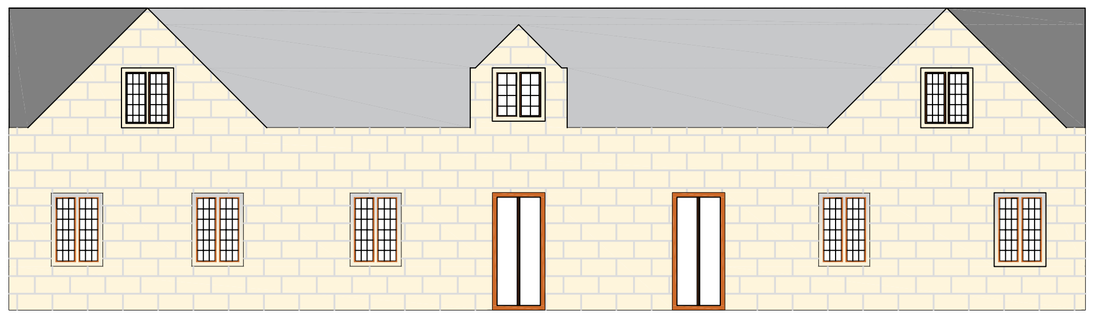
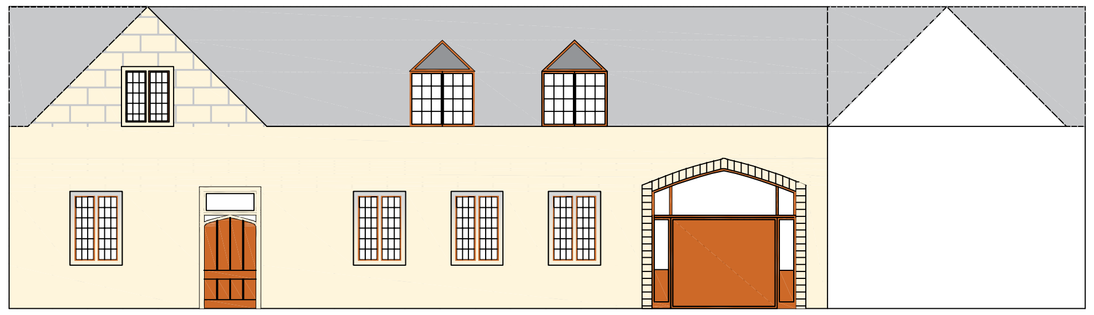
Do Not Scale - If in Doubt Ask

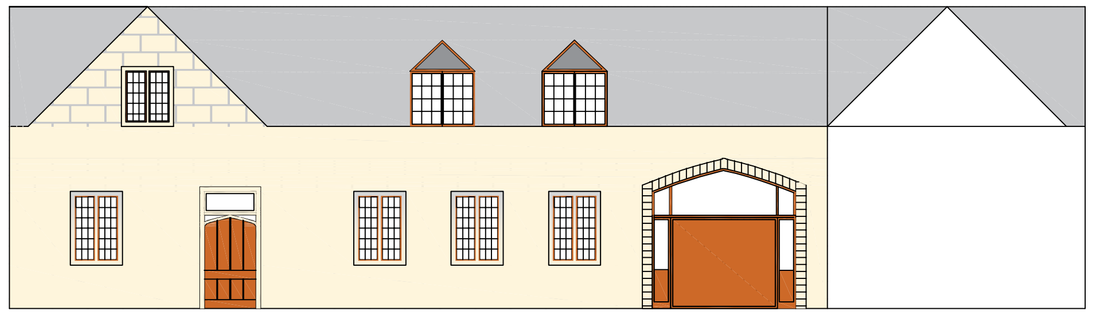


EXISTING WEST ELEVATION

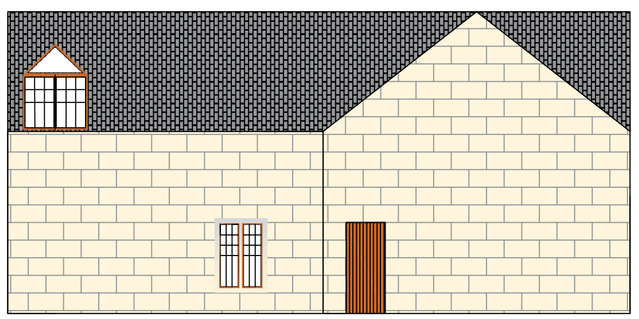
PROPOSED WEST ELEVATION



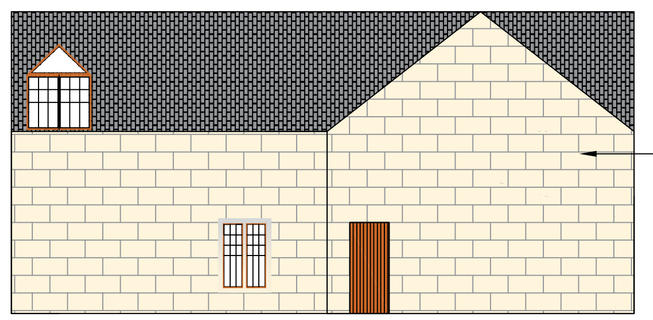
EXISTING COURTYARD ELEVATION (EAST)



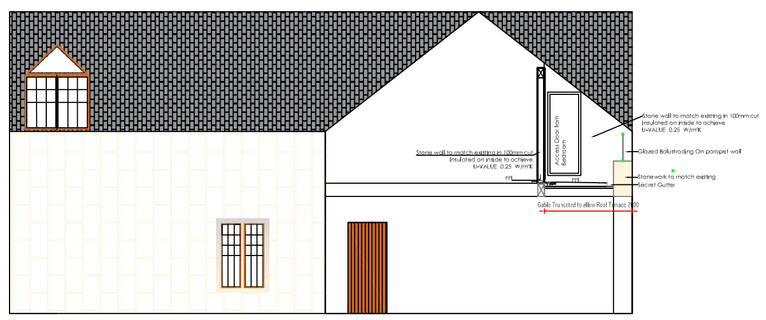
PROPOSED COURTYARD ELEVATION (EAST)



EXISTING NORTH ELEVATION



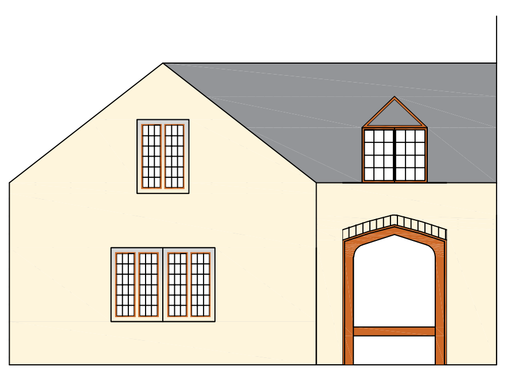
PROPOSED NORTH ELEVATION



PROPOSED ROOF TERRACE SECTION

EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION (DOORS OPEN)

NOTES

DO NOT SCALE FROM THIS DRAWING

This drawing is copyweight and may not be altered, traced, photographed or used for any purpose other than that intended. The General Contractor is to check all dimensions on site and report any discrepancies to this office. All details shown are based on typical upon typical site conditions related to the location. No responsibility can be accepted for any abnormalities that may be discovered whilst construction is in progress and any such abnormalities should be reported to this office immediately so that design amendments can be considered.Site Investigations are recommended in respect of foundation work to establish specific site conditions before commencement of work.
It is the client or their appointed representative responsibility to control workmanship,substitution of materials, adherence to specification or variations to contract etc. All materials to be installed in strict accordance with manufacturers details and shall conform to all appropriate standards. The Employer/Client shallensure the selected contractor is conversant with and adopts all necessary measures to com ply with Health and Safety legislation for building sites and workplaces. The Employer/Client is advised should the works need to comply with Construction Design and Management Regulations a Principle Designer will need to be engaged. IAN BUTLER DESIGN DOES NOT ASSUME THIS ROLE.
Should the works need to comply with The Party Wall Act a Party Wall Surveyor will need to be engaged. IAN BUTLER DESIGN DOES NOT ASSUME THIS ROLE.
We point out it is THE CLIENT responsibility to provide an asbestos report for the existing buildings affected by the works.
The General Contractor MUST be Asbestos Aware to the latest codes.
These drawings remain the property of QUARRINGTON DESIGN Ltd until full payment is received.

OUR DESIGN IS CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND OTHER RELEVANT CODES OF PRACTICE, SUBJECT TO PROFESSIONAL JUDGEMENT
IT IS USUAL THE DESIGN IS CHECKED FOR COMPLIANCE BY BUILDING CONTROL OR AN APPROVED INSPECTOR.
DUE TO DIFFERENT INTERPRETATIONS OF STANDARDS MODIFICATIONS MAY BE REQUIRED TO OUR SUBMITTED DETAILS
WE THERREFORE RECOMMEND THAT WORKS ON SITE ARE COMMENCED ON RECEIPT OF APPROVAL FROM BUILDING CONTROL

CDM REGULATIONS 2015
The client MUST abide by The Construction Design and Management Act 2015.
If more than one contractor is involved the client will need to appoint a main (principal Contractor) to plan, manageand coordinate the construction and ensure procedures are in place for organising the project
DOMESTIC CLIENTS
The domestic client must appoint a principal designer and principal contractor, if not your duties will automatically transfer to the contractor. The designer can take on responsibilities for principal designer so,long as a signed written agreement exists between you and the designer.
The Health and Safety Executive must be informed as soon as possible if
A) The project lasts more than 30 working days and has more than 20 workers working simultaneously
B) The project exceeds more than 500 person days

STEEL PROTECTION

1. All Structural steel to be GRADED S355 AND fire protected minimum in accordance with architect details
2. STEELWORK TO BE SHOT-BLASTED SA2½ AND TREATED WITH SUITABLE PRIMER AS SPECIFIED BY THE CONTRACTOR THAT WILL GUARANTEE A MINIMUM OF 10 YEARS TO FIRST MAINTENANCE. FINISHED COLOUR OF ALL EXPOSED STEELWORK IS TO ARCHITECT'S SPECIFICATION. IN RESPECT OF A CORROSIVE ENVIRONMENT GALVANISING OR 2-PART EPOXY PRIMER IS PREFERRED. CONTRACTOR TO CONFIRM PROPOSALS.ALL STEELWORK PERMANENTLY ENCAPSULATED IN A CAVITY TREAT AS CORROSIVE ENVIRONMENT
3. ALL STEELWORK BELOW FFL TO BE TREATED AS IN CORROSIVE ENVIRONMENT
4. STEEL COLUMNS TO BE CONNECTED TO MASONRY INCLUDING OUTER BRICK AND INNER BLOCK LEAF BY USE OF PROPRIETARY SYSTEM SUCH AS ANCON 25/14 OR NON DRILL SYSTEM, USE TIES WITH DEBONDING SLEEVES AS PER MANUFACTURERS RECOMMENDATIONS. USE COMPRESSIBLE BOARD BETWEEN STEEL FACE AND INCOMING MASONRY
5. STEEL BEAMS TO HAVE A MINIMUM BEARING OF 150MM UNLESS OTHERWISE SHOWN
6. PADSTONES TO BE PRESTRESSED CONCRETE 50N/MM²
7. STEEL HOLLOW SECTIONS TO BE CAPPED AT ENDS WITH 6MM MS PLATE

SOAKAWAYS
Form soakaways a minimum of 5.0 metres from buildings and 2.5m from the boundary in free draining granular type sub soils.

Size of soakaways to be subject of ground condition. Minimum of 1m3 below the incoming pipe. Excavate pit slightly larger than designed size. A 100mm base layer of sharp sand should be laid in the base of the excavation. All outer faces of the crates should be wrapped in non-woven geotextile membrane. Install crates in accordance with the manufacturer's details. The soakaway should be backfilled using 100mm of pea shingle all around the sides and above the top of the crates. A further 400mm of the soil that was excavated can then be filled back in and firmly tamped down.

Minimum ground cover:
500mm for non-traffic areas
600mm for car parks (less than 2500kg)
800mm for car parks (more than 2500kg)

REV	BY	DATE	DESCRIPTION
P3	I.B.	09.02.24	LA Comments
P2	I.B.	15.01.24	LA Comments
P1	I.B.	12.07.23	For Approval

CLIENT	Mr and Mrs Taylor
ADDRESS	Springwell - Bloxholm Hall - Bloxholm
PROJECT	Proposed Alterations
TITLE	Elevations
PLOT	
DRG STATUS	For Approval

DRAWN	I.B.	SCALE	As Shown
CHECKED		DATE	28.01.19

DRAWING NO 23.097-02 REV P3

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