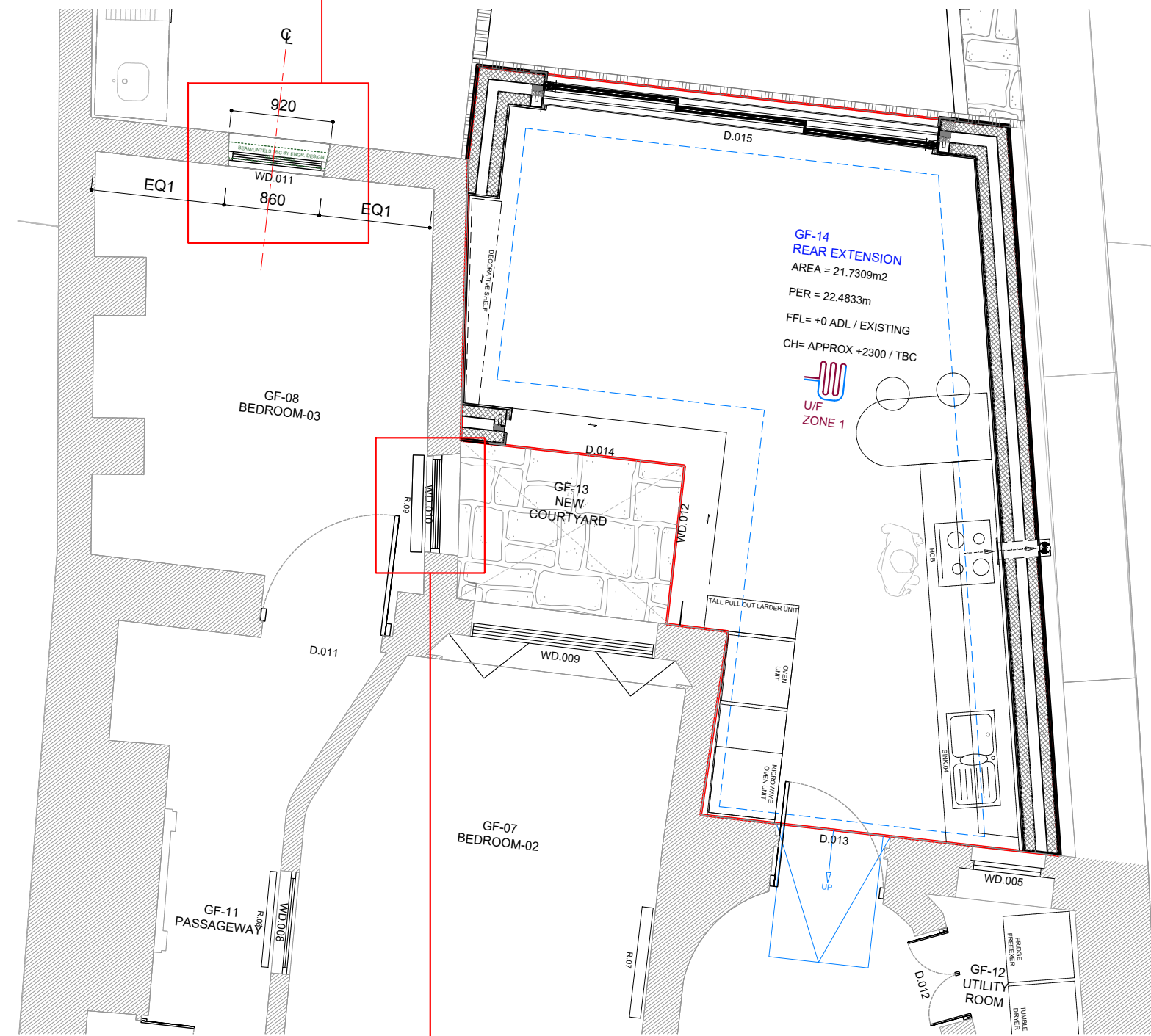
DETAILS SHOWN ARE INDICATIVE ONLY TO SHOW DESIGN INTENT. FURTHER DISCUSSION AND CONFIRMATION OF THIS INFORMATION WILL BE REQUIRED PRIOR TO CONSTRUCTION.

**PROPOSED NEW WINDOW
WD-011**

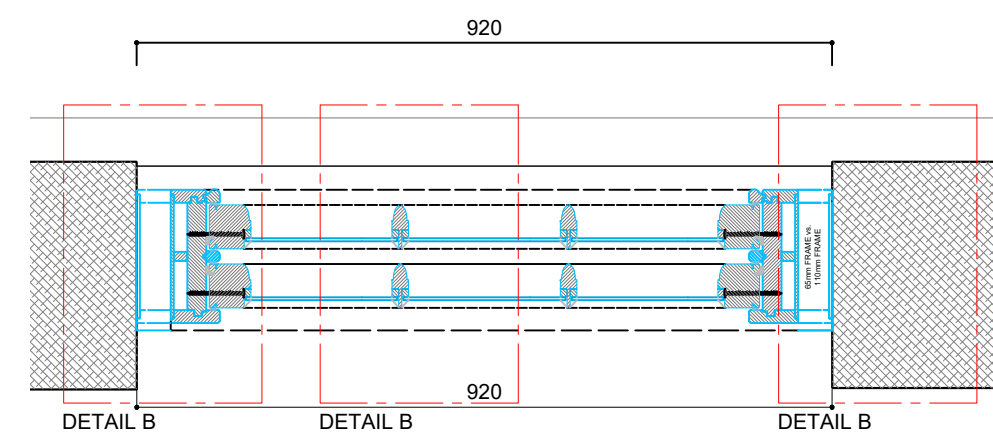
01- NEW SLIDING SASH WINDOW, DOUBLE GLAZING.

02- TIMBER FRAME PAINTED WHITE TO MATCH DETAIL AND SIZE OF EXISTING BEDROOM n3 WINDOW.

WD-011
PROPOSED NEW WINDOW LOCATION.

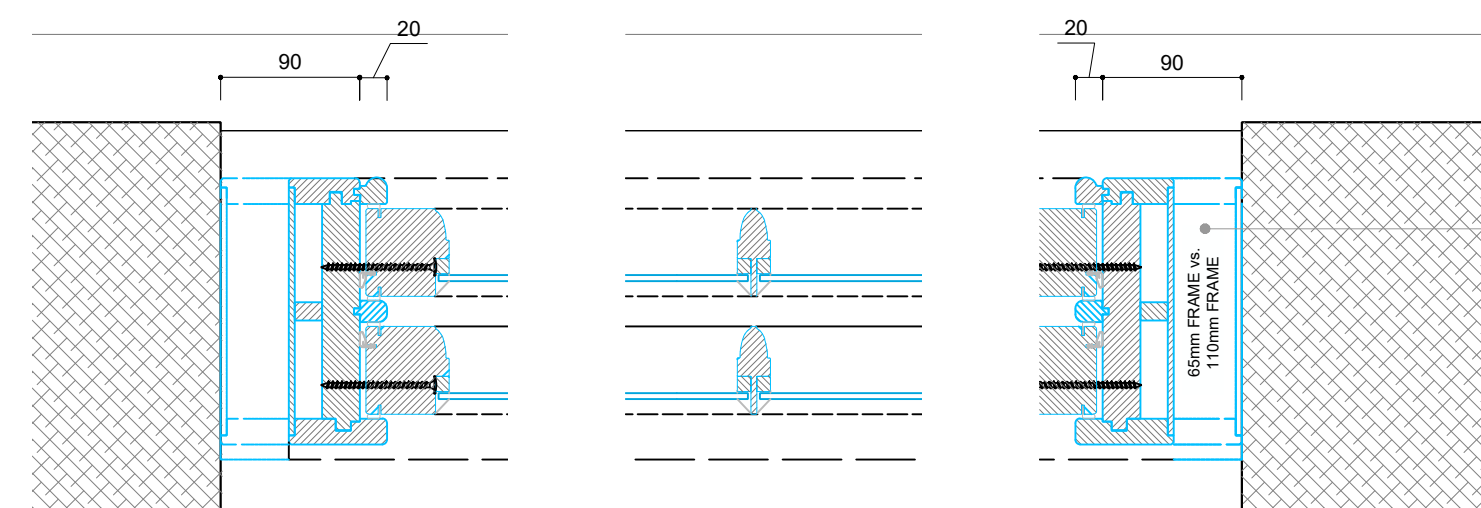


03. SOLID TRADITIONAL FRAMED GLAZING BARS WITH INDIVIDUAL GLASS UNITS
WINDOW / DOOR HEAD FIXING DETAIL TBC - POSITION IN REVEAL INDICATIVELY SHOWN

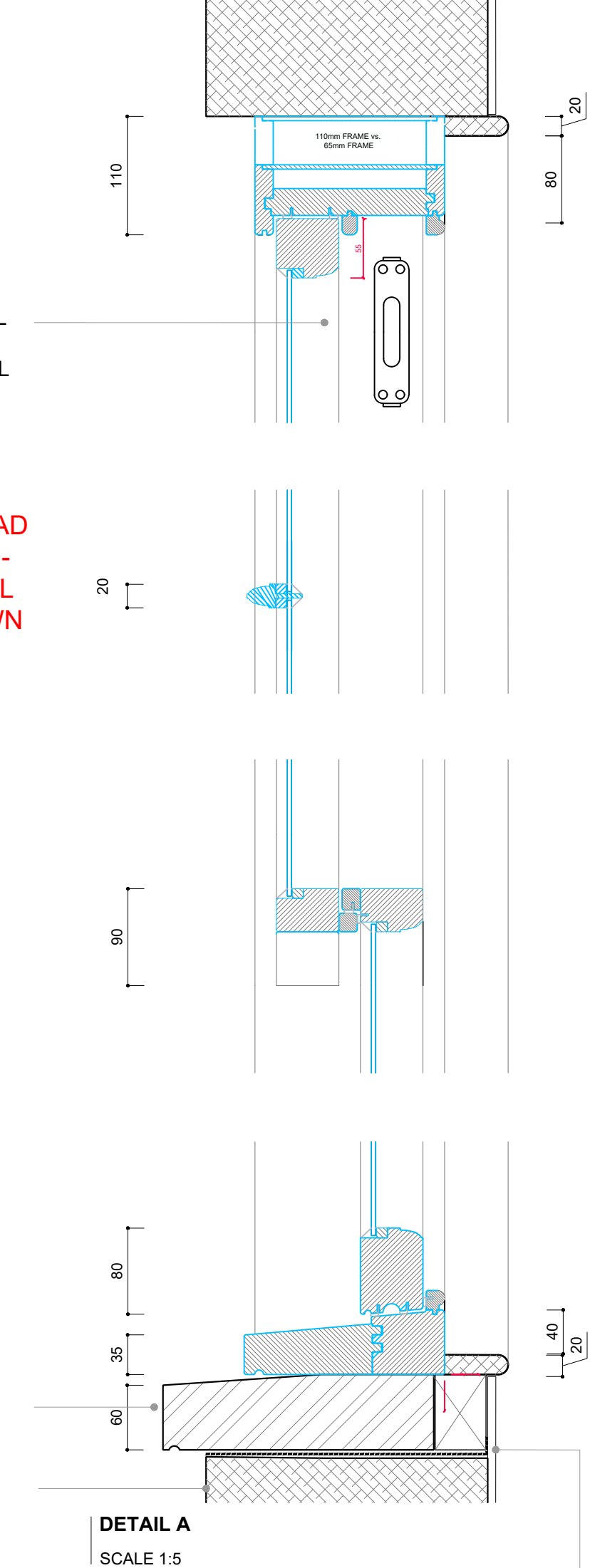


04. CONCRETE CILL PROJECTION
10mm polymer render applied according to manufacturers instructions

SECTION BB
SCALE 1:10



05. SASHES ARE HUNG ON CORDS OR CHAINS, OPERATING OVER PULLEYS AND COUNTER BALANCED WITH LEAD WEIGHTS



3mm skim to tape and jointed insulated plasterboard



EXISTING EXTERIOR WINDOW
BEDROOM n3 TO MATCH



EXISTING INTERIOR WINDOW
BEDROOM n3 TO MATCH

WINDOW / DOOR HEAD FIXING DETAIL TBC - POSITION IN REVEAL INDICATIVELY SHOWN

REVISION		
REV	DATE	DESCRIPTION
A	x	*

GENERAL NOTES:

- N.1 ALL RELEVANT DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BEFORE SPECIFIC AREAS OF WORK ARE COMMENCED. DO NOT SCALE FROM THIS PRINT-OUT OR DRAWING. ALL DIMENSIONS ARE STRUCTURAL UNLESS OTHERWISE NOTED.
- N.2 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL CONSTRUCTION NOTES AND ANY OTHER PARTY'S DRAWINGS, DETAILS AND DOCUMENTATION ISSUED. FOR ALL SPECIALIST WORK, SEE RELEVANT DRAWINGS. ANY DISCREPANCIES, ERRORS AND OMISSIONS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION COMMENCING.
- N.3 ALL WORK TO BE TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY, NOTWITHSTANDING ANYTHING SHOWN ON THESE DRAWINGS.
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- N.5 ALL WALLS / CEILINGS / SERVICE INSTALLATION WHERE DAMAGED DURING THE DEMOLITION: TO BE REPAIRED / RE-LINED OVER THE WHOLE AREA AND NOT JUST LOCALLY PATCHED.
- N.6 LOCATION, GRADING, PREPARATION, FIXING AND FR OF NEW STRUCTURE: BEAMS, POST / COLUMNS, PADSTONES, LINTELS, AS PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECS.
- N.7 WHERE TBC APPLIES, CONFIRM WITH © STUDIO DQ LTD.
- N.8 BOTH DRAWING AND DESIGN ARE © STUDIO DQ LTD 2021.

ADDITIONAL WORKS:

- N.09 WORKS NOT INCLUDED IN THIS SCOPE BUT AS AGREED WITH THE CLIENT SEPARATELY AT GROUND FLOOR, BASEMENT AND FIRST FLOOR, TO BE COMMUNICATED TO © STUDIO DQ LTD AND SIGNED OFF BY THE CLIENT.

GLOSSARY:

- ADL ABOVE DATUM LEVEL
- AFFL ABOVE FINISHED FLOOR LEVEL
- BDL BELOW DATUM LEVEL
- RWO RAINWATER OUTLET
- RWP RAINWATER PIPE
- SVP SOIL AND VENT PIPE

ADDITIONAL NOTES:

ISSUED FOR:
B-REGS-DRAFT

NOTE:
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ADDRESS: 75 LOWER REDLAND ROAD, BRISTOL BS6 6SP

PROJECT: CROMARTY HOUSE

CLIENT: MR & MRS DAVIS

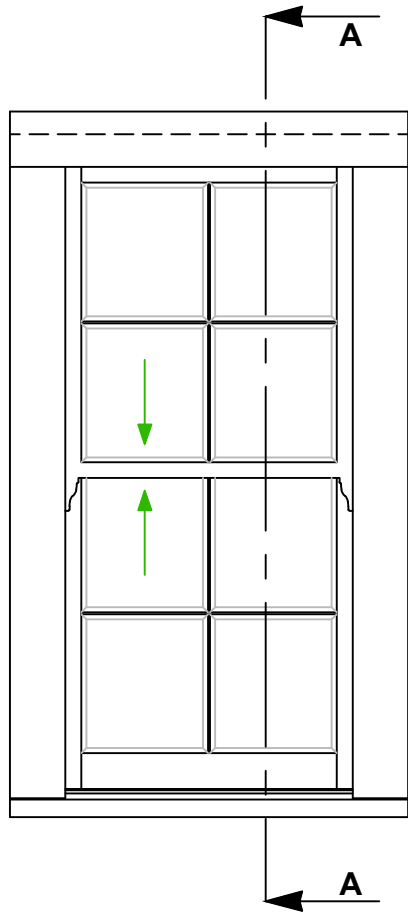
TITLE: PROPOSED WINDOW, BEDROOM n3 - DETAILS 5

DRAWING NO: 006CR-AR.D.304

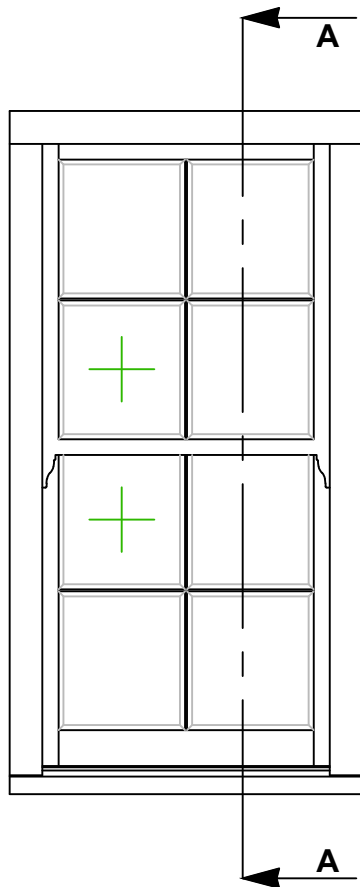
SCALE @A1: 1:50
DATE: 11/10/2021
REV: /
PROJECT NO: 006CR



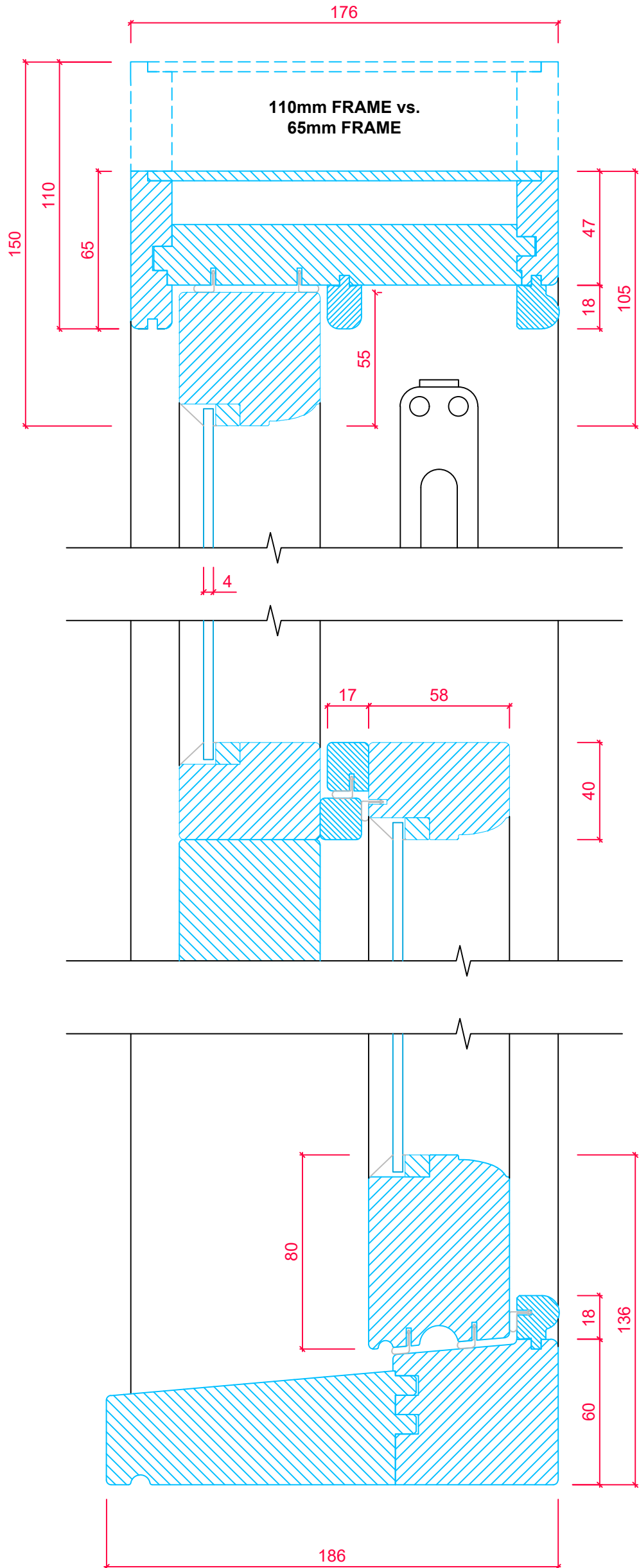
THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF THE PERFORMANCE WINDOW GROUP. THEY ARE ISSUED IN STRICT CONFIDENCE AND SHALL NOT BE REPRODUCED, COPIED OR USED AS THE BASIS FOR MANUFACTURING WITHOUT WRITTEN PERMISSION.



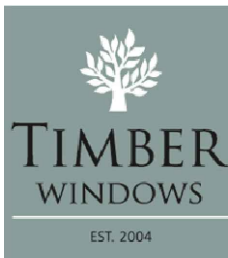
**TYPICAL 110mm-FRAME LAYOUT
WITH TOP SASH HORNS**
REDUCED 65mm FRAME HEAD
ALSO AVAILABLE



**TYPICAL 65mm-FRAME LAYOUT
WITH TOP SASH HORNS**
65mm FRAME ONLY AVAILABLE
ON FIXED SASHES



SASH CROSS SECTION 'A-A'



TOLERANCES
UNLESS OTHERWISE SPECIFIED

ALL DIMENSIONS IN MM
ALL LINEAR DIMENSIONS ±0.4
ALL ANGLE DIMENSIONS ±0.5°
BREAK ALL SHARP EDGES 0.5

PRODUCT RANGE:

176mm BOX SASH (Ovolo)
4mm Putty Glazed

TITLE

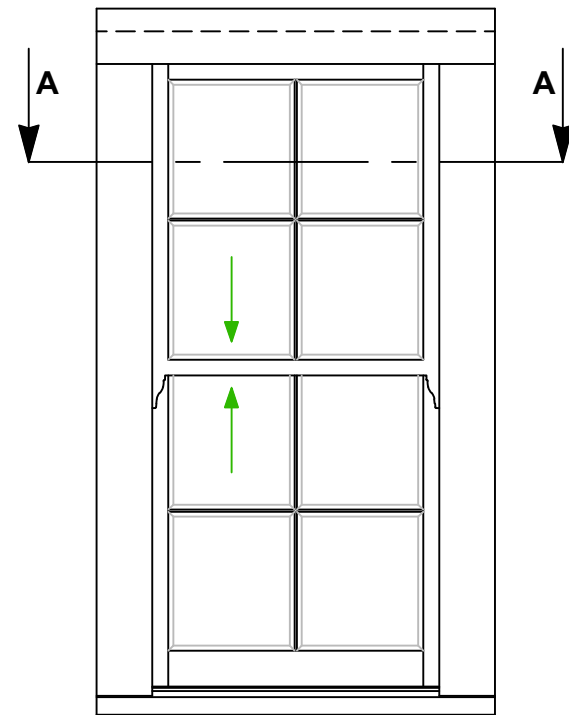
VERTICAL SECTION DETAIL
- TOP, MIDDLE AND BOTTOM RAILS

DRAWN BY: LH

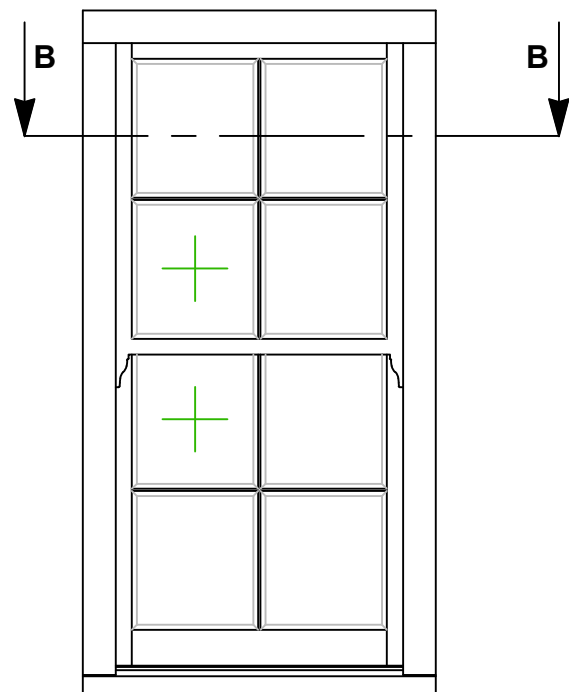
DATE DRAWN: 01/07/2018

SCALE: 1:2, 1:15

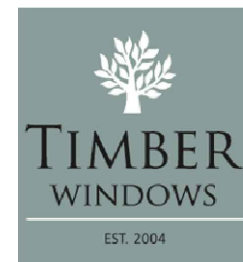
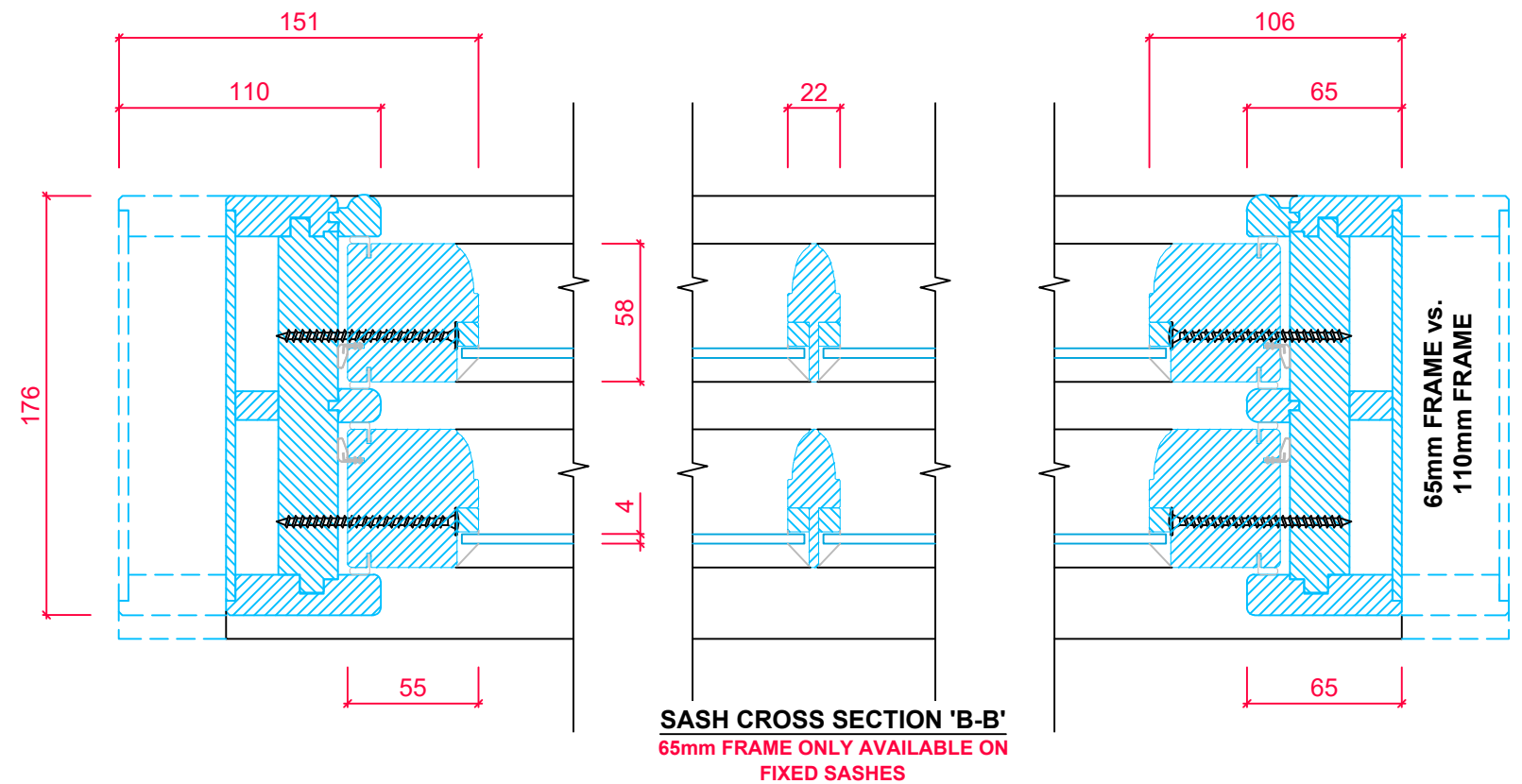
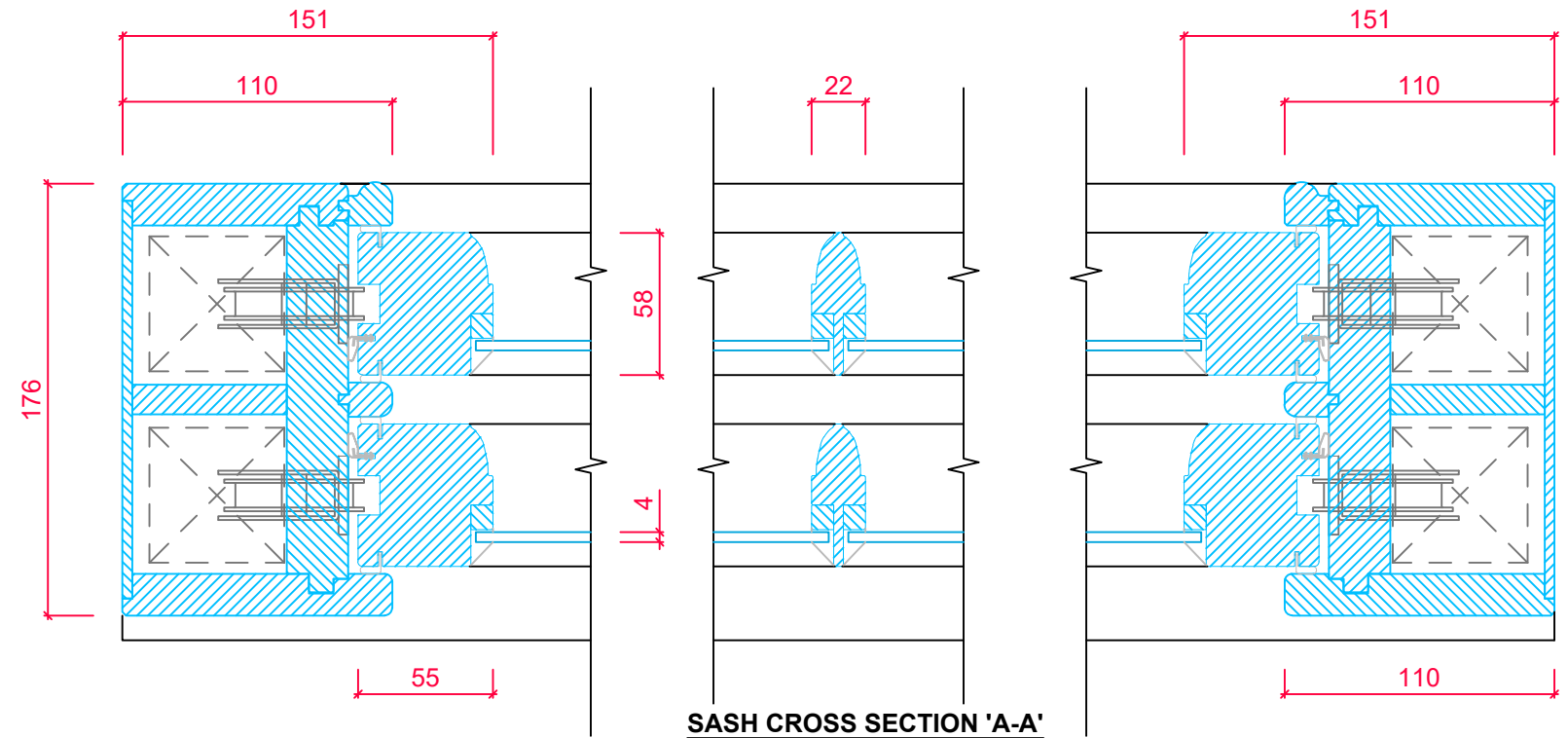
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**TYPICAL 110mm-FRAME
LAYOUT WITH TOP SASH
HORNS**



**TYPICAL 65mm-FRAME
LAYOUT WITH TOP SASH
HORNS**



TOLERANCES
UNLESS OTHERWISE SPECIFIED

ALL DIMENSIONS IN MM
ALL LINEAR DIMENSIONS ±0.4
ALL ANGLE DIMENSIONS ±0.5°
BREAK ALL SHARP EDGES 0.5

PRODUCT RANGE:
176mm BOX SASH (Ovolo)
4mm Putty Glazed

TITLE
HORIZONTAL SECTION DETAIL
- JAMBS

DRAWN BY: LH DATE DRAWN: 01/07/2018 SCALE: 1:3, 1:15

Pre commencement condition(s)

3. Prior to commencement of the relevant element the following detailed drawings shall be submitted to the Local Authority and approved in writing:

b) 1:5 section details and 1:10 elevation details of all proposed doors and showing all proposed materials, frames, profiles, door panels, mouldings, and fabric connections at head, reveal and threshold.

NOTE: All interior door are existing.

REVISION		
REV	DATE	DESCRIPTION
A	10.12.2021	ADDED DETAILS

GENERAL NOTES:

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- N.8 BOTH DRAWING AND DESIGN ARE © STUDIO DQ LTD 2021.

ADDITIONAL WORKS:

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- BDL BELOW DATUM LEVEL
- RWO RAINWATER OUTLET
- RWP RAINWATER PIPE
- SVP SOIL AND VENT PIPE

ADDITIONAL NOTES:

ISSUED FOR:
B-REGS-DRAFT

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ADDRESS: 75 LOWER REDLAND ROAD, BRISTOL BS6 6SP

PROJECT: CROMARTY HOUSE

CLIENT: MR & MRS DAVIS

TITLE: PROPOSED EXTENSION DOOR DETAILS

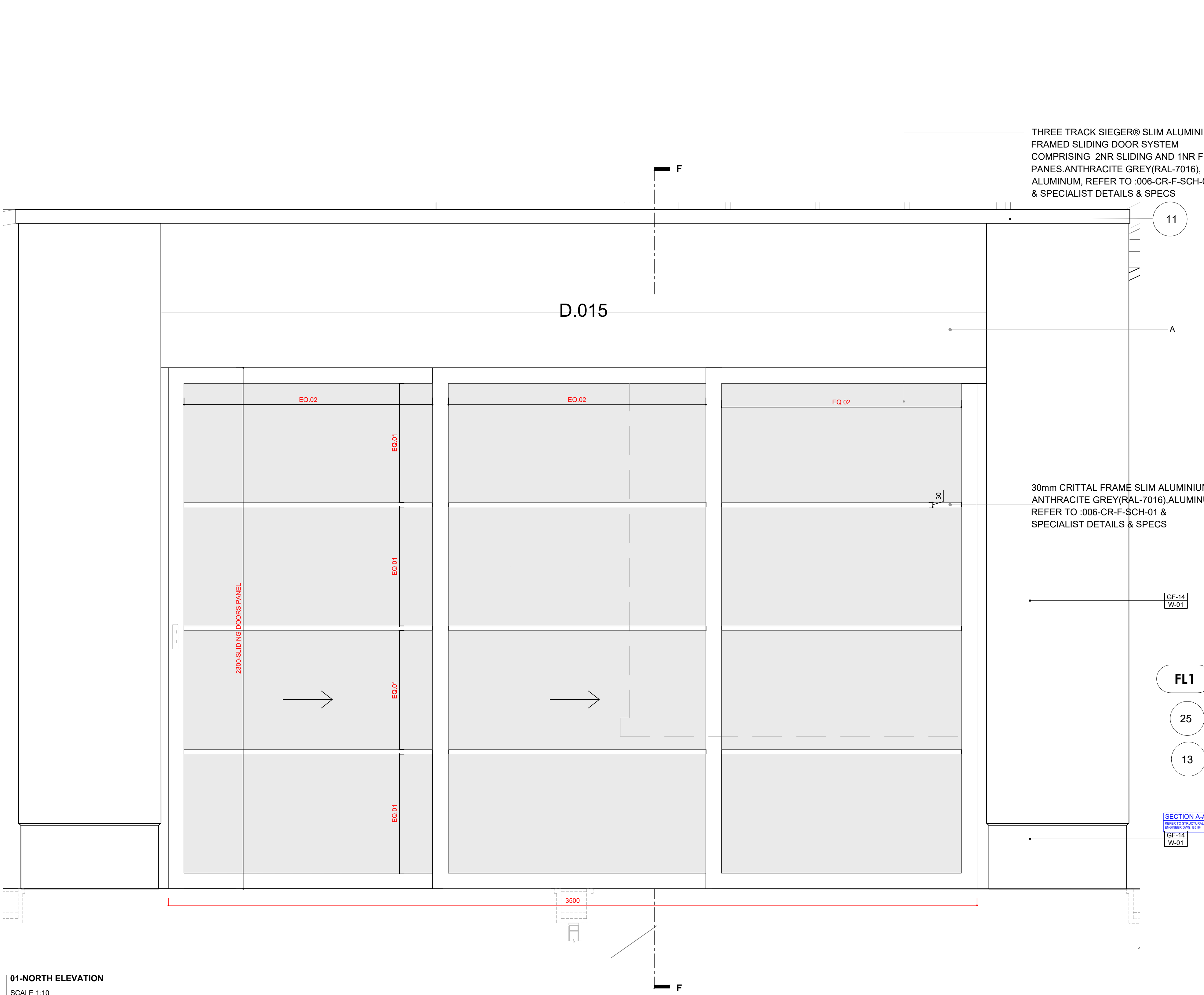
DRAWING NO: 006CR-AR.D.305

SCALE @A1: 1:5

DATE: xxx/xxx/xxxx

REV: A

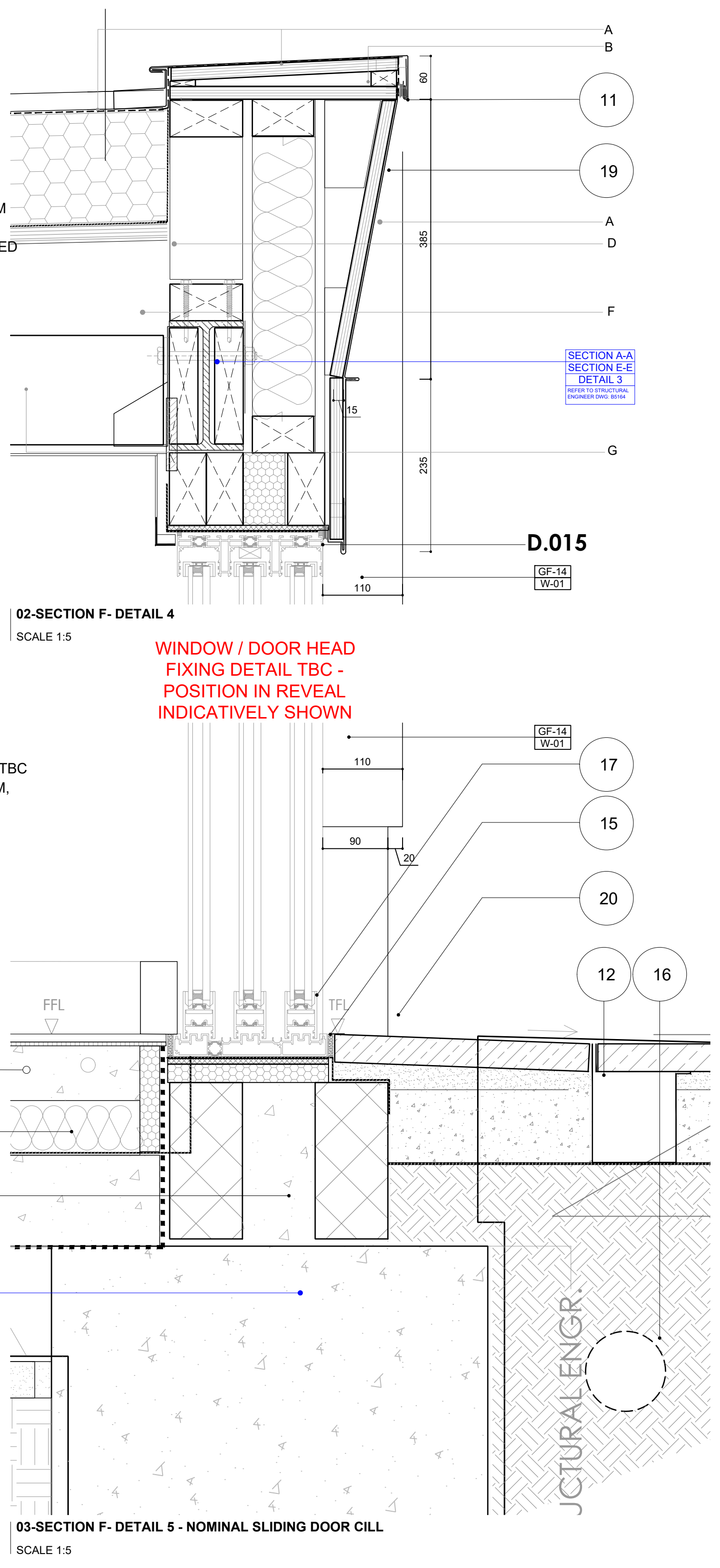
PROJECT NO: 006CR



01-NORTH ELEVATION
SCALE 1:10

SPECIFIC NOTES:

1. PIR-BACKED PLASTERBOARD TO BE INSTALLED TO ALL INTERNAL REVEALS AND HEADS OF NEW OPENINGS. STOP BEADS FITTED TO JUNCTION OF PLASTERBOARD AND WINDOW / DOOR FRAMES TO CREATE CRISP FINISHING LINE.
2. MIN 25MM PIR INSULATION TO BACK OF PLASTERBOARD IN ALL REVEALS AND HEADS TO PROVIDE ROBUST THERMAL INSULATION INTEGRITY. STOP BEAD TO BE FITTED AT JUNCTIONS OF PLASTER FINISH AND DOOR / WINDOW FRAMES
3. EXTERNAL FACE OF STEEL POSTS TO BE COVERED IN TRI-SHO SUPERQUILT (OR SIMILAR APPROVED) TO PREVENT COLD-BRIDGING. QUILT TO BE SECURED BACK TO STEEL TO PREVENT MOVEMENT.
4. PRESSED ALUMINIUM FLASHING / COVER PIECE TO BE SECURED BACK TO STEEL FRAME WITH SECRET FIXINGS - COLOUR AND FINISH TBC W/ CLIENT PRIOR TO ORDER AND INSTALLATION. STEEL BEAMS TO BE PACKED WITH PIR INSULATION WHERE POSSIBLE (ROCKWOOL WHERE GAPS ARE TOO SMALL FOR PIR) TO PREVENT COLD-BRIDGING.
5. STEEL COLUMNS FIXED BACK TO ADJACENT BLOCKWORK USING APPROPRIATE S/STEEL VARIABLE FIXING TIES AND IN ACCORDANCE WITH ANY SPECIFIC S-ENG REQUIREMENTS (REFER TO ST. ENGINEER DWG: B5164), FIRELINE PLASTERBOARD TO BE INSTALLED OVER ANY STEELWORK AS PER GENERAL BREGS REQUIREMENTS.
6. NEW GUTTER BETWEEN ROOFS FORMED FROM 18MM WBO PLY, LAID TO APPROPRIATE FALLS INTO RWPS AS SHOWN IN AR.P.103 (ROOF PLAN) AND AR.P.104 (M&E PLAN) DWGS TO CONNECT WITH EXISTING RWP-03: GUTTER - KINGSPAN MEMBRANE LINED INSULATED 30mm OR SIMILAR APPROVED, REFER TO SPECIALIST DETAILS.
7. STOP BEADS FITTED TO JUNCTION OF PLASTERBOARD AND WINDOW / DOOR FRAMES TO CREATE CRISP FINISHING LINE. HEADS OF DOORS AND WINDOWS TO BE FITTED AT CONSTANT LEVEL THROUGHOUT KITCHEN EXTENSION / AS TIGHT TO CEILING FINISH AS POSSIBLE.
8. EXISTING BOUNDARY WALL AND NEW WALL: GAP BETWEEN THE WALLS TO BE THE MINIMUM AS POSSIBLE. INSULATED AND INSTALLATION OF LEAD FLASHING OR ANY OTHER ALTERNATIVE WATERPROOFING SURFACE WHICH SEALS THE HIGHEST POINT WHERE EXISTING AND NEW WALLS MEET WITH A SLOPE TOWARDS GARDEN.
9. FLEX CAVITY TRAY OVER VENT. TO STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATIONS.
10. TELESCOPIC VENTS TO BE INSTALLED AND SET INTO NEW CONCRETE SLAB TO VENT EXISTING VOIDS AS REQUIRED. TBC
11. SECRETLY-FIXED ZINK OR ALUMINIUM (TBC) CAPPING FIXED TO 18MM WBP PLY CARCASSING USED TO FORM FRONT EDGE DETAIL. EXACT FIXING DETAIL TBC WITH CAPPING SUPPLIER - NOMINAL LEADING EDGE PROFILE 60mm VISIBLE EDGE.
12. SLOT DRAIN (NOM ACO S/STEEL RAINDRAIN BRICKSLOT - TBC WITH CLIENT PRIOR TO ORDER AND INSTALLATION) TO BE INSTALLED CONTINUOUSLY BETWEEN DOOR CILLS AND ADJACENT SLABING EXTENT AND SPECIFIC DETAIL TBC WITH CLIENT.
13. ALLOW FOR CONCRETE INFILL CAVITY BASE. REFER TO ST. ENG. DWG.
14. NOMINAL 100X22MM S/WOOD SKIRTING PROFILE SHOWN - DETAIL TBC W/ CLIENT PRIOR TO INSTALLATION.
15. FLUSH CILL DETAIL WITH EXTERNAL PATIO FINISH TO BE CONFIRMED FOLLOWING CONFIRMED DETAILS OF ALUMINIUM SLIDING DOOR PROFILES, EXTENT & LEVEL OF EXTERNAL FINISH.
16. PERFORATED LAND DRAIN SET IN CLEAN PEA GRAVEL AND RUN INTO RAINWATER DRAINAGE (LOCATION / DETAIL / ADDITIONAL REQUIREMENTS TO BE CONFIRMED WITH BUILDING CONTROL).
17. FLUSH PART-M COMPLIANT DOOR CILL TO BE FORMED AFTER FURTHER DISCUSSION WITH WINDOW / DOOR SUPPLIER.



02-SECTION F - DETAIL 4
SCALE 1:5

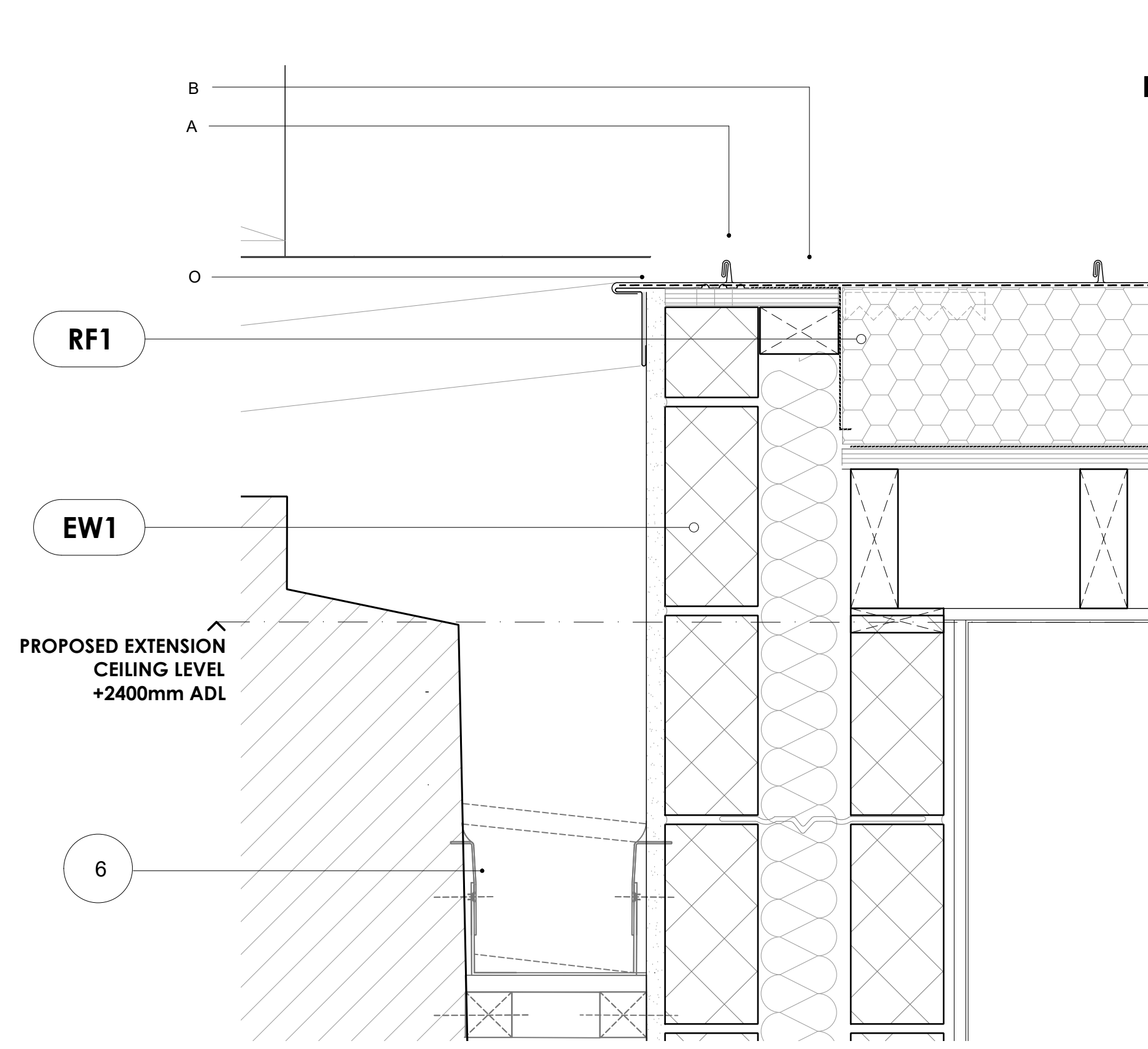
03-SECTION F - DETAIL 5 - NOMINAL SLIDING DOOR CILL
SCALE 1:5

18. VALLEY GUTTER LAID TO APPROPRIATE FALLS INTO RWPS AS SHOWN IN AR.P.103 (ROOF PLAN) AND AR.P.104 (M&E PLAN); SuperFOIL SF40 LINED INSULATED 65mm(3.7 R Value) OR SIMILAR APPROVED. ALL PENETRATIONS FORMED AS PER MANUFACTURER'S GUIDELINES.
19. CLADDING ZINC TO BE RETURNED TO UNDERSIDE OF FRONT FACE.
20. EXTERNAL PAVERS BUILD UP TO CONTRACTOR'S DETAIL LAID TO MIN. FALL
21. OAK VENEERED MDF DECORATED WINDOWS BASE, D20mm (t) x DIFFERENT (h) SIZE, SQUARE EDGE.
22. JUNCTION ZINC GUTTER - PROPOSED TO CONNECT WITH NEW RWP-02 OR EXISTING-RWP-03 TBC.
23. DAMP PROOF MEMBRANE.
24. DPC MIN 150mm ABOVE EXTERNAL GROUND LEVEL.
25. VAPOUR BARRIER.
26. PERIMETER INSULATION UPSTAND TO PREVENT THERMAL BRIDGING.

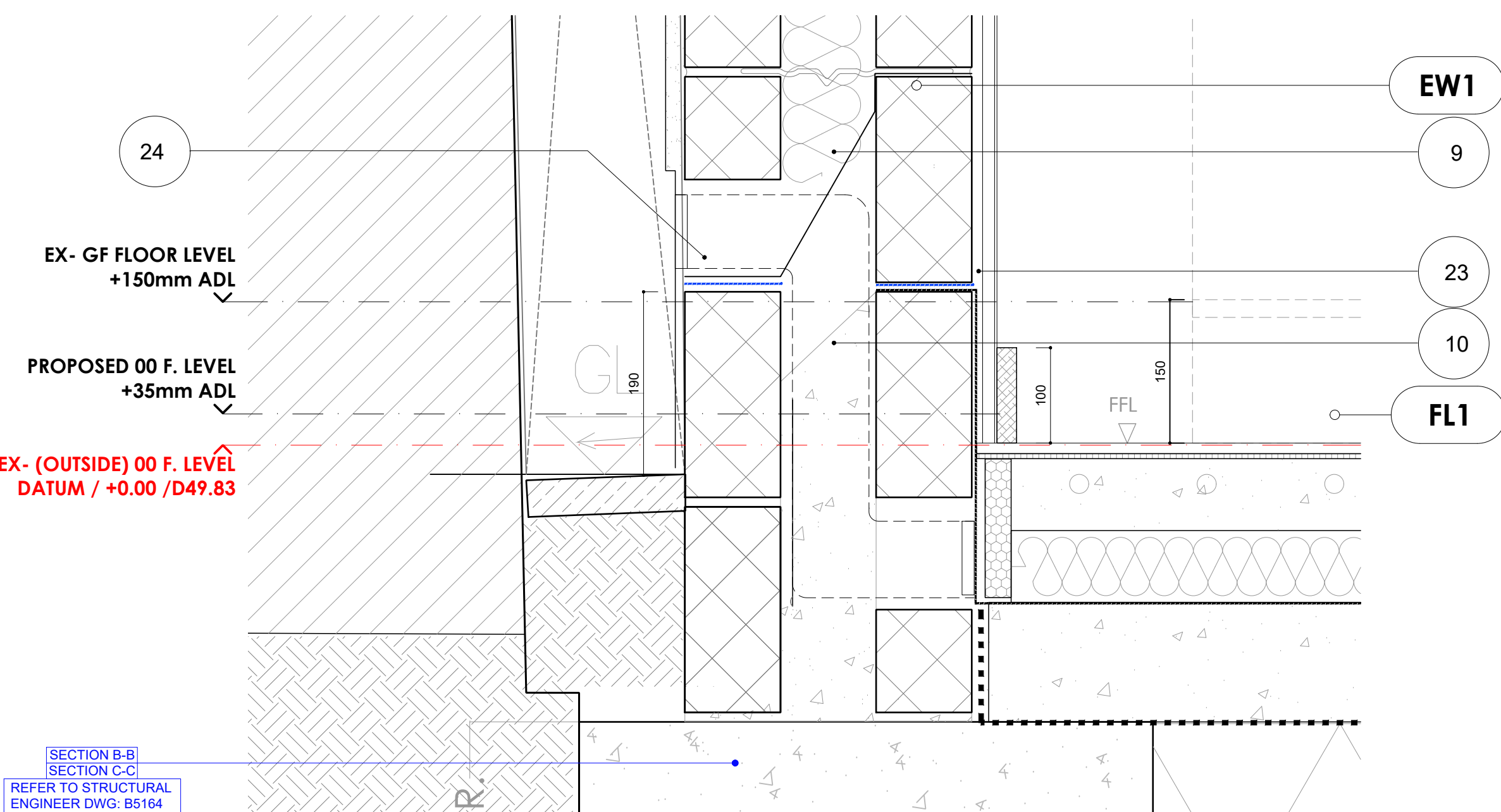
Pre commencement condition(s)

3. Prior to commencement of the relevant element the following detailed drawings shall be submitted to the Local Authority and approved in writing:

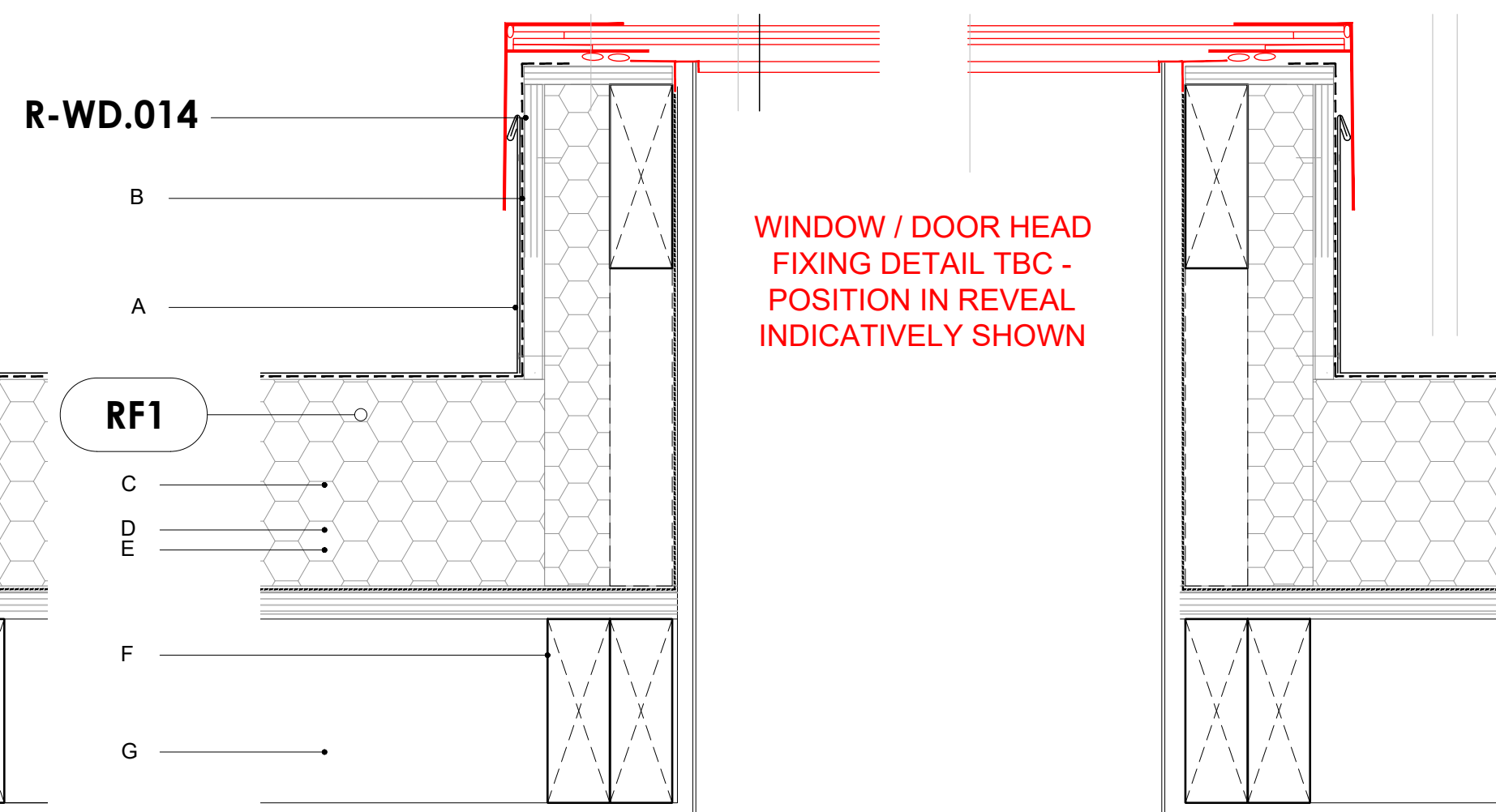
c) 1:5 section details of the proposed flat roof junctions with the Listed building and coping to the new-build, and showing all proposed materials, profiles, fascia, weatherproofing and flashing.



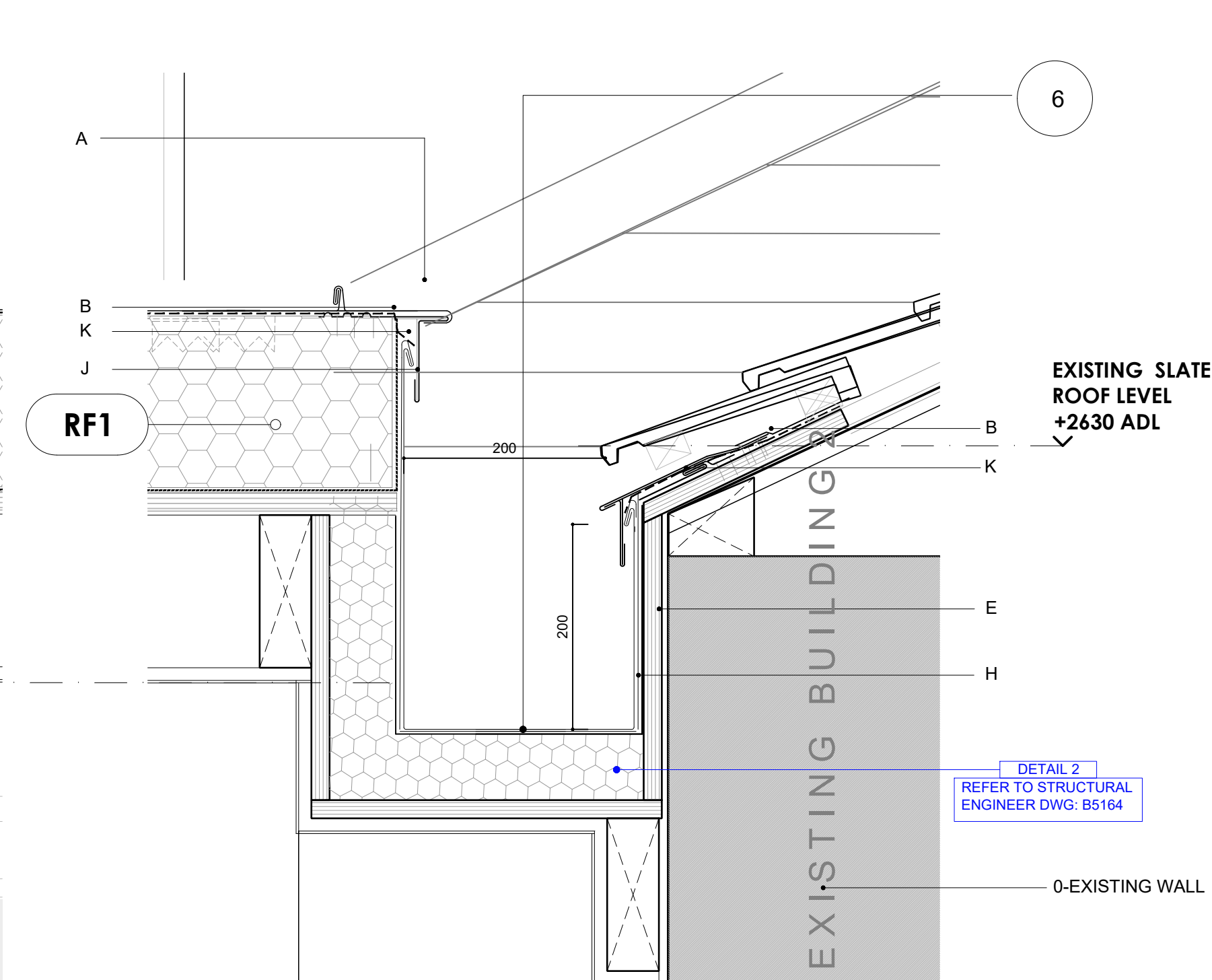
01-DETAIL
SCALE 1:5



02-DETAIL
SCALE 1:5



03-DETAIL - NOMINAL ROOFLIGHT
SCALE 1:5



04-DETAIL - NOMINAL JUNCTION BETWEEN ROOFS
SCALE 1:5

SPECIFIC NOTES:

- PIR-BACKED PLASTERBOARD TO BE INSTALLED TO ALL INTERNAL REVEALS AND HEADS OF NEW OPENINGS. STOP BEADS FITTED TO JUNCTION OF PLASTERBOARD AND WINDOW / DOOR FRAMES TO CREATE CRISP FINISHING LINE.
- MIN 25MM PIR INSULATION TO BACK OF PLASTERBOARD IN ALL REVEALS AND HEADS TO PROVIDE ROBUST THERMAL INSULATION INTEGRITY. STOP BEAD TO BE FITTED AT JUNCTIONS OF PLASTER FINISH AND DOOR / WINDOW FRAMES
- EXTERNAL FACE OF STEEL POSTS TO BE COVERED IN TRI-SHO SUPERQUILT (OR SIMILAR APPROVED) TO PREVENT COLD-BRIDGING. QUILT TO BE SECURED BACK TO STEEL TO PREVENT MOVEMENT.
- PRESSED ALUMINIUM FLASHING / COVER PIECE TO BE SECURED BACK TO STEEL FRAME WITH SECRET FIXINGS - COLOUR AND FINISH TBC W/ CLIENT PRIOR TO ORDER AND INSTALLATION. STEEL BEAMS TO BE PACKED WITH PIR INSULATION WHERE POSSIBLE (ROCKWOOL WHERE GAPS ARE TOO SMALL FOR PIR) TO PREVENT COLD-BRIDGING.
- STEEL COLUMNS FIXED BACK TO ADJACENT BLOCKWORK USING APPROPRIATE S/STEEL VARIABLE FIXING TIES AND IN ACCORDANCE WITH ANY SPECIFIC S-ENG REQUIREMENTS (REFER TO ST. ENGINEER DWG: B5164), FIRELINE PLASTERBOARD TO BE INSTALLED OVER ANY STEELWORK AS PER GENERAL BREGS REQUIREMENTS.

- NEW GUTTER BETWEEN ROOFS FORMED FROM 18MM WBO PLY, LAID TO APPROPRIATE FALLS INTO RWPS AS SHOWN IN AR.P.103 (ROOF PLAN) AND AR.P.104 (M&E PLAN) DWGS TO CONNECT WITH EXISTING RWP-03: GUTTER - KINGSPAN MEMBRANE LINED INSULATED 30mm OR SIMILAR APPROVED, REFER TO SPECIALIST DETAILS.
- STOP BEADS FITTED TO JUNCTION OF PLASTERBOARD AND WINDOW / DOOR FRAMES TO CREATE CRISP FINISHING LINE. HEADS OF DOORS AND WINDOWS TO BE FITTED AT CONSTANT LEVEL THROUGHOUT KITCHEN EXTENSION / AS TIGHT TO CEILING FINISH AS POSSIBLE.
- EXISTING BOUNDARY WALL AND NEW WALL: GAP BETWEEN THE WALLS TO BE THE MINIMUM AS POSSIBLE. INSULATED AND INSTALLATION OF LEAD FLASHING OR ANY OTHER ALTERNATIVE WATERPROOFING SURFACE WHICH SEALS THE HIGHEST POINT WHERE EXISTING AND NEW WALLS MEET WITH A SLOPE TOWARDS GARDEN.
- FLEX CAVITY TRAY OVER VENT. TO STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATIONS.
- TELESCOPIC VENTS TO BE INSTALLED AND SET INTO NEW CONCRETE SLAB TO VENT EXISTING VOIDS AS REQUIRED. TBC

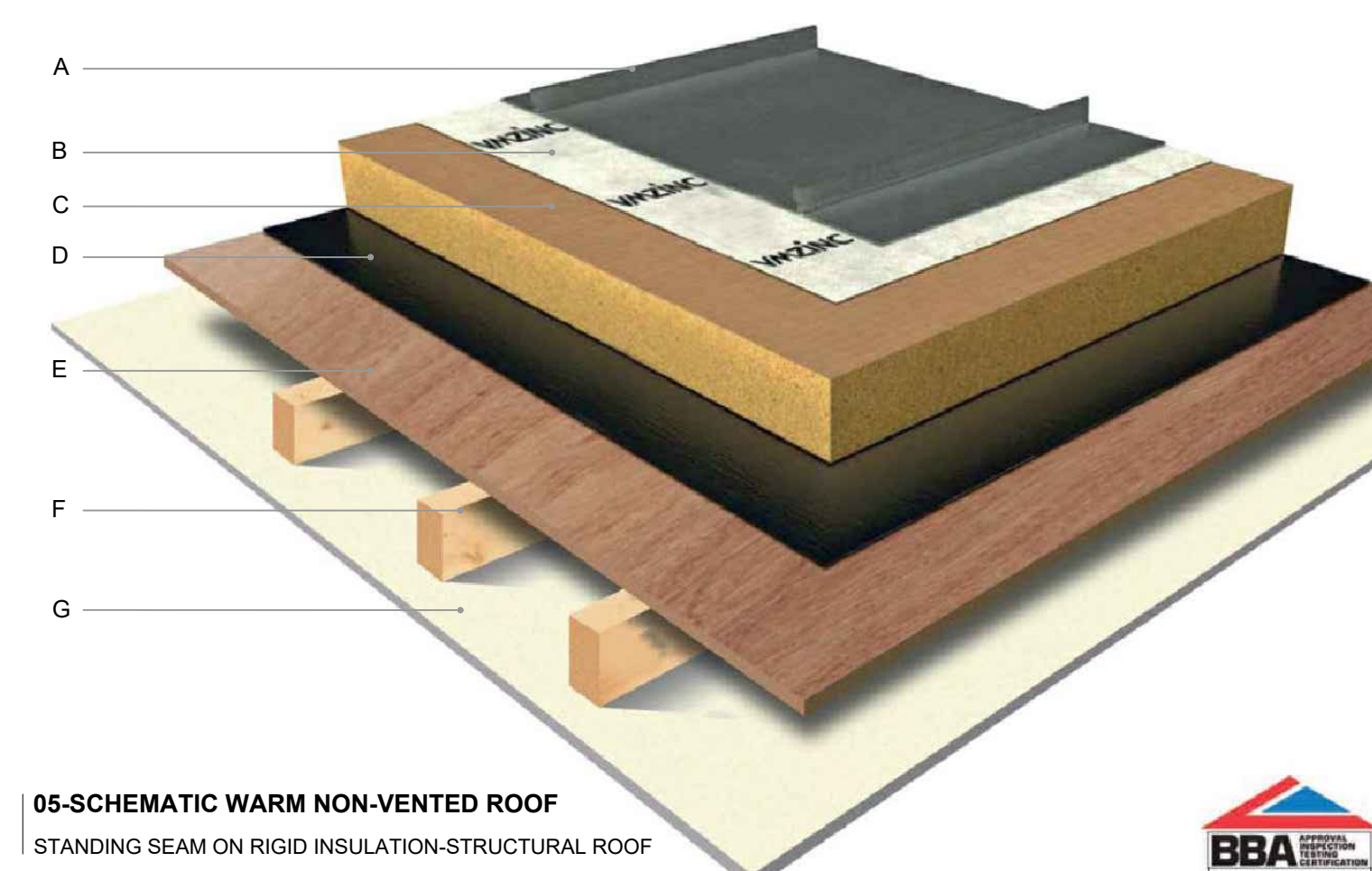
**ROOF KEY FINISHES:
PROPOSED ZINC ROOF**

0 - EXISTING PROPERTY OR BOUNDARY WALL.

- A - STANDING SEAM VMZINC® IN ZINC PLUS.
- B - ROOF MEMBRANE, IN ACCORDANCE WITH SPEC.
- C - INSULATION, IN ACCORDANCE WITH SPEC.
- D - CONTINUOUS, FULLY SUPPORTED VAPOUR BARRIER.
- E - CONTINUOUS SUPPORT-22mm or 18mm WBP PLY ON
- F - RAFTERS, SIZED AS PER S-ENG REQUIREMENTS (NOM 50X150MM C16 S/W JOISTS @400MM C/C). NB: ADDITIONAL CEILING JOISTS TO REFER TO ST. ENGR. DWG: B5164.
- G - 12.5MM PLASTERBOARD, WITH JOINTS SCRIMMED AND NOM. 3MM SKIM.
- H - BOXED INSULATED GUTTER IN VMZINC PLUS OR SIMILAR APPROVED. REFER TO NOTE 1&2.
- I - VMZ HEAD SADDLE PIECE VMZINC®.
- J - CONTINUOUS EAVES APRON STRIP IN VMZINC PLUS.
- K - SHEET CLIP IN ZINC PLUS.
- L - CONTINUOUS CAPPING PIECE VMZINC® IN ZINC PLUS.
- M - FIXING WEDGE.
- N - MASTIC SEALANT, COMPATIBLE WITH ZINC.
- O - EAVES STRIP G3 PACK VMZINC IN ZINC PLUS

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05-SCHEMATIC WARM NON-VENTED ROOF
STANDING SEAM ON RIGID INSULATION-STRUCTURAL ROOF

- VALLEY GUTTER LAID TO APPROPRIATE FALLS INTO RWPS AS SHOWN IN AR.P.103 (ROOF PLAN) AND AR.P.104 (M&E PLAN); SuperFOIL SF40 LINED INSULATED 65mm(3.7 R Value) OR SIMILAR APPROVED. ALL PENETRATIONS FORMED AS PER MANUFACTURER'S GUIDELINES.
- CLADDING ZINC TO BE RETURNED TO UNDERSIDE OF FRONT FACE.
- EXTERNAL PAVERS BUILD UP TO CONTRACTOR'S DETAIL LAID TO MIN. FALL
- OAK VENEERED MDF DECORATED WINDOWS BASE, D20mm (t) x DIFFERENT (h) SIZE, SQUARE EDGE.
- JUNCTION ZINC GUTTER - PROPOSED TO CONNECT WITH NEW RWP-02 OR EXISTING-RWP-03 TBC.
- DAMP PROOF MEMBRANE.
- DPC MIN 150mm ABOVE EXTERNAL GROUND LEVEL.
- VAPOUR BARRIER.
- PERIMETER INSULATION UPSTAND TO PREVENT THERMAL BRIDGING.

REVISION		
REV	DATE	DESCRIPTION
A	10.12.2021	ADDED DETAILS

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- N.6 LOCATION, GRADING, PREPARATION, FIXING AND FR OF NEW STRUCTURE: BEAMS, POST / COLUMNS, PADSTONES, LINTELS AS PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECS.
- N.7 WHERE TBC APPLIES, CONFIRM WITH © STUDIO DQ LTD.
- N.8 BOTH DRAWING AND DESIGN ARE © STUDIO DQ LTD 2021.

ADDITIONAL WORKS:
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GLOSSARY:

- ADL ABOVE DATUM LEVEL
- AFFL ABOVE FINISHED FLOOR LEVEL
- BDL BELOW DATUM LEVEL
- RWO RAINWATER OUTLET
- RWP RAINWATER PIPE
- SVP SOIL AND VENT PIPE

ADDITIONAL NOTES:

ISSUED FOR:
B-REGS-DRAFT

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ADDRESS: 75 LOWER REDLAND ROAD
BRISTOL BS6 6SP
PROJECT: CROMARTY HOUSE
CLIENT: MR & MRS DAVIS
TITLE: PROPOSED DETAILS 2
DRAWING NO: 006CR-AR.D.301

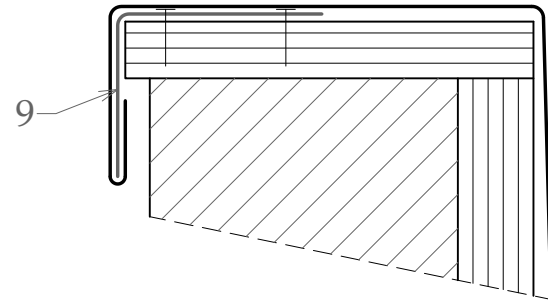
SCALE @A1: 1:5
DATE: 11/10/2021
REV: A



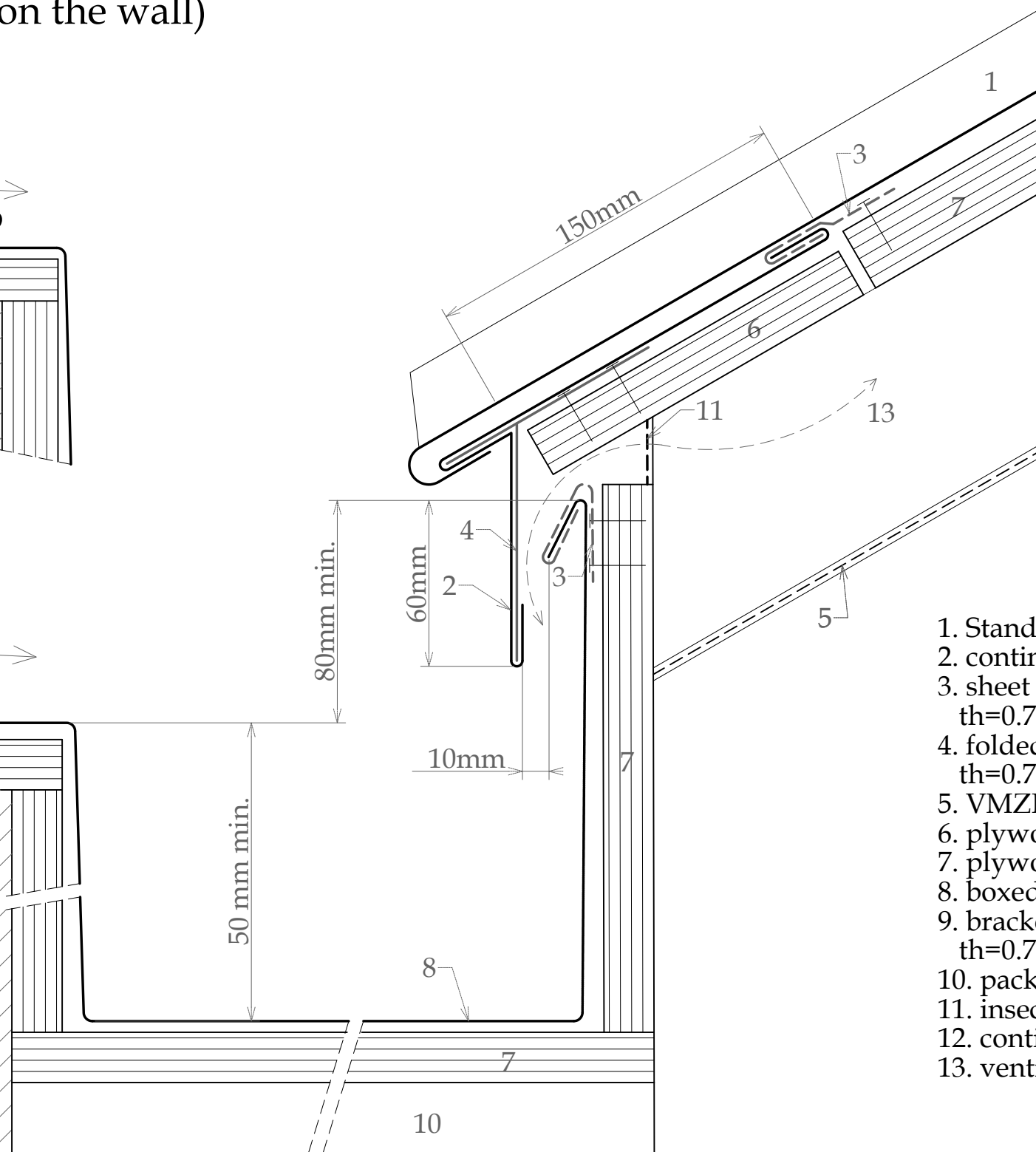
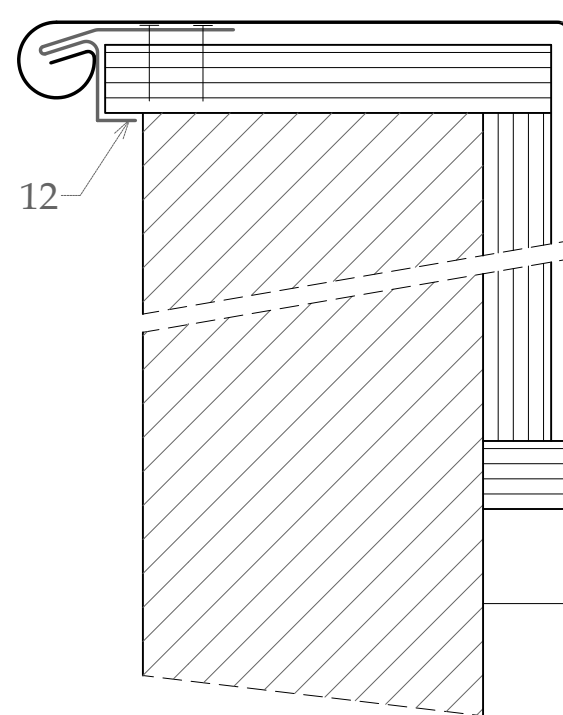
BOX GUTTER

(Gutter inside or on the wall)

slope 1° (2 %)
with flat folded lip



slope 1° (2 %)
with rolled bead



1. Standing seam VMZINC® in zinc plus
2. continuous eaves apron strip in zinc plus
3. sheet clip in zinc plus,
th=0.7 mm min., w=80 mm, 2 per m
4. folded clip in zinc plus,
th=0.7 mm, continuous
5. VMZINC Membrane
6. plywood, 5 mm thinner than adjacent
7. plywood
8. boxed gutter VMZINC® in zinc plus
9. bracket in zinc plus
th=0.7 mm, continuous
10. packers laid to gutter fall
11. insect mesh
12. continuous sheet strip in zinc plus, th=0.7 mm
13. ventilated space

- In some cases it is recommended to provide snow guards
- When cementing a wall it is recommended
to protect the VM ZINC®.

VMZINC

STANDARD DETAIL

Ref : VMZ-SN-MA-BG-b1

Date : 2020

VM Building Solutions UK Collier House, Mead Lane, Hertford, SG13 7AX Tel: 0203.445.5640

VMBUILDINGSOLUTIONS

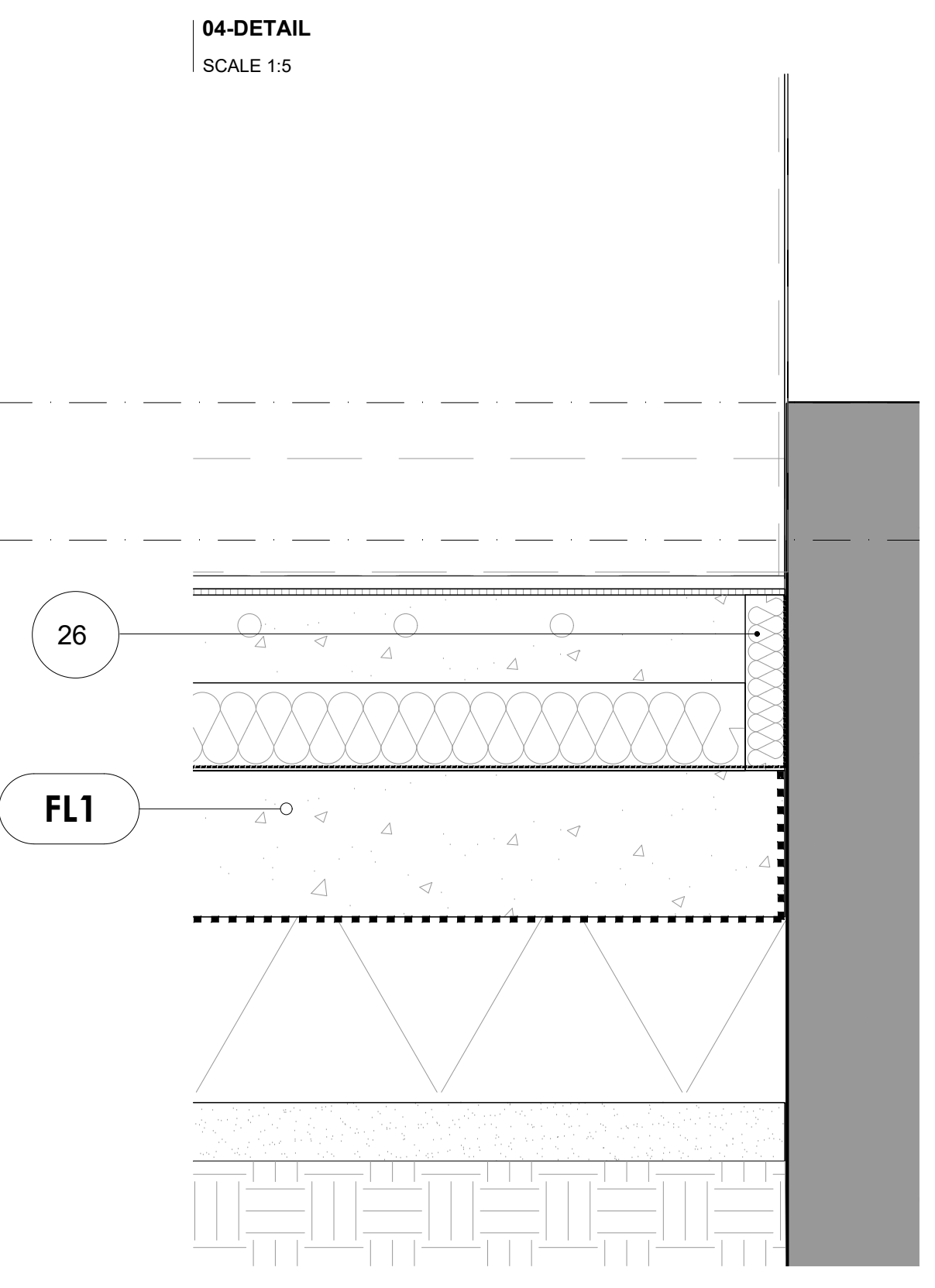
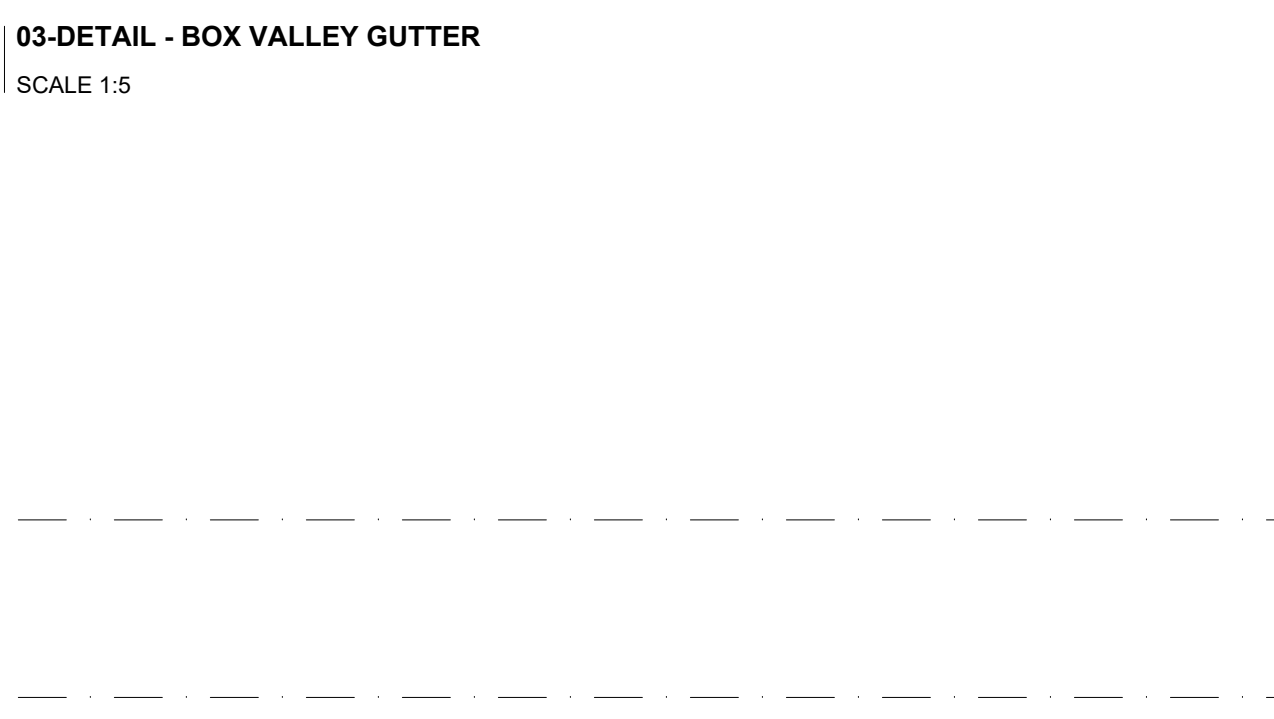
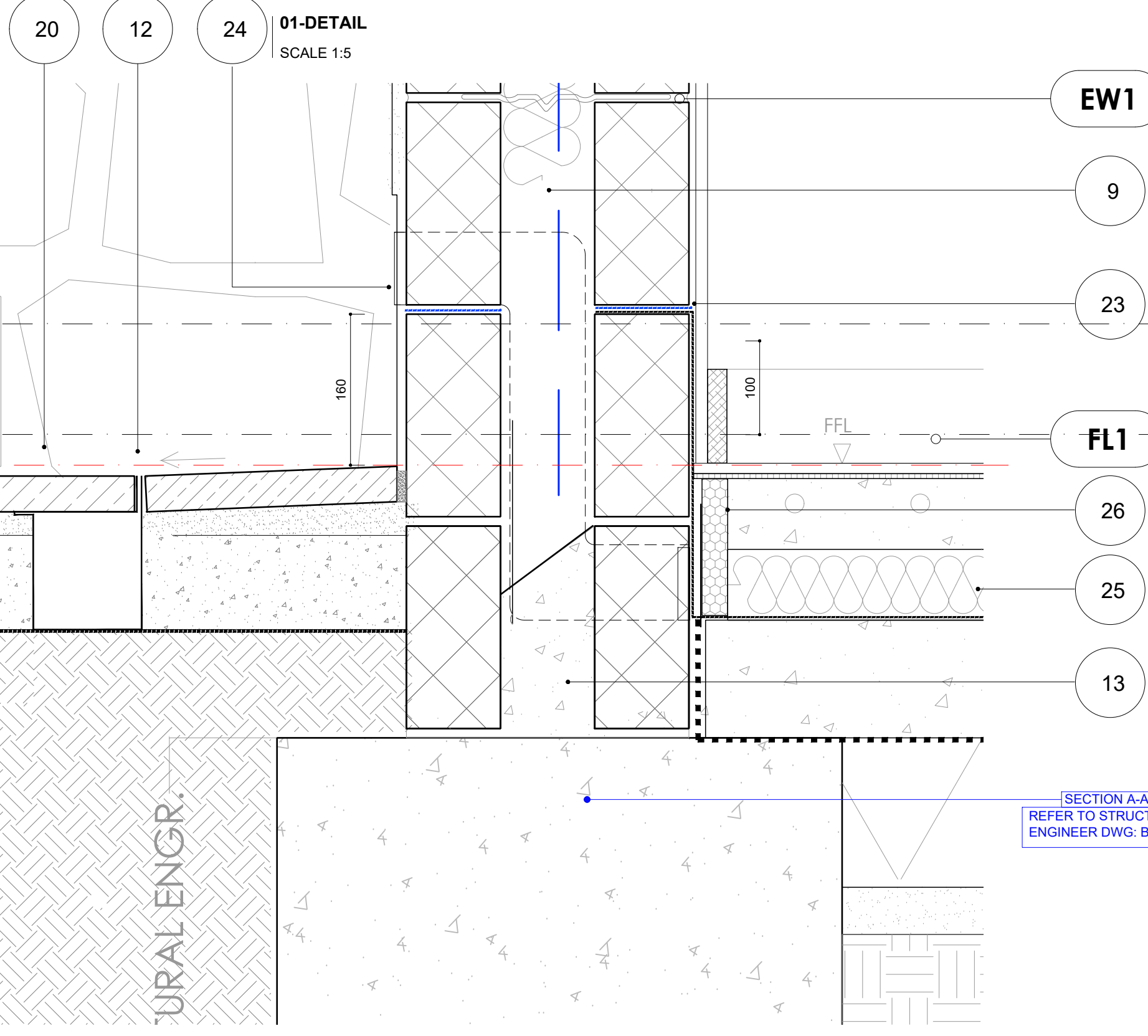
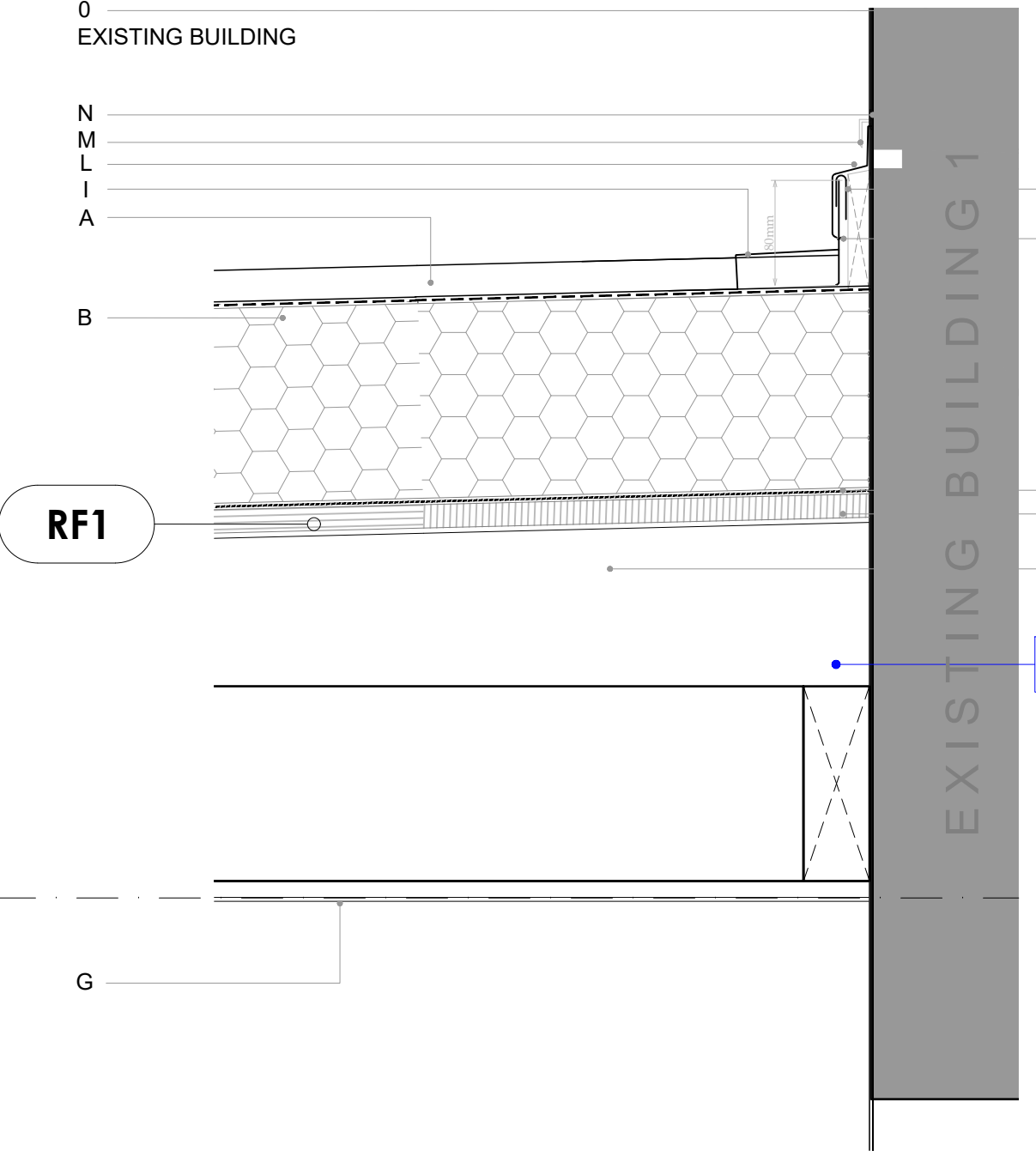
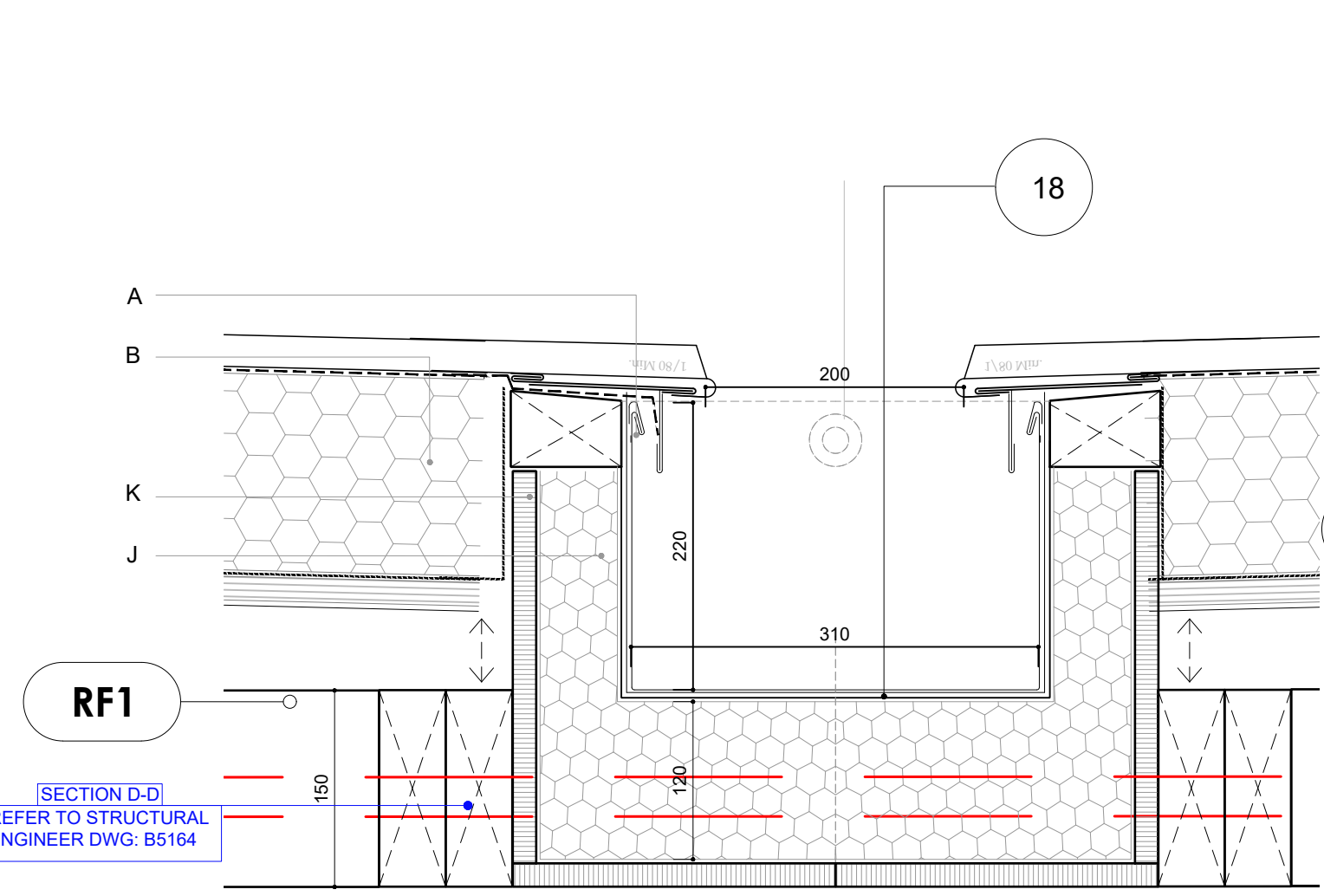
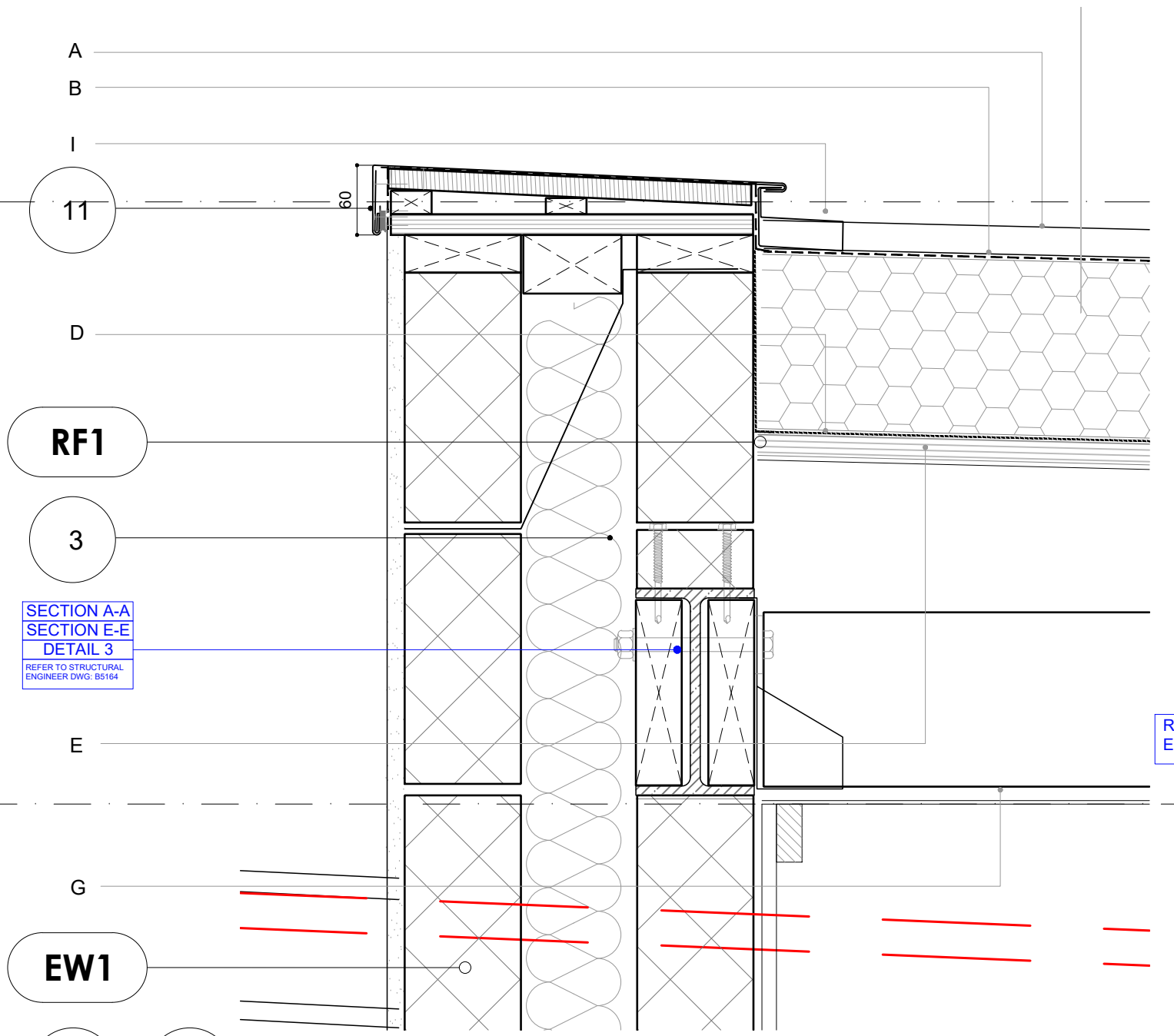
PROPOSED EXTENSION
ROOF LEVEL
+2920 ADL

PROPOSED 00
CEILING LEVEL
+2400mm ADL

EX- GF FLOOR LEVEL
+150mm ADL

PROPOSED 00 F. LEVEL
+35mm ADL

EX- (OUTSIDE) 00 F. LEVEL
DATUM / +0.00 /D49.83



**ROOF KEY FINISHES:
PROPOSED ZINC ROOF**

- 0 - EXISTING PROPERTY OR BOUNDARY WALL.
- A - STANDING SEAM VMZINC® IN ZINC PLUS.
- B - ROOF MEMBRANE, IN ACCORDANCE WITH SPEC.
- C - INSULATION, IN ACCORDANCE WITH SPEC.
- D - CONTINUOUS, FULLY SUPPORTED VAPOUR BARRIER.
- E - CONTINUOUS SUPPORT-22mm or 18mm WBP PLY ON
- F - RAFTERS, SIZED AS PER S-ENG REQUIREMENTS (NOM 50X150MM C16 S/W JOISTS @400MM C/C). NB: ADDITIONAL CEILING JOISTS TO REFER TO ST. ENGR. DWG: B5164.
- G - 12.5MM PLASTERBOARD, WITH JOINTS SCRIMMED AND NOM. 3MM SKIM.
- H - BOXED INSULATED GUTTER IN VMZINC PLUS OR SIMILAR APPROVED. REFER TO NOTE 1&2.
- I - VMZ HEAD SADDLE PIECE VMZINC®.
- J - CONTINUOUS EAVES APRON STRIP IN VMZINC PLUS.
- K - SHEET CLIP IN ZINC PLUS.
- L - CONTINUOUS CAPPING PIECE VMZINC® IN ZINC PLUS.
- M - FIXING WEDGE.
- N - MASTIC SEALANT, COMPATIBLE WITH ZINC.
- O - EAVES STRIP G3 PACK VMZINC IN ZINC PLUS

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SPECIFIC NOTES:

1. PIR-BACKED PLASTERBOARD TO BE INSTALLED TO ALL INTERNAL REVEALS AND HEADS OF NEW OPENINGS. STOP BEADS FITTED TO JUNCTION OF PLASTERBOARD AND WINDOW / DOOR FRAMES TO CREATE CRISP FINISHING LINE.
2. MIN 25MM PIR INSULATION TO BACK OF PLASTERBOARD IN ALL REVEALS AND HEADS TO PROVIDE ROBUST THERMAL INSULATION INTEGRITY. STOP BEAD TO BE FITTED AT JUNCTIONS OF PLASTER FINISH AND DOOR / WINDOW FRAMES
3. EXTERNAL FACE OF STEEL POSTS TO BE COVERED IN TRI-ISQ SUPERQUILT (OR SIMILAR APPROVED) TO PREVENT COLD-BRIDGING. QUILT TO BE SECURED BACK TO STEEL TO PREVENT MOVEMENT.
4. PRESSED ALUMINIUM FLASHING / COVER PIECE TO BE SECURED BACK TO STEEL FRAME WITH SECRET FIXINGS - COLOUR AND FINISH TBC W/ CLIENT PRIOR TO ORDER AND INSTALLATION. STEEL BEAMS TO BE PACKED WITH PIR INSULATION WHERE POSSIBLE (ROCKWOOL WHERE GAPS ARE TOO SMALL FOR PIR) TO PREVENT COLD-BRIDGING.
5. STEEL COLUMNS FIXED BACK TO ADJACENT BLOCKWORK USING APPROPRIATE S/STEEL VARIABLE FIXING TIES AND IN ACCORDANCE WITH ANY SPECIFIC S-ENG REQUIREMENTS (REFER TO ST. ENGINEER DWG: B5164), FIRELINE PLASTERBOARD TO BE INSTALLED OVER ANY STEELWORK AS PER GENERAL BREGS REQUIREMENTS.
6. NEW GUTTER BETWEEN ROOFS FORMED FROM 18MM WBO PLY, LAID TO APPROPRIATE FALLS INTO RWPS AS SHOWN IN AR.P.103 (ROOF PLAN) AND AR.P.104 (M&E PLAN) DWGS TO CONNECT WITH EXISTING RWP-03: GUTTER - KINGSPAN MEMBRANE LINED INSULATED 30mm OR SIMILAR APPROVED, REFER TO SPECIALIST DETAILS.
7. STOP BEADS FITTED TO JUNCTION OF PLASTERBOARD AND WINDOW / DOOR FRAMES TO CREATE CRISP FINISHING LINE. HEADS OF DOORS AND WINDOWS TO BE FITTED AT CONSTANT LEVEL THROUGHOUT KITCHEN EXTENSION / AS TIGHT TO CEILING FINISH AS POSSIBLE.
8. EXISTING BOUNDARY WALL AND NEW WALL; GAP BETWEEN THE WALLS TO BE THE MINIMUM AS POSSIBLE. INSULATED AND INSTALLATION OF LEAD FLASHING OR ANY OTHER ALTERNATIVE WATERPROOFING SURFACE WHICH SEALS THE HIGHEST POINT WHERE EXISTING AND NEW WALLS MEET WITH A SLOPE TOWARDS GARDEN.
9. FLEX CAVITY TRAY OVER VENT. TO STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATIONS.
10. TELESCOPIC VENTS TO BE INSTALLED AND SET INTO NEW CONCRETE SLAB TO VENT EXISTING VOIDS AS REQUIRED. TBC

11. SECRETLY-FIXED ZINC OR ALUMINIUM (TBC) CAPPING FIXED TO 18MM WBP PLY CARCASSING USED TO FORM FRONT EDGE DETAIL. EXACT FIXING DETAIL TBC WITH CAPPING SUPPLIER - NOMINAL LEADING EDGE PROFILE 60mm VISIBLE EDGE.
12. SLOT DRAIN (NOM ACO S/STEEL RAINDRAIN BRICKSLOT - TBC WITH CLIENT PRIOR TO ORDER AND INSTALLATION) TO BE INSTALLED CONTINUOUSLY BETWEEN DOOR CILLS AND ADJACENT SLABING EXTENT AND SPECIFIC DETAIL TBC WITH CLIENT.
13. ALLOW FOR CONCRETE INFILL CAVITY BASE. REFER TO ST. ENG. DWG.
14. NOMINAL 100X22MM S/WOOD SKIRTING PROFILE SHOWN - DETAIL TBC W/ CLIENT PRIOR TO INSTALLATION.
15. FLUSH CILL DETAIL WITH EXTERNAL PATIO FINISH TO BE CONFIRMED FOLLOWING CONFIRMED DETAILS OF ALUMINIUM SLIDING DOOR PROFILES, EXTENT & LEVEL OF EXTERNAL FINISH.
16. PERFORATED LAND DRAIN SET IN CLEAN PEA GRAVEL AND RUN INTO RAINWATER DRAINAGE (LOCATION / DETAIL / ADDITIONAL REQUIREMENTS TO BE CONFIRMED WITH BUILDING CONTROL).
17. FLUSH PART-M COMPLIANT DOOR CILL TO BE FORMED AFTER FURTHER DISCUSSION WITH WINDOW / DOOR SUPPLIER.

18. VALLEY GUTTER LAID TO APPROPRIATE FALLS INTO RWPS AS SHOWN IN AR.P.103 (ROOF PLAN) AND AR.P.104 (M&E PLAN); SuperFOIL SF40 LINED INSULATED 65mm(3.7 R Value) OR SIMILAR APPROVED. ALL PENETRATIONS FORMED AS PER MANUFACTURER'S GUIDELINES.
19. CLADDING ZINC TO BE RETURNED TO UNDERSIDE OF FRONT FACE.
20. EXTERNAL PAVERS BUILD UP TO CONTRACTOR'S DETAIL LAID TO MIN. FALL
21. OAK VENEERED MDF DECORATED WINDOWS BASE, D20mm (t) x DIFFERENT (h) SIZE, SQUARE EDGE.
22. JUNCTION ZINC GUTTER - PROPOSED TO CONNECT WITH NEW RWP-02 OR EXISTING-RWP-03 TBC.
23. DAMP PROOF MEMBRANE.
24. DPC MIN 150mm ABOVE EXTERNAL GROUND LEVEL.
25. VAPOUR BARRIER.
26. PERIMETER INSULATION UPSTAND TO PREVENT THERMAL BRIDGING.

REVISION		
REV	DATE	DESCRIPTION
A	10.12.2021	ADDED DETAILS

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GLOSSARY:

ADL	ABOVE DATUM LEVEL
ADFL	ABOVE FINISHED FLOOR LEVEL
BOL	BELOW DATUM LEVEL
RWO	RAINWATER OUTLET
RWP	RAINWATER PIPE
SVP	SOIL AND VENT PIPE

ADDITIONAL NOTES:

**ISSUED FOR:
B-REGS-DRAFT**

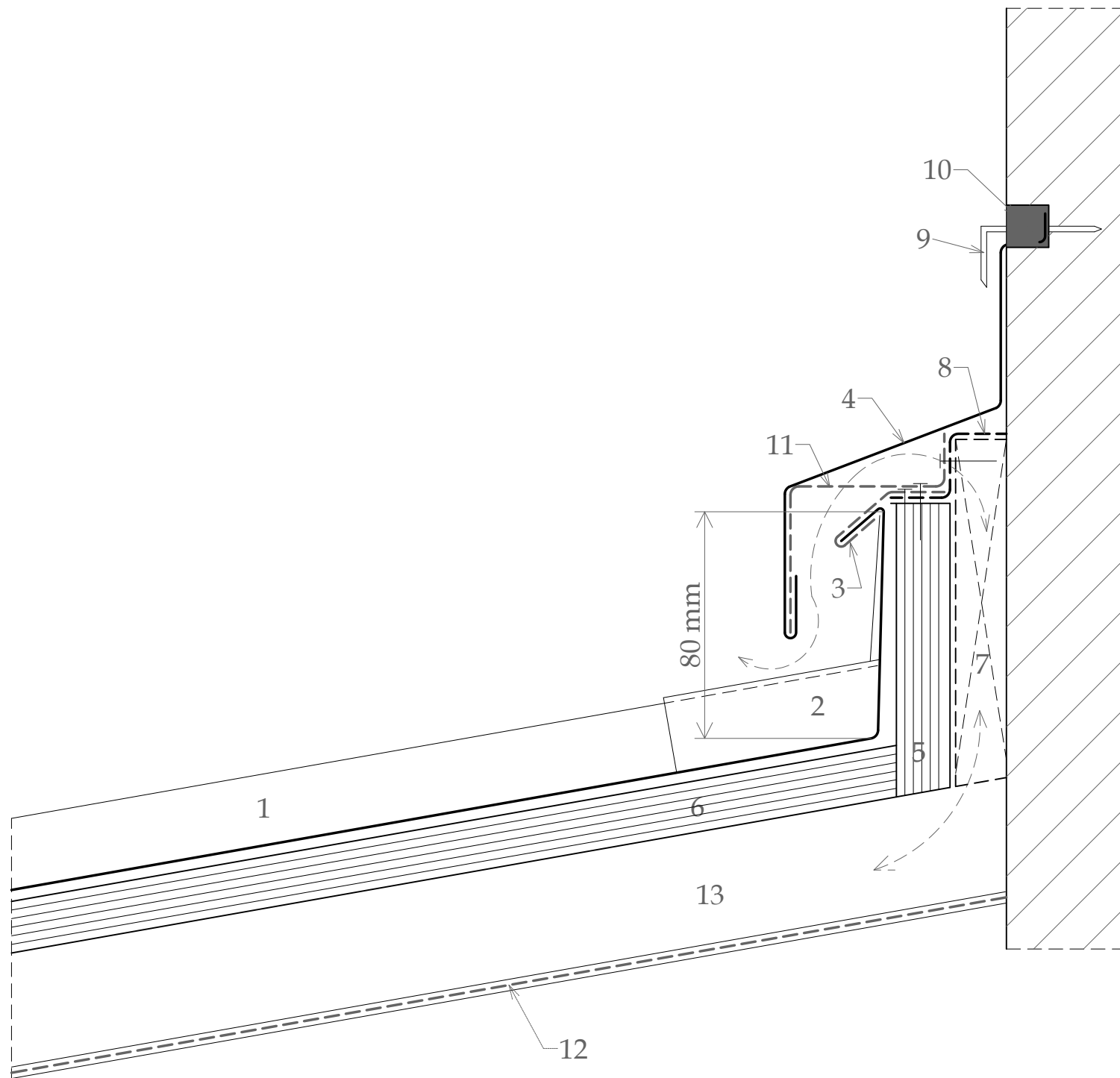
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ADDRESS: 75 LOWER REDLAND ROAD
BRISTOL BS6 6SP
PROJECT: CROMARTY HOUSE
CLIENT: MR & MRS DAVIS
TITLE: PROPOSED DETAIL 3
DRAWING NO: 006CR-AR.D.302

SCALE @A1: 1:5
DATE: 11/10/2021
REV: A



HEAD VERGE WALL ABUTMENT



1. Standing seam VMZINC® in zinc plus
2. head saddle piece VMZINC®
3. sheet clip in zinc plus, th=0.7 mm min., w=80 mm, 2 per m.
4. continuous capping piece VMZINC® in zinc plus
5. timber
6. plywood
7. non-continuous timber
8. insect mesh
9. fixing wedge
10. mastic sealant, compatible with zinc
11. folded clip in zinc plus, th=1 mm, w=250 mm, 2 per m.
12. VMZINC Membrane
13. ventilated space

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VMZINC

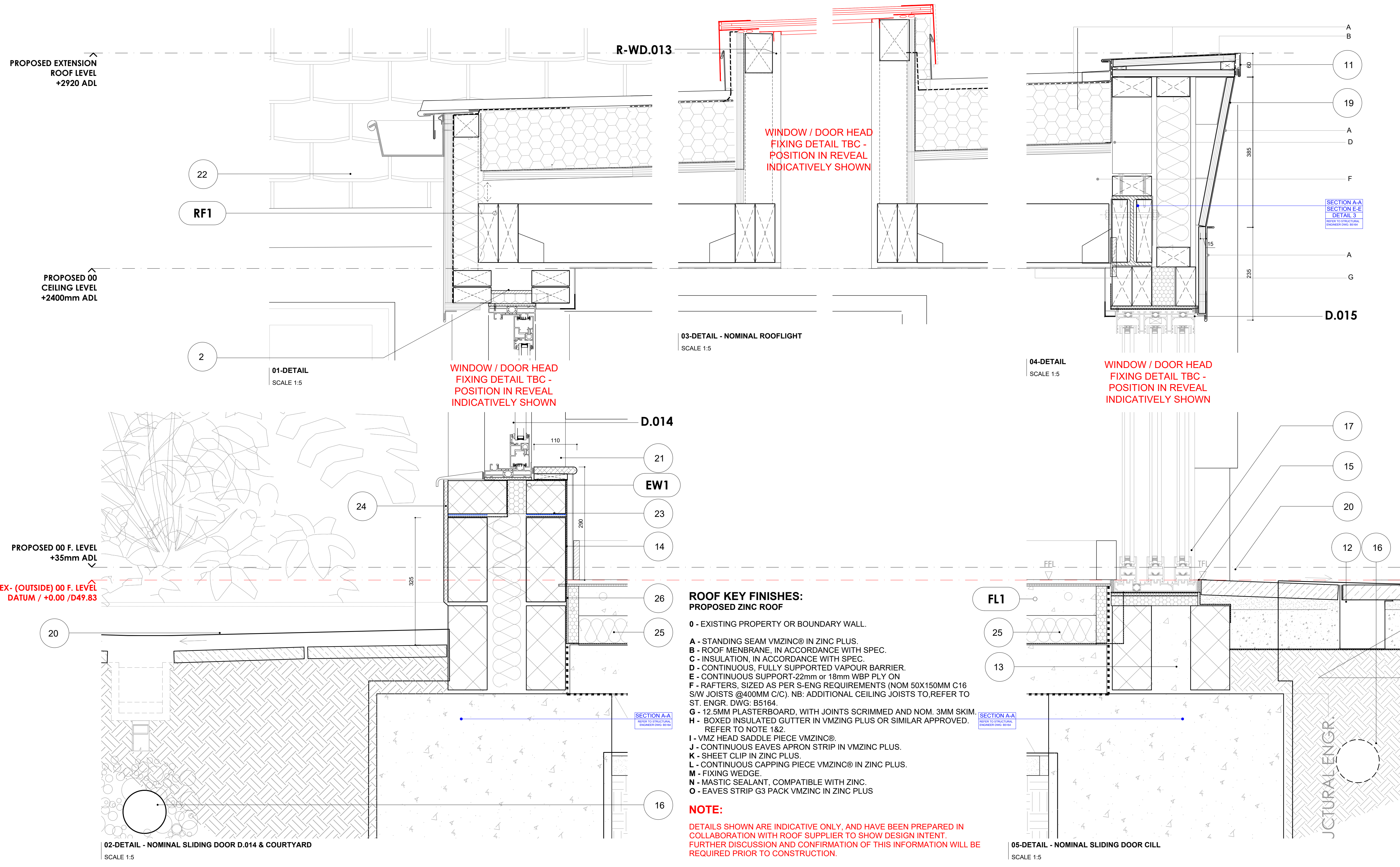
STANDARD DETAIL

Ref : VMZ-SN-MA-NO-b2

Date : 2020

VM Building Solutions UK Collier House, Mead Lane, Hertford, SG13 7AX Tel: 0203.445.5640

VMBUILDINGSOLUTIONS



REVISION		
REV	DATE	DESCRIPTION
A	10.12.2021	ADDED DETAILS

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 BDL BELOW DATUM LEVEL
 RWDO RAINWATER OUTLET
 RWP RAINWATER PIPE
 SVP SOIL AND VENT PIPE

ADDITIONAL NOTES:

ISSUED FOR:
B-REGS-DRAFT

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ADDRESS: 75 LOWER REDLAND ROAD
 BRISTOL BS6 6SP

PROJECT: CROMARTY HOUSE

CLIENT: MR & MRS DAVIS

TITLE: PROPOSED DETAILS 4

DRAWING NO: 006CR-AR.D.303

SCALE @A1: 1:5
 DATE: xxx/xxx/xxxx
 REV: A
 PROJECT NO: 006CR



SPECIFIC NOTES:

- PIR-BACKED PLASTERBOARD TO BE INSTALLED TO ALL INTERNAL REVEALS AND HEADS OF NEW OPENINGS. STOP BEADS FITTED TO JUNCTION OF PLASTERBOARD AND WINDOW / DOOR FRAMES TO CREATE CRISP FINISHING LINE.
- MIN 25MM PIR INSULATION TO BACK OF PLASTERBOARD IN ALL REVEALS AND HEADS TO PROVIDE ROBUST THERMAL INSULATION INTEGRITY. STOP BEAD TO BE FITTED AT JUNCTIONS OF PLASTER FINISH AND DOOR / WINDOW FRAMES
- EXTERNAL FACE OF STEEL POSTS TO BE COVERED IN TRI-SHO SUPERQUILT (OR SIMILAR APPROVED) TO PREVENT COLD-BRIDGING. QUILT TO BE SECURED BACK TO STEEL TO PREVENT MOVEMENT.
- PRESSED ALUMINIUM FLASHING / COVER PIECE TO BE SECURED BACK TO STEEL FRAME WITH SECRET FIXINGS - COLOUR AND FINISH TBC W/ CLIENT PRIOR TO ORDER AND INSTALLATION. STEEL BEAMS TO BE PACKED WITH PIR INSULATION WHERE POSSIBLE (ROCKWOOL WHERE GAPS ARE TOO SMALL FOR PIR) TO PREVENT COLD-BRIDGING.
- STEEL COLUMNS FIXED BACK TO ADJACENT BLOCKWORK USING APPROPRIATE S/STEEL VARIABLE FIXING TIES AND IN ACCORDANCE WITH ANY SPECIFIC S-ENG REQUIREMENTS (REFER TO ST. ENGINEER DWG: B5164), FIRELINE PLASTERBOARD TO BE INSTALLED OVER ANY STEELWORK AS PER GENERAL BREGS REQUIREMENTS.
- NEW GUTTER BETWEEN ROOFS FORMED FROM 18MM WBO PLY, LAID TO APPROPRIATE FALLS INTO RWPS AS SHOWN IN AR.P.103 (ROOF PLAN) AND AR.P.104 (M&E PLAN) DWGS TO CONNECT WITH EXISTING RWP-03: GUTTER - KINGSPAN MEMBRANE LINED INSULATED 30mm OR SIMILAR APPROVED, REFER TO SPECIALIST DETAILS.
- STOP BEADS FITTED TO JUNCTION OF PLASTERBOARD AND WINDOW / DOOR FRAMES TO CREATE CRISP FINISHING LINE. HEADS OF DOORS AND WINDOWS TO BE FITTED AT CONSTANT LEVEL THROUGHOUT KITCHEN EXTENSION / AS TIGHT TO CEILING FINISH AS POSSIBLE.
- EXISTING BOUNDARY WALL AND NEW WALL: GAP BETWEEN THE WALLS TO BE THE MINIMUM AS POSSIBLE. INSULATED AND INSTALLATION OF LEAD FLASHING OR ANY OTHER ALTERNATIVE WATERPROOFING SURFACE WHICH SEALS THE HIGHEST POINT WHERE EXISTING AND NEW WALLS MEET WITH A SLOPE TOWARDS GARDEN.
- FLEX CAVITY TRAY OVER VENT. TO STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATIONS.
- TELESCOPIC VENTS TO BE INSTALLED AND SET INTO NEW CONCRETE SLAB TO VENT EXISTING VOIDS AS REQUIRED. TBC

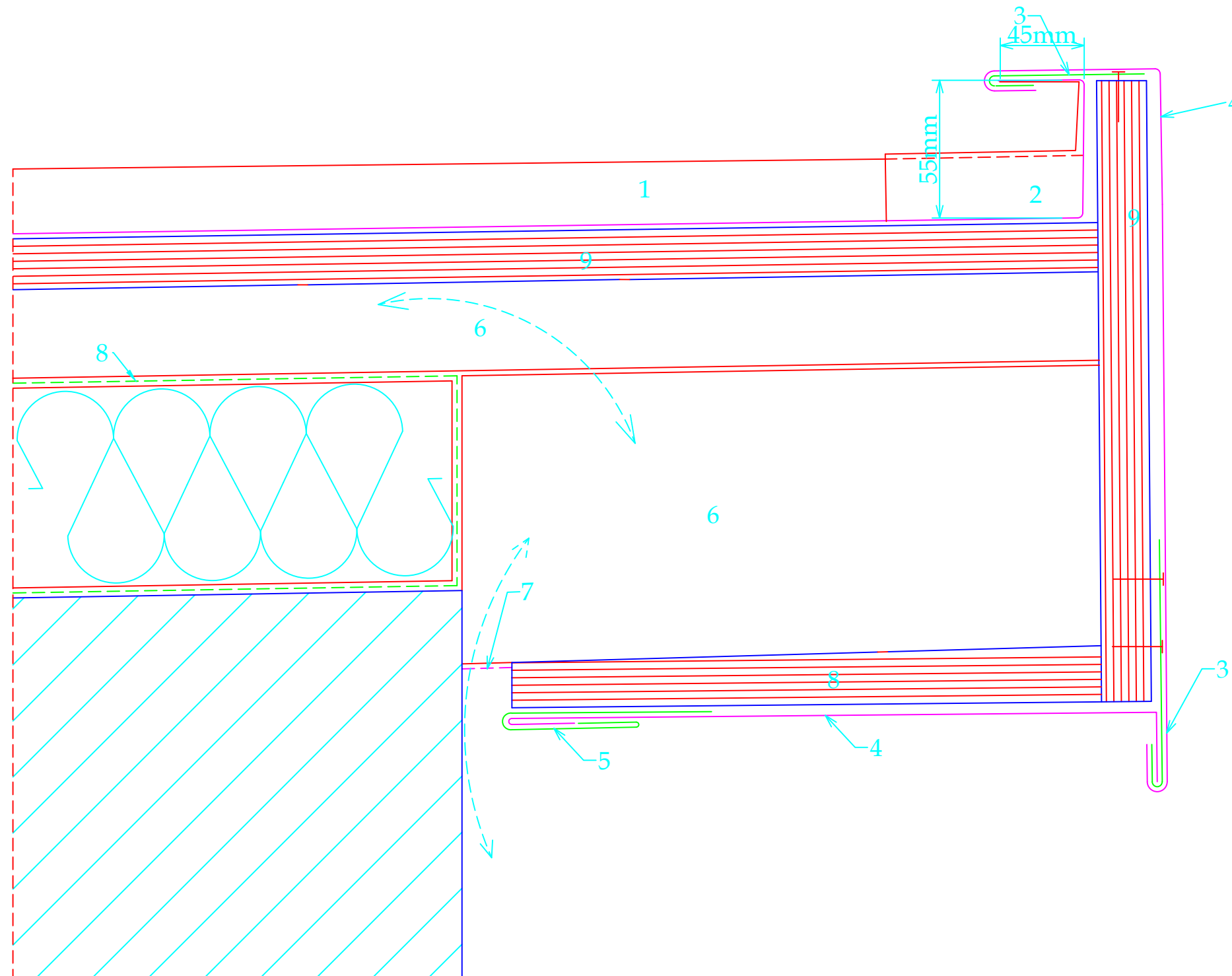
**ROOF KEY FINISHES:
 PROPOSED ZINC ROOF**

- 0 - EXISTING PROPERTY OR BOUNDARY WALL.
- A - STANDING SEAM VMZINC® IN ZINC PLUS.
- B - ROOF MEMBRANE, IN ACCORDANCE WITH SPEC.
- C - INSULATION, IN ACCORDANCE WITH SPEC.
- D - CONTINUOUS, FULLY SUPPORTED VAPOUR BARRIER.
- E - CONTINUOUS SUPPORT-22mm or 18mm WBP PLY ON
- F - RAFTERS, SIZED AS PER S-ENG REQUIREMENTS (NOM 50X150MM C16 S/W JOISTS @400MM C/C). NB: ADDITIONAL CEILING JOISTS TO REFER TO ST. ENGR. DWG: B5164.
- G - 12.5MM PLASTERBOARD, WITH JOINTS SCRIMMED AND NOM. 3MM SKIM.
- H - BOXED INSULATED GUTTER IN VMZINC PLUS OR SIMILAR APPROVED. REFER TO NOTE 1&2.
- I - VMZ HEAD SADDLE PIECE VMZINC®.
- J - CONTINUOUS EAVES APRON STRIP IN VMZINC PLUS.
- K - SHEET CLIP IN ZINC PLUS.
- L - CONTINUOUS CAPPING PIECE VMZINC® IN ZINC PLUS.
- M - FIXING WEDGE.
- N - MASTIC SEALANT, COMPATIBLE WITH ZINC.
- O - EAVES STRIP G3 PACK VMZINC IN ZINC PLUS

NOTE:
 DETAILS SHOWN ARE INDICATIVE ONLY, AND HAVE BEEN PREPARED IN COLLABORATION WITH ROOF SUPPLIER TO SHOW DESIGN INTENT. FURTHER DISCUSSION AND CONFIRMATION OF THIS INFORMATION WILL BE REQUIRED PRIOR TO CONSTRUCTION.

- SECRETLY-FIXED ZINC OR ALUMINIUM (TBC) CAPPING FIXED TO 18MM WBP PLY CARCASSING USED TO FORM FRONT EDGE DETAIL. EXACT FIXING DETAIL TBC WITH CAPPING SUPPLIER - NOMINAL LEADING EDGE PROFILE 60mm VISIBLE EDGE.
- SLOT DRAIN (NOM ACO S/STEEL RAINDRAIN BRICKSLOT - TBC WITH CLIENT PRIOR TO ORDER AND INSTALLATION) TO BE INSTALLED CONTINUOUSLY BETWEEN DOOR CILLS AND ADJACENT SLABBING EXTENT AND SPECIFIC DETAIL TBC WITH CLIENT.
- ALLOW FOR CONCRETE INFILL CAVITY BASE. REFER TO ST. ENG. DWG.
- NOMINAL 100X22MM S/WOOD SKIRTING PROFILE SHOWN - DETAIL TBC W/ CLIENT PRIOR TO INSTALLATION.
- FLUSH CILL DETAIL WITH EXTERNAL PATIO FINISH TO BE CONFIRMED FOLLOWING CONFIRMED DETAILS OF ALUMINIUM SLIDING DOOR PROFILES, EXTENT & LEVEL OF EXTERNAL FINISH.
- PERFORATED LAND DRAIN SET IN CLEAN PEA GRAVEL AND RUN INTO RAINWATER DRAINAGE (LOCATION / DETAIL / ADDITIONAL REQUIREMENTS TO BE CONFIRMED WITH BUILDING CONTROL).
- FLUSH PART-M COMPLIANT DOOR CILL TO BE FORMED AFTER FURTHER DISCUSSION WITH WINDOW / DOOR SUPPLIER.
- VALLEY GUTTER LAID TO APPROPRIATE FALLS INTO RWPS AS SHOWN IN AR.P.103 (ROOF PLAN) AND AR.P.104 (M&E PLAN); SuperFOIL SF40 LINED INSULATED 65mm(3.7 R Value) OR SIMILAR APPROVED. ALL PENETRATIONS FORMED AS PER MANUFACTURER'S GUIDELINES.
- CLADDING ZINC TO BE RETURNED TO UNDERSIDE OF FRONT FACE.
- EXTERNAL PAVERS BUILD UP TO CONTRACTOR'S DETAIL LAID TO MIN. FALL
- OAK VENEERED MDF DECORATED WINDOWS BASE, D20mm (t) x DIFFERENT (h) SIZE, SQUARE EDGE.
- JUNCTION ZINC GUTTER - PROPOSED TO CONNECT WITH NEW RWP-02 OR EXISTING-RWP-03 TBC.
- DAMP PROOF MEMBRANE.
- DPC MIN 150mm ABOVE EXTERNAL GROUND LEVEL.
- VAPOUR BARRIER.
- PERIMETER INSULATION UPSTAND TO PREVENT THERMAL BRIDGING.

HEAD VERGE



1. standing seam VMZINC® in zinc plus
2. head saddle piece VMZINC®
3. sheet strip in zinc plus, continuous
4. continuous capping piece VMZINC® in zinc plus
5. continuous welt piece in VMZINC®
6. ventilated space
7. insect mesh
8. VMZINC Membrane
9. plywood

VMZINC

STANDARD DETAIL

Ref : VMZ-SN-MA-NO-01

Date : 2021

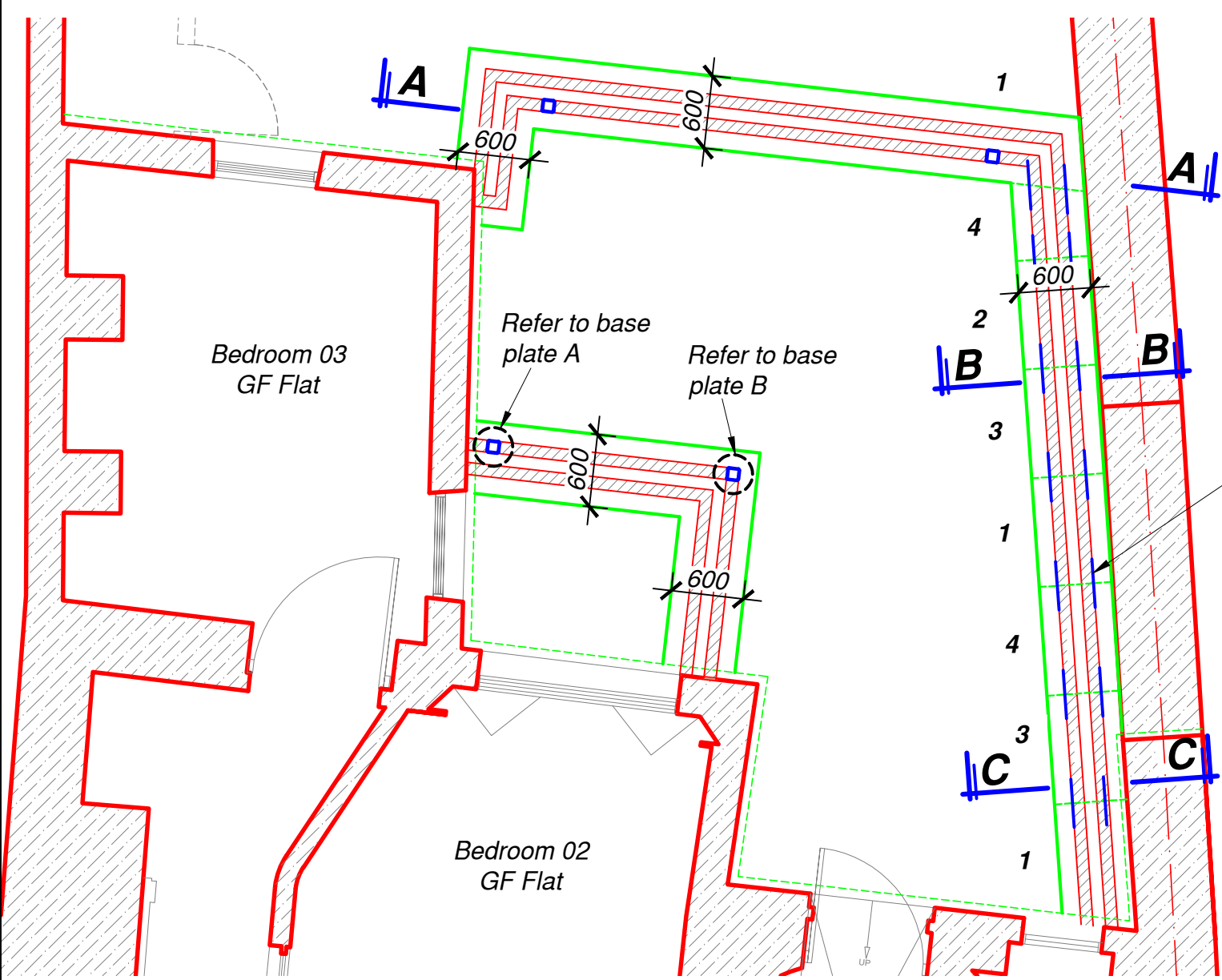
VM Building Solutions UK Collier House, Mead Lane, Hertford, SG13 7AX Tel: 0203.445.5640

VM BUILDING SOLUTIONS

Pre commencement condition(s)

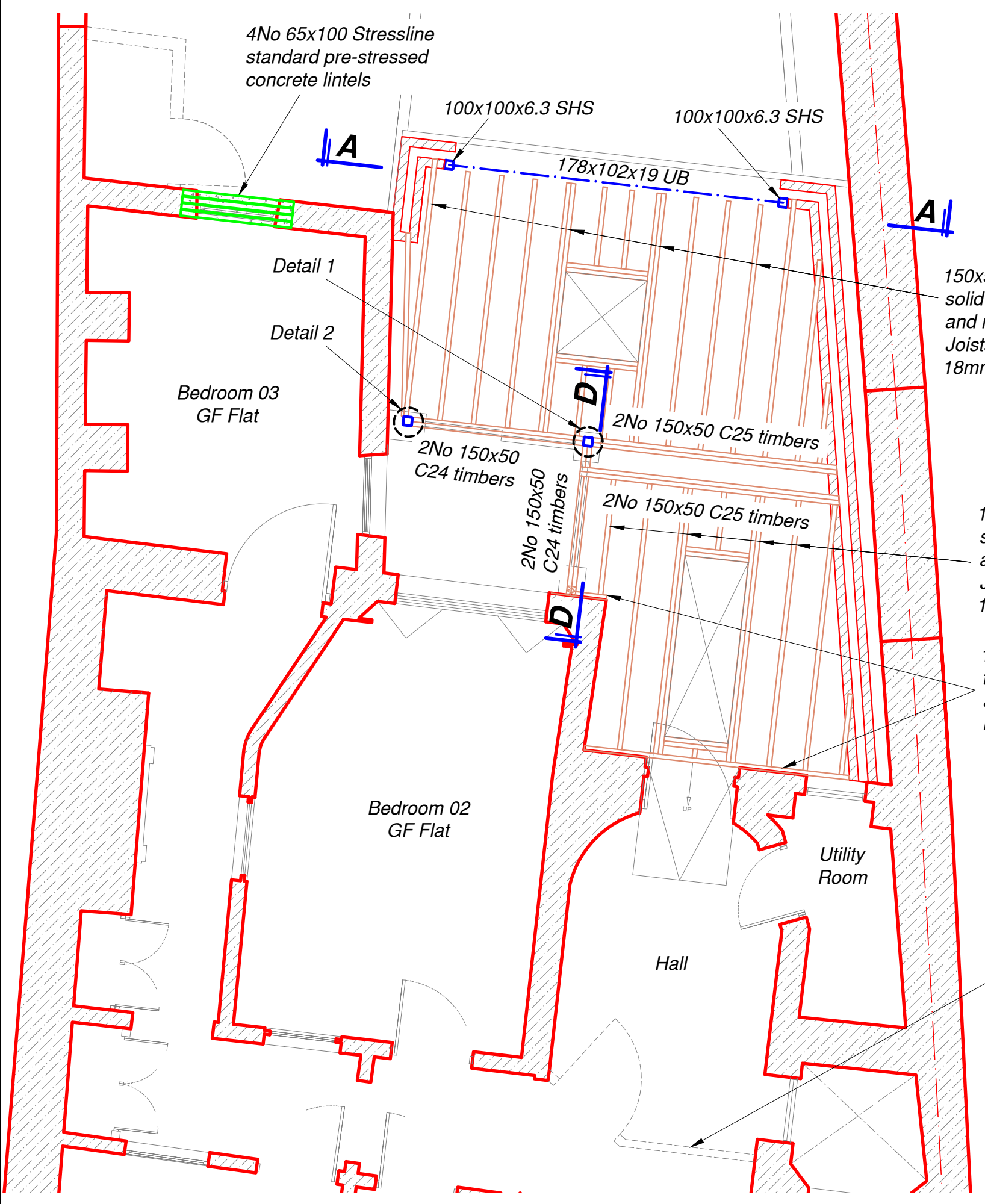
3. Prior to commencement of the relevant element the following detailed drawings shall be submitted to the Local Authority and approved in writing:

d) section details to an appropriate scale showing the proposed new structural interventions to form openings and showing all lintels beams, and down-stands from the ceiling.



Proposed Foundation Plan.

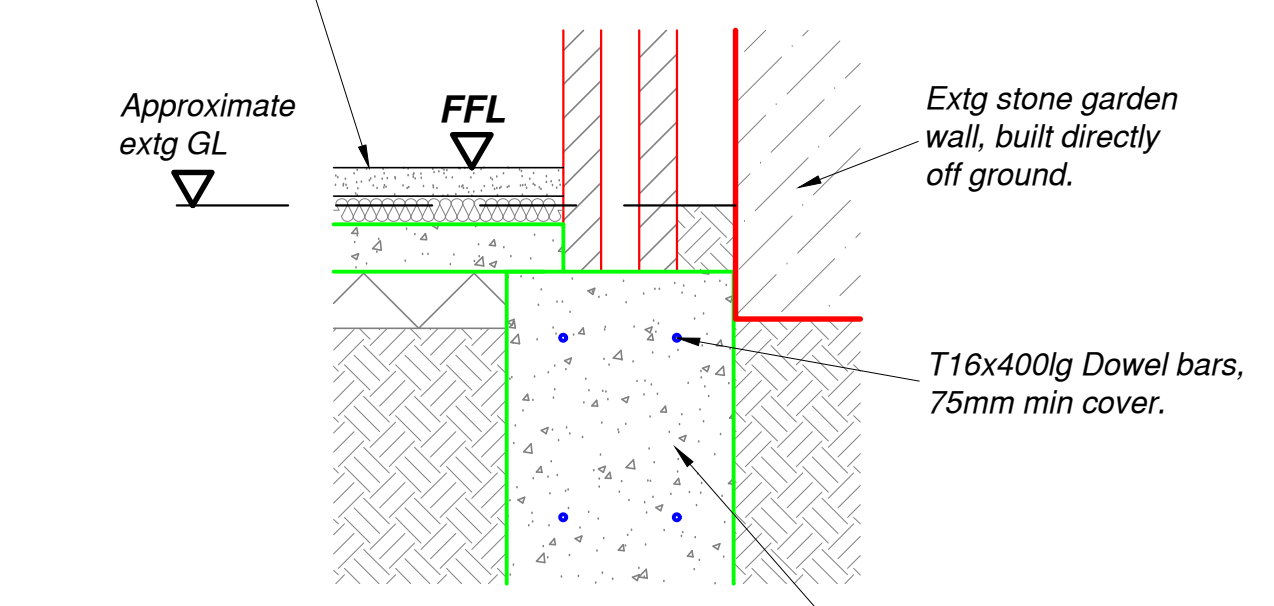
(Scale 1:50)
Key:
Existing walls
New cavity walls



Proposed Ground Floor Plan (Showing structure over)

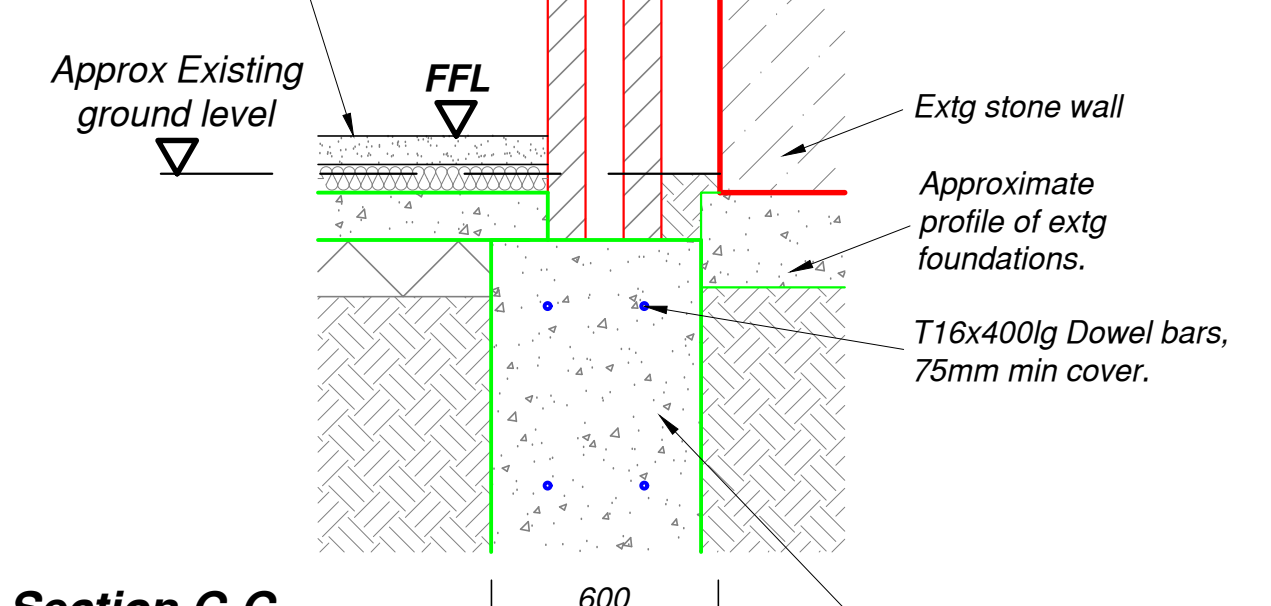
(Scale 1:50)
Key:
Existing structure
Existing structure removed
New Block Walls

Finishes and Insulation to Arch's spec on, 125thk Ground bearing slab c/w A193mesh in top 30mm cover on, DPC's, DPM's and cavity trays etc, refer to Arch's details on, 150min MOT Type 1

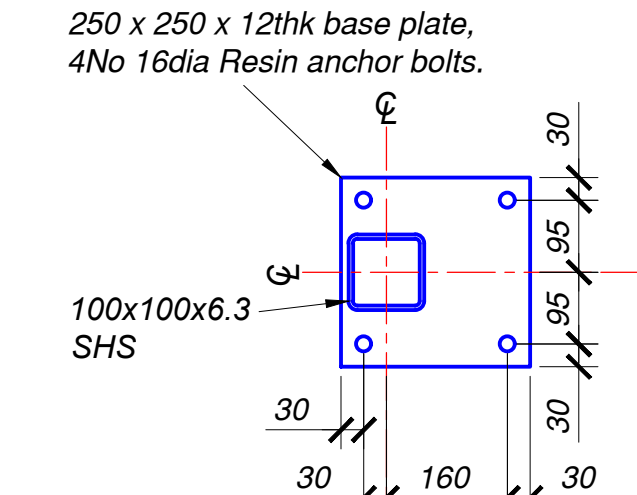


Section B-B
Scale 1:20

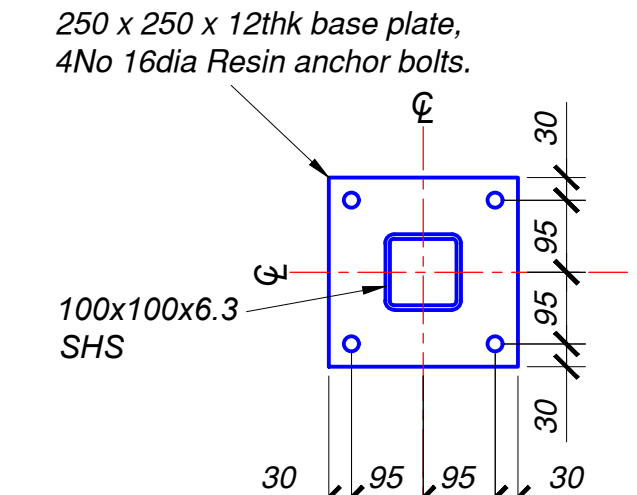
Finishes and Insulation to Arch's spec on, 125thk Ground bearing slab c/w A193mesh in top 30mm cover on, DPC's, DPM's and cavity trays etc, refer to Arch's details on, 150min MOT Type 1



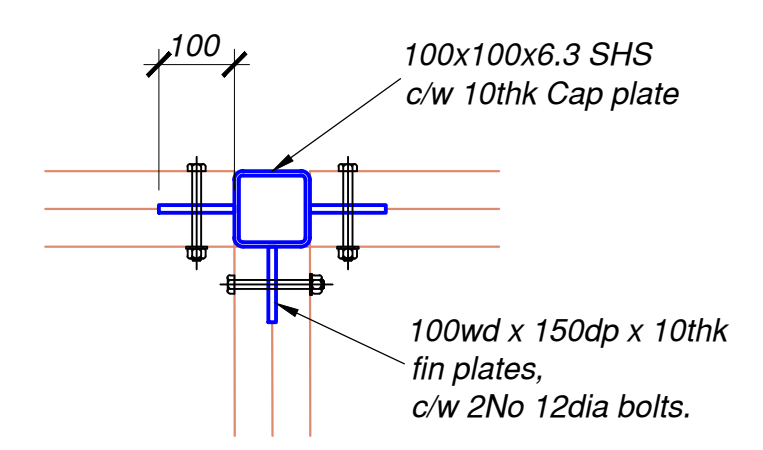
Section C-C
Scale 1:20



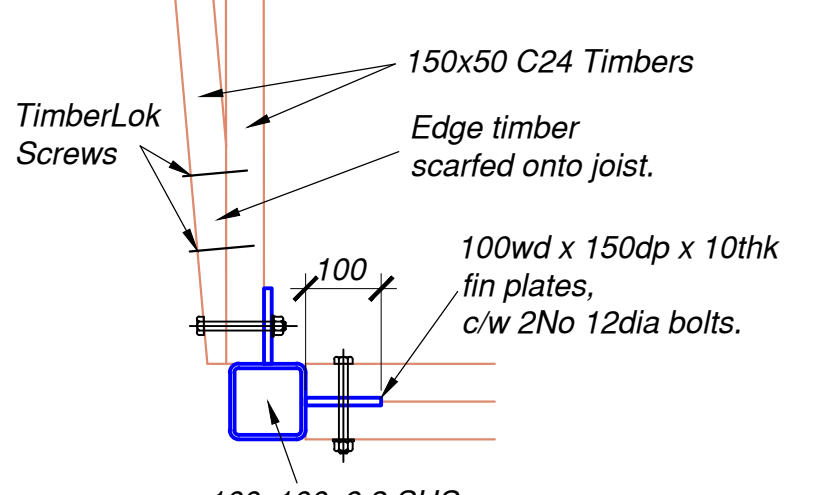
Base Plate - A
Scale 1:10



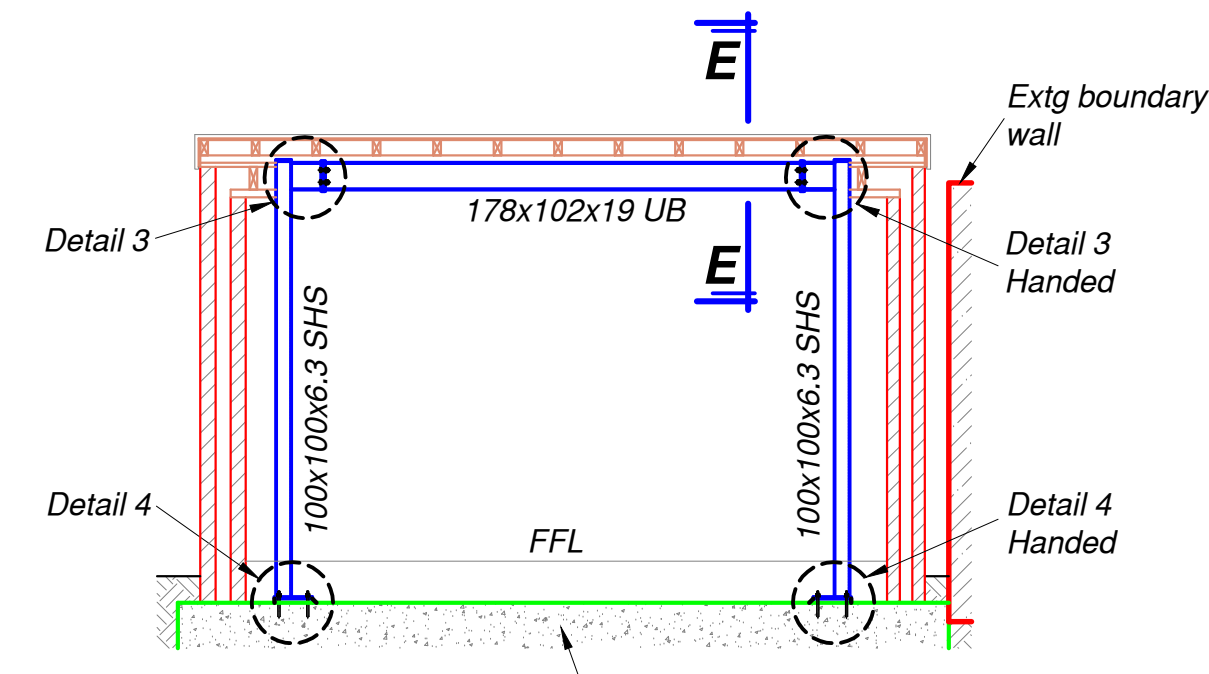
Base Plate - B
Scale 1:10



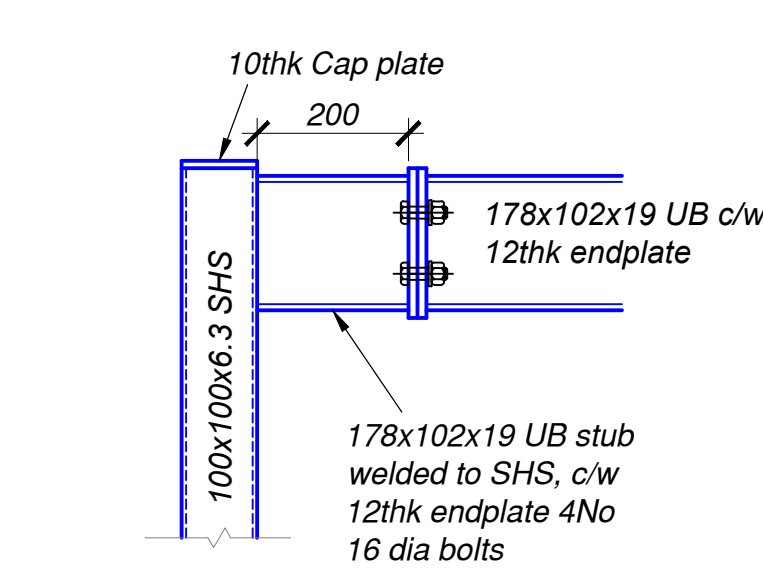
Detail 1
Scale 1:10



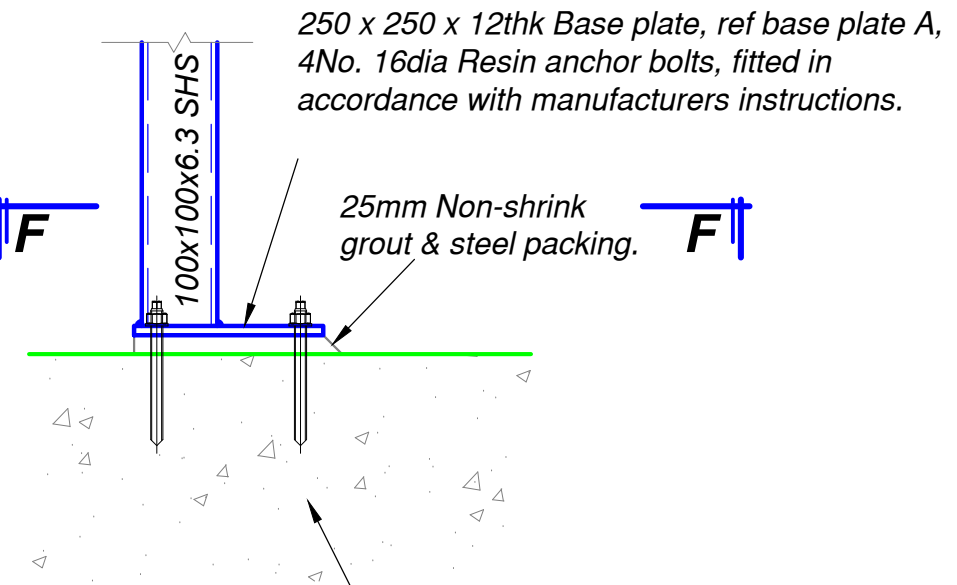
Detail 2
Scale 1:10



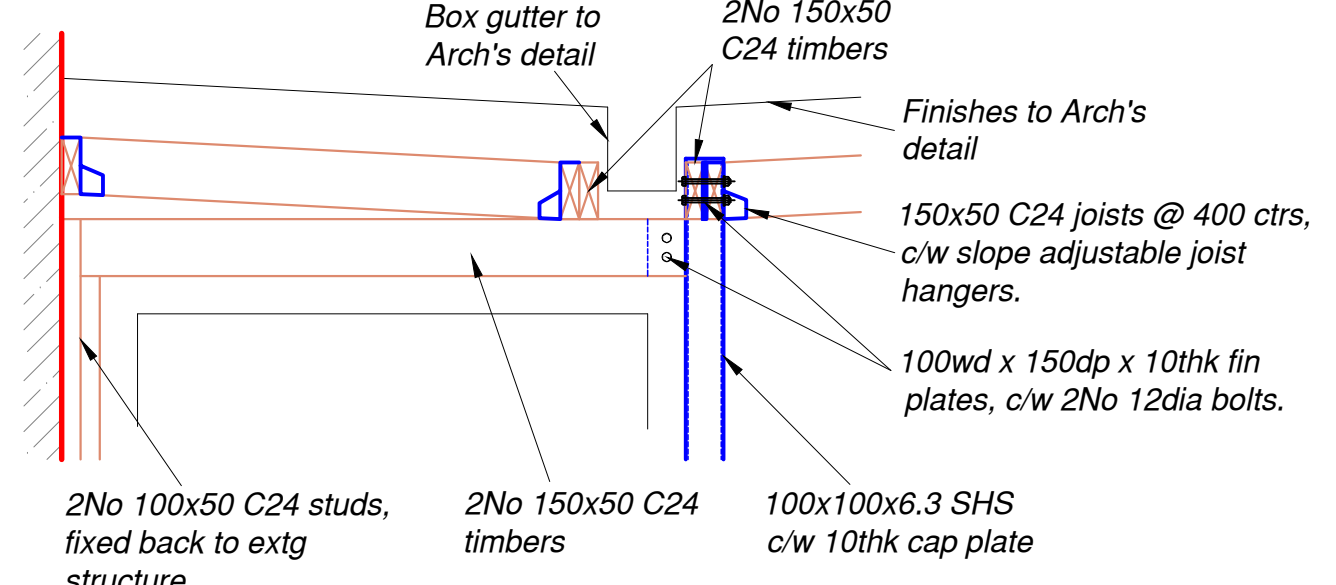
Section A-A
Scale 1:50



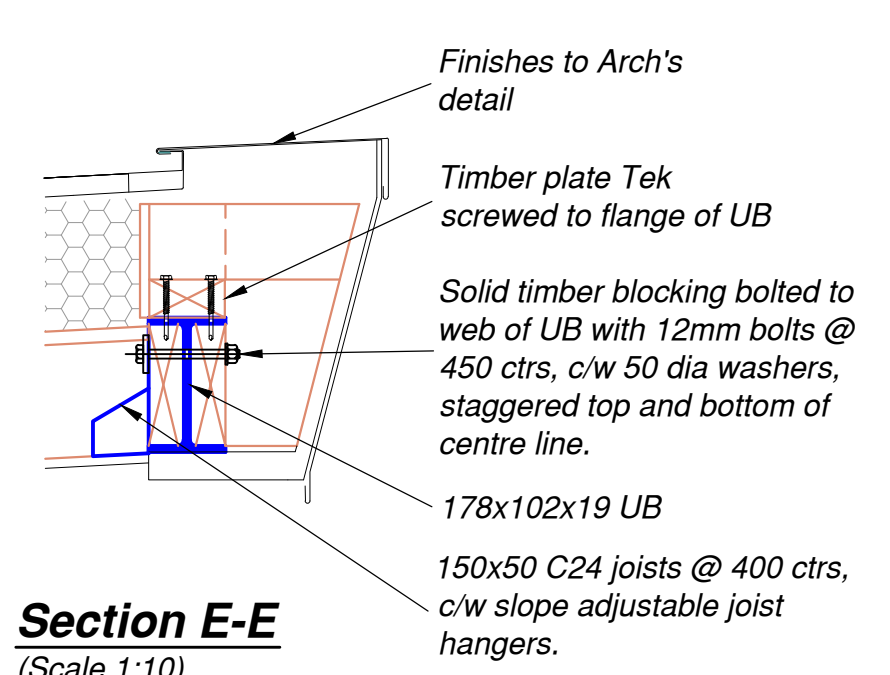
Detail 3
Scale 1:10



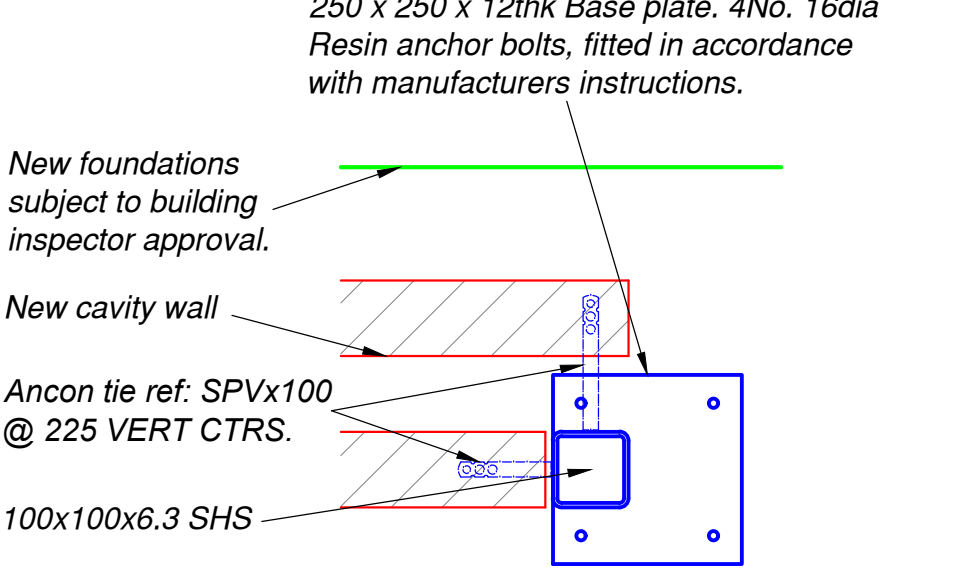
Detail 4
Scale 1:10



Section D-D
Scale 1:20



Section E-E
Scale 1:10



Section F-F
Scale 1:10

NOTES:
1. Do not scale from this drawing.
2. All dimensions to be checked on site prior to commencement of works.
3. These drawings are for structural purposes only and are to be read in conjunction with the specification and details in the architectural drawings, other contract documentation, the requirements of the relevant authorities and all relevant structural drawings and bending schedules.
4. Verify all setting out dimensions with Architect drawings and specifications.
5. Any ambiguity, error, omission, discrepancy, inconsistency or other fault exist or seem to exist, notify BDP immediately.

NOTES:
1. Foundations to be a designated mix Type GEN3, subject to ground conditions.
2. All formation levels to be approved by the Building Inspector prior to concreting.
3. Foundations to be positioned concentric under new walls.
4. For setting out dimensions refer to Arch's details.

5. For service pipe locations refer to Arch's details.
6. All blockwork below ground level to be 7N/mm² in a 1:4:3 mortar.
7. All DPC's, DPM's, cavity trays etc to Arch's detail.
8. Contractor to take accurate site dimensions to determine material lengths prior to ordering.

9. All beam and lintel bearings typically 150/100mm unless otherwise stated.
10. Multiple timbers to be fixed together with TimberLok screws @ 400 ctrs staggered either side of centre line along length of timber.
11. All welds 6FWFP unless otherwise stated, all bolts grade 8.8, all steelwork min 275 grade.
12. Steelwork fire protection to be in accordance with Building Control requirements.

REV	DATE	

brunel design partnership	Consulting Engineers West End House, Blackfriars Road, Nailsea, Bristol BS48 4DJ Tel: 01275 866499 Email: Bruneldesign@bruneldesign.co.uk	Org. No. B5164
	Contract 75 Lower Redland Road, Bristol	Scale 1:50/1:20/1:10 @ A1
	Title Foundation, Ground Floor Plan, sections & Details	Date July 21
	Architect Studio D Q	Drawn by PJH