

ALL SERVICES TO BE SEPARATED TO PROVIDE UNIQUE METERING AND SUPPLY TO EACH FLAT. ALL WORKS TO BE CARRIED OUT TO APPROVAL OF LA BCD AND LOCAL UTILITY COMPANIES. ALL SERVICES AND METER CUPBOARDS TO BE EASILY ACCESSIBLE BY OWNERS AND UTILITY COMPANY FOR READING AND SERVICING. EXACT POSITION AND SERVICE ROUTING TO BE AGREED ON SITE FOLLOWING SURVEY FROM LOCAL UTILITY SUPPLIERS

PROVIDE TIMED LIGHTING TO COMMUNAL HALLWAY SUPPLIED FROM GROUND FLOOR FLAT METER  
 PROVIDE EMERGENCY LIGHTING TO COMMUNAL HALLWAY SUPPLIED FROM GROUND FLOOR FLAT METER

ELECTRICITY METERS TO BE LOCATED AT HIGH LEVEL IN COMMUNAL HALLWAY 1 PER DWELLING

ALL STRUCTURAL BEAMS, CONNECTIONS, PADSTONES, BEARINGS, PIERS, FOUNDATIONS, ETC TO ENGINEERS DESIGN AND TO BE TO APPROVAL OF LA BCD PRIOR TO ORDERING OR INSTALLATION

BOTTOM STEP TO BE REMADE TO 220 TREAD TO MAXIMISE HALL SPACE

ALL EXISTING LINTELS TO BE CHECKED FOR ADEQUACY TO CARRY ADDITIONAL LOADING WHERE NECESSARY REPLACE OR UPGRADE TO SATISFACTION OF LA BCD

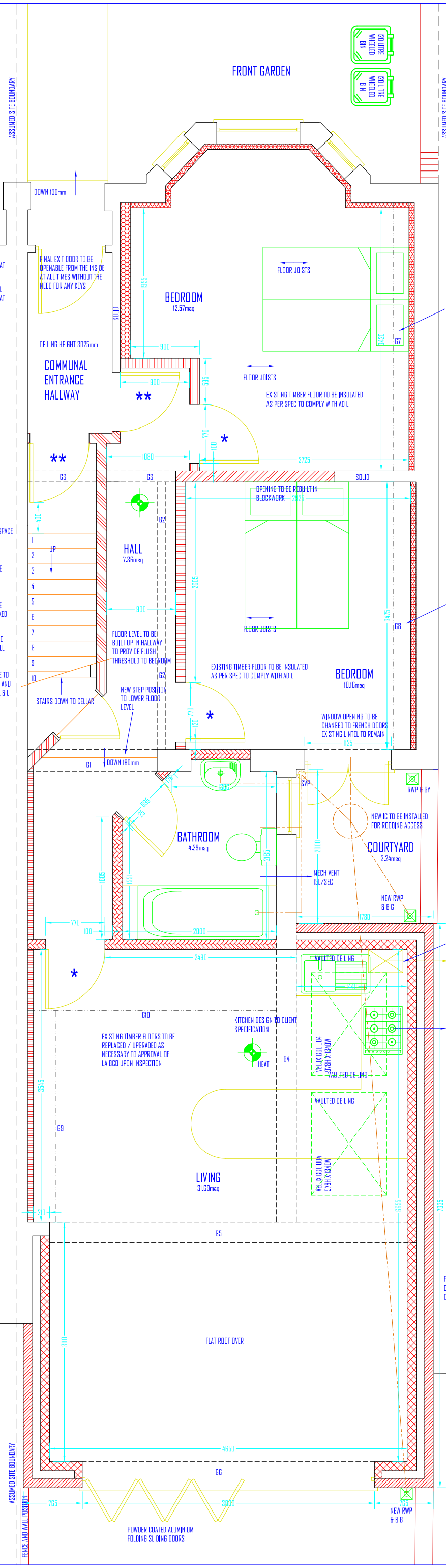
EXISTING BALUSTRADE TO BE REMOVED FROM STAIRCASE AND NEW HANDRAIL TO BE FIXED TO STAIRWELL WALL

MAINTAIN SEPARATION BETWEEN STAIRCASE STRING AND NEW ACOUSTIC PARTITION WALL TO PREVENT TRANSFERENCE OF SOUND

STAIRS TO BE PADDED OUT EQUALLY TO ALLOW FOR CHANGES IN FLOOR LEVELS DUE TO INSTALLATION OF THERMAL AND ACOUSTIC INSULATION

UNDERSIDE OF STAIRCASE TO BE TREATED AS PER SPEC AND TO COMPLY WITH AD B1, E, 6 L  
 STAIRS DOWN TO CELLAR

CONTRACTOR TO CONFIRM POSITION OF LOADBEARING WALLS ON SITE AND ANY DISCREPANCIES TO BE REPORTED



- MAINS WIRED FIRE DETECTION AND SIREN POINT - INTERLINKED WITHIN EACH UNIT ONLY FITTED WITH BATTERY BACKUP
  - FIRE DOOR F030 RATED WITH INTUMESCENT STRIPS
  - FIRE DOOR F030 RATED WITH INTUMESCENT STRIPS, SMOKE SEALS AND SELF CLOSING
- ALL GLAZING LEADING TO ANY ROOM SERVED FROM THE STAIRWELL TO BE UPGRADED TO 1/2 HOUR FIRE RESISTANT EG GEORGIAN WIRED OR PILKINGTON PYRODUR OR TO BE BLOCKED WITH 1/2 FIRE RESISTANT CONSTRUCTION

REFERENCE	BEAM
G1	CATNIC CNSAX PER SKIN - 150MM END BEARINGS
G2	SEE ENGINEERS DESIGN
G3	SEE ENGINEERS DESIGN
G4	SEE ENGINEERS DESIGN
G5	SEE ENGINEERS DESIGN
G6	SEE ENGINEERS DESIGN
G7	SEE ENGINEERS DESIGN - SUPPORTING CHIMNEY ABOVE
G8	SEE ENGINEERS DESIGN - SUPPORTING CHIMNEY ABOVE
G9	SEE ENGINEERS DESIGN - SUPPORTING CHIMNEY ABOVE
G10	SEE ENGINEERS DESIGN - SUPPORTING CHIMNEY ABOVE

- FACING BRICKWORK WITH DETAILING
- MEDIUM DENSITY BLOCKWORK
- DENSE CONCRETE BLOCK MINIMUM 1850kg/Mcu
- LIGHTWEIGHT BLOCKWORK - CELCON SOLAR OR SIMILAR
- TYPE A WALL - SEPARATING WALL - METAL STUD FRAME - PART E
- TYPE B WALL - SEPARATING WALL - UPGRADE OF EXISTING SOLID MASONRY WALL WITH PLASTER - PART E
- TYPE C WALL - STANDARD TIMBER FRAME INTERNAL STUD WALL
- TYPE D WALL - INTERNAL STUD WALL SUBJECT TO PART E
- TYPE E WALL - SEPARATING STUD WALL - NEW BUILD
- UPGRADED WALL FOR THERMAL RESISTANCE
- UPGRADED WALL FOR SOUND RESISTANCE

CHIMNEY TO BE REMOVED AT GROUND FLOOR LEVEL

NEIGHBOURS SIDE ACCESS LANE

FLOOR BETWEEN GROUND AND FIRST FLOOR TO BE SOUNDPROOFED AS PER SPECIFICATION

DUE TO CONDITION OF EXISTING GABLE WALL STRUCTURAL ENGINEERS ADVICE TO BE SOUGHT ON STABILITY OF WALL WITH CHIMNEYS REMOVED

WINDOWS, WALLS AND ROOF TO BE UPGRADED AS NECESSARY TO COMPLY WITH BUILDING REGULATIONS AD L

CHIMNEY TO BE REMOVED AT GROUND FLOOR LEVEL

CONTRACTOR TO CARRY OUT SITE INVESTIGATION TO DETERMINE RUNS OF FOUL AND SURFACE WATER - ANY DISCREPANCIES TO BE REPORTED - ALL CONNECTIONS TO BE MADE APPROPRIATELY

ALL DRAIN RUNS ARE ASSUMED

NEW WALL HUNG GAS FIRED CONDENSING COMBINATION BOILER FOR HEATING AND DHW FUELED TO EXTERNAL AIR IN ACCORDANCE WITH MANUFACTURES GUIDELINES AND TO APPROVAL OF LA BCD  
 FLUE OUTLET POSITION TO BE IN ACCORDANCE WITH AD J DIAGRAM 34

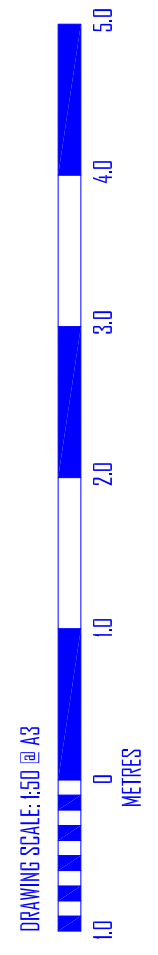
NOTE: PARTY WALL NOT PARALLEL TO EXISTING REAR PROJECTION

Mech Vent GOL/SEC  
 Mech Vent ISL/SEC  
 Mech Vent GOL/SEC

PUBLIC SEWERS: YOUR LOCAL UTILITY COMPANY HAS AUTHORITY TO REJECT BUILDING CONTROL APPLICATIONS FOR PROPOSALS AFFECTING THEIR PLANT / SERVICES ENSURE FULL APPROVAL IS GAINED PRIOR TO COMMENCEMENT OF SITE WORKS  
 ALL DRAIN RUNS ARE ASSUMED AND SHOULD BE VERIFIED BY AN APPROVED SEWER SURVEY TEAM

FOUNDATION DESIGN TO SUIT SITE CONDITIONS EXACT STYLE, DEPTH AND SIZE TO BE AGREED ON SITE AND TO BE TO APPROVAL OF LA BCD

NEIGHBOURS GARAGE



REVISION: **A**

SCHEME: REPAIR/REPLACEMENT OF 2 DWELLINGS + SINGLE STOREY EXTENSION TO REAR AND SIDE AND MANSARD ROOF LIFT CONVERSION  
 TO BE READ IN CONJUNCTION WITH: A2-0300-S001 6 2  
 DRAWING NUMBER: A2-0300-0006





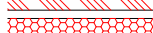






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PROPOSED GROUND FLOOR PLAN 1:50 @ A3

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 YOU ARE REMINDED OF YOUR RESPONSIBILITIES UNDER THE "PARTY WALL ETC. ACT" 1936 WHERE APPLICABLE

-  FACING BRICKWORK WITH DETAILING
-  MEDIUM DENSITY BLOCKWORK
-  DENSE CONCRETE BLOCK MINIMUM 1850kg/Mcu
-  LIGHTWEIGHT BLOCKWORK - CELCON SOLAR OR SIMILAR
-  TYPE A WALL - SEPARATING WALL - METAL STUD FRAME - PART E
-  TYPE B WALL - SEPARATING WALL - UPGRADE OF EXISTING SOLID MASONRY WALL WITH PLASTER - PART E
-  TYPE C WALL - STANDARD TIMBER FRAME INTERNAL STUD WALL
-  TYPE D WALL - INTERNAL STUD WALL SUBJECT TO PART E
-  TYPE E WALL - SEPARATING STUD WALL - NEW BUILD
-  UPGRADED WALL FOR THERMAL RESISTANCE
-  UPGRADED WALL FOR SOUND RESISTANCE

 MAINS WIRED FIRE DETECTION AND SIREN POINT - INTERLINKED WITHIN EACH UNIT ONLY FITTED WITH BATTERY BACKUP

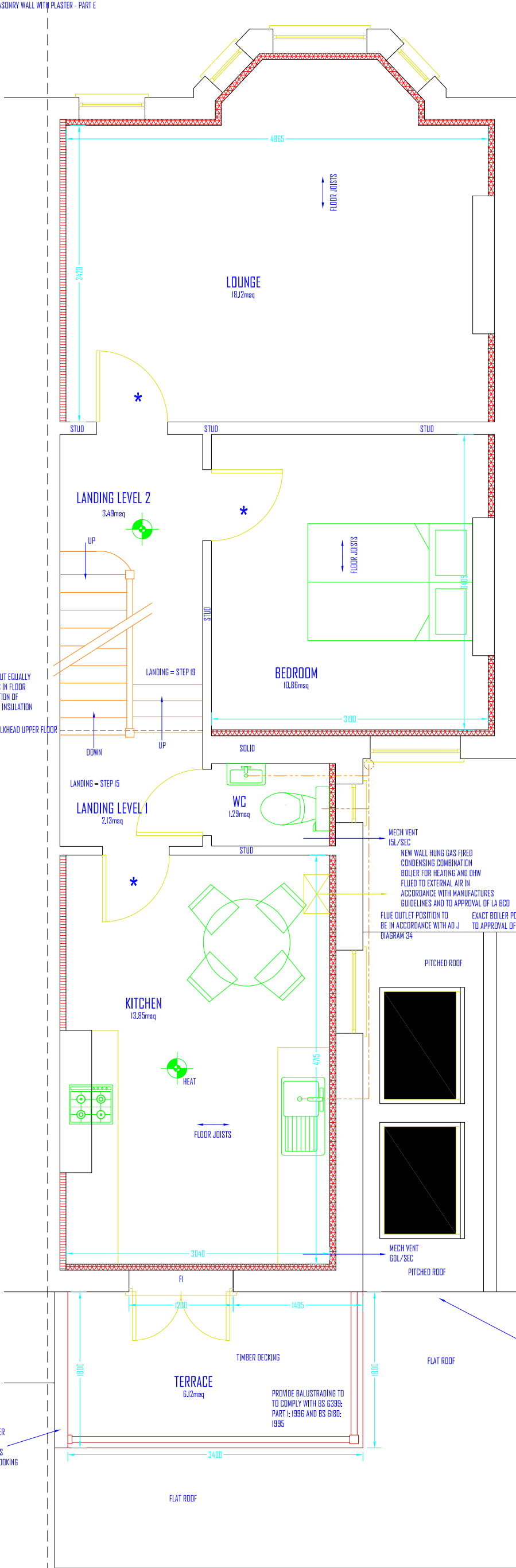
\* FIRE DOOR FD30 RATED WITH INTUMESCENT STRIPS

\*\* FIRE DOOR FD30 RATED WITH INTUMESCENT STRIPS, SMOKE SEALS AND SELF CLOSING

ALL GLAZING LEADING TO ANY ROOM SERVED FROM THE STAIRWELL TO BE UPGRADED TO 1/2 HOUR FIRE RESISTANT EG GEORGIAN WIRED OR PILKINGTON PYRODUR OR TO BE BLOCKED WITH 1/2 FIRE RESISTANT CONSTRUCTION

STAIRS TO BE PADDED OUT EQUALLY TO ALLOW FOR CHANGES IN FLOOR LEVELS DUE TO INSTALLATION OF THERMAL AND ACOUSTIC INSULATION

BULKHEAD UPPER FLOOR



DOE TO CONDITION OF EXISTING GABLE WALL STRUCTURAL ENGINEERS ADVICE TO BE SOUGHT ON STABILITY OF WALL WITH CHIMNEYS REMOVED

FLOOR BETWEEN GROUND AND FIRST FLOOR TO BE SOUNDPROOFED AS PER SPECIFICATION

WINDOWS, WALLS AND ROOF TO BE UPGRADED AS NECESSARY TO COMPLY WITH BUILDING REGULATIONS AD L

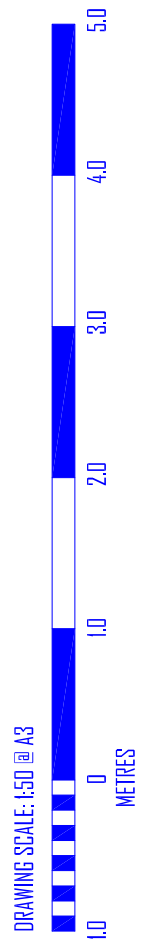
NEW WALL HUNG GAS FIRED CONDENSING COMBINATION BOILER FOR HEATING AND CHW FLUED TO EXTERNAL AIR IN ACCORDANCE WITH MANUFACTURES GUIDELINES AND TO APPROVAL OF LA BCC  
FLUE OUTLET POSITION TO BE IN ACCORDANCE WITH AD J  
MECH VENT 15L/SEC  
MECH VENT 60L/SEC  
EXACT BOILER POSITION TO BE TO APPROVAL OF CLIENT AND LA BCC  
DIAGRAM 34

GABLE END TO BE FORMED IN TIMBER FRAME CONSTRUCTION WITH INSULATION TO COMPLY WITH AD L AND TO BE FACED WITH MARINE GRADE PLY AND RENDERED TO MATCH

1800MM HIGH TIMBER SCREENING TO SIDE FACING NEIGHBOURS TO PREVENT OVERLOOKING




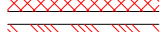
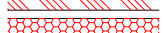






PROPOSED FIRST FLOOR PLAN 1:50 @ A3


REFERENCE	BEAM
FI	CATNIC CNSAX PER SKIN - 150MM END BEARINGS



REVISION:	<b>A</b>
SCHEME REPRESENTATION OF 2 DWELLINGS + SINGLE STOREY EXTENSION TO REAR AND SIDE AND MANSARD ROOF LOFT CONVERSION TO BE READ IN CONJUNCTION WITH: AZ-1936-SD01 6 2	
DRAWING NUMBER: AZ-1936-0007	
DATE:	
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-  FACING BRICKWORK WITH DETAILING
-  MEDIUM DENSITY BLOCKWORK
-  DENSE CONCRETE BLOCK MINIMUM 1850kg/Mcu
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-  UPGRADED WALL FOR THERMAL RESISTANCE
-  UPGRADED WALL FOR SOUND RESISTANCE

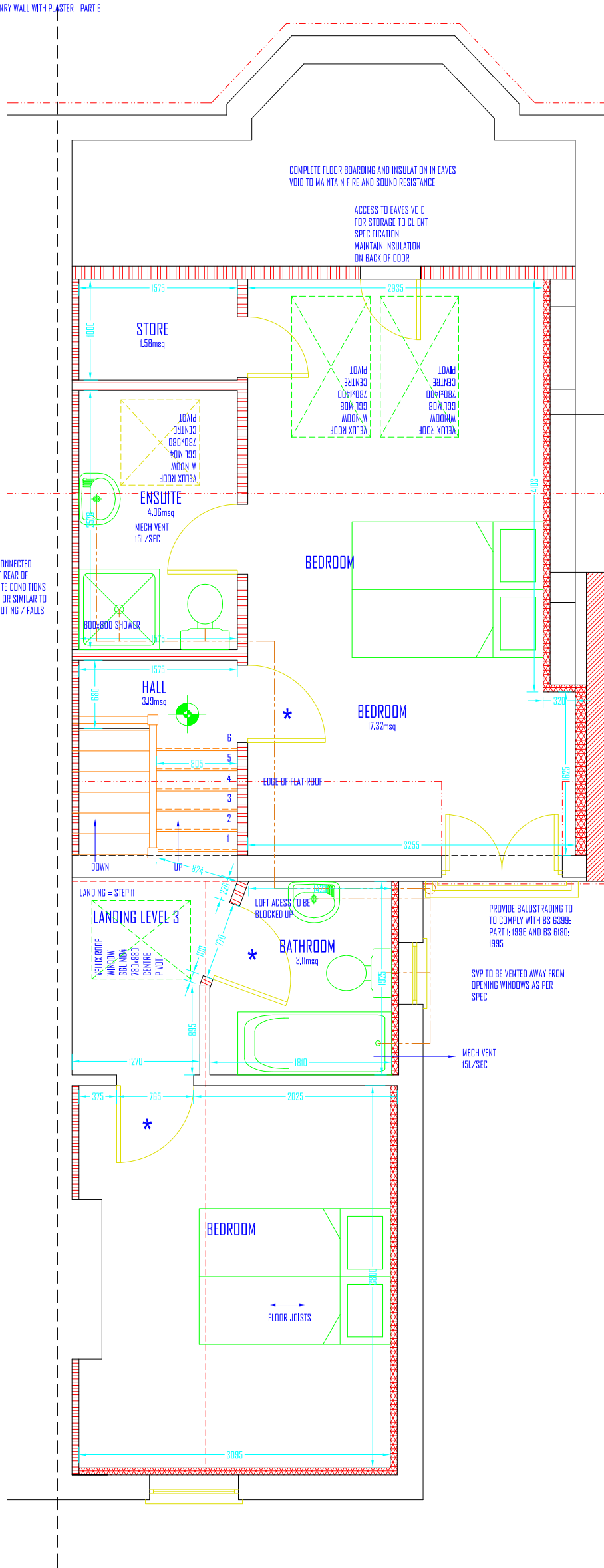
 MAINS WIRED FIRE DETECTION AND SIREN POINT - INTERLINKED WITHIN EACH UNIT ONLY FITTED WITH BATTERY BACKUP

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BATHROOM TO BE CONNECTED TO EXISTING SVP AT REAR OF BUILDING WHERE SITE CONDITIONS PERMIT - SANIFLOW OR SIMILAR TO BE USED WHERE ROUTING / FALLS NOT ACHIEVABLE

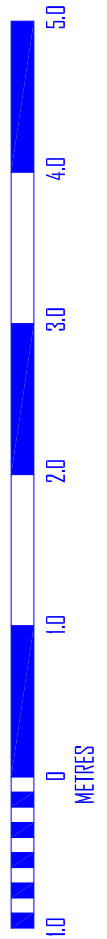


CONCRETE PADSTONE TO BE BUILT INTO CHIMNEY AND RIDGE BEAM TO BE BOLTED TO FACE OF PADSTONE - SEE ENGINEERS DETAIL.

NEW 215MM THICK GABLE WALL TO BE BUILT UP IN FACING BRICKWORK

WINDOWS, WALLS AND ROOF TO BE UPGRADED AS NECESSARY TO COMPLY WITH BUILDING REGULATIONS AD L

DRAWING SCALE: 1:50 @ A3



PROPOSED SECOND FLOOR PLAN 1:50 @ A3

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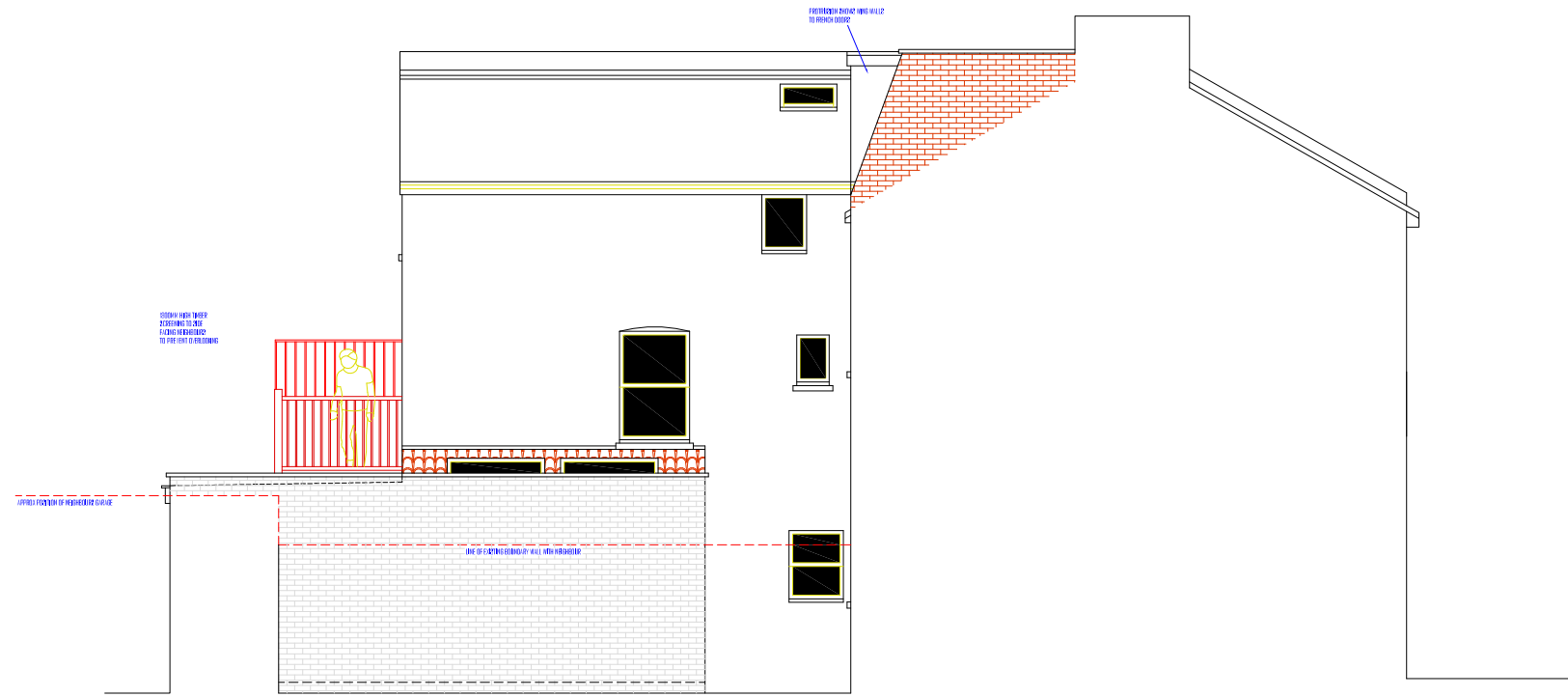
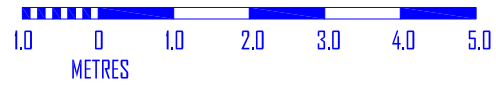
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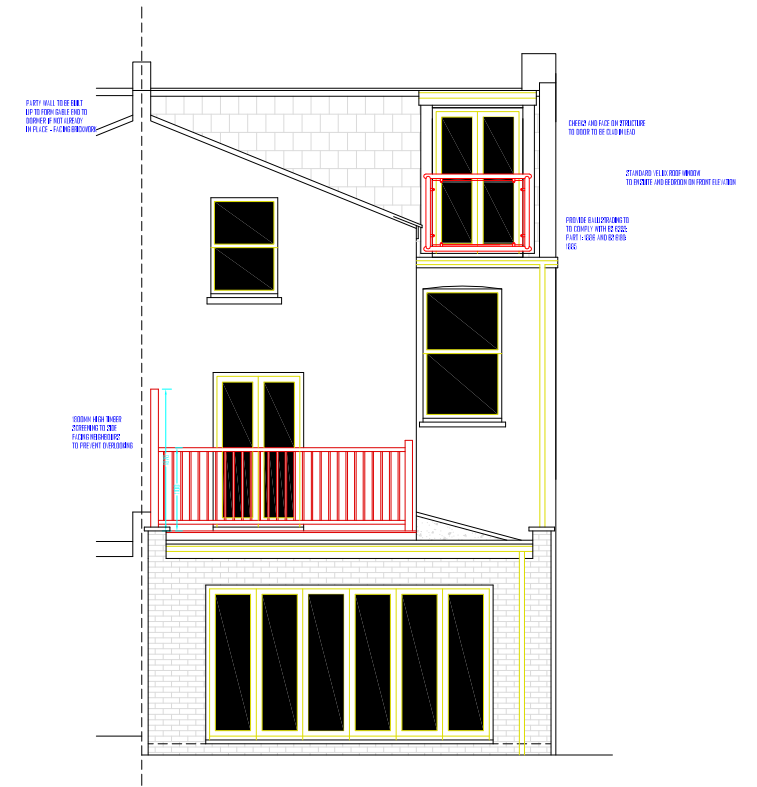
SCHEME: REPAIR/RENEWMENT OF 2 DWELLINGS + SINGLE STOREY EXTENSION TO REAR AND SIDE AND MANSARD ROOF LOFT CONVERSION TO BE READ IN CONJUNCTION WITH: AZ-1939-SDD1 & 2  
 DRAWING NUMBER: AZ-1939-0008

REVISION: **D**

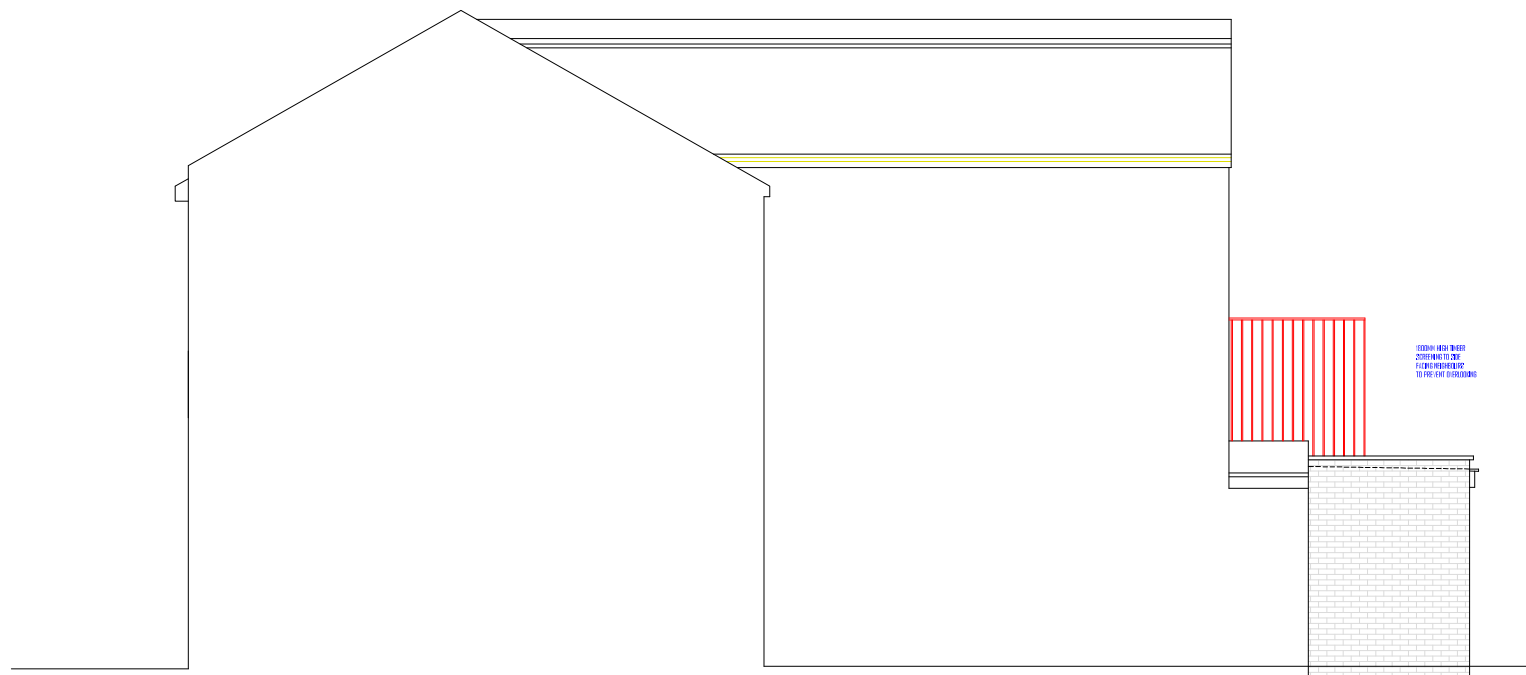
DRAWING SCALE: 1:100 @ A3



PROPOSED SIDE ELEVATION 1:100 @ A3



PROPOSED REAR ELEVATION 1:100 @ A3



PROPOSED SIDE ELEVATION 1:100 @ A3

**GROUND FLOOR EXTENSION:**  
 FACING BRICKWORK TO MATCH EXISTING  
 GREY GRP ROOF  
 POWDER COATED FOLDING SLIDING DOORS - GREY  
 TREATED SOFTWOOD TO TIMBER DECKING AND HANDRAILS AND SCREENS  
 WHITE UPVC SOFFITS AND FASCIAS  
 BLACK UPVC RAINWATER GOODS  
 MARLEY WESSEX SMOOTH ROOF TILES TO MONO PITCH WITH STANDARD VELUX WINDOWS (PITCH IS DEGREES)

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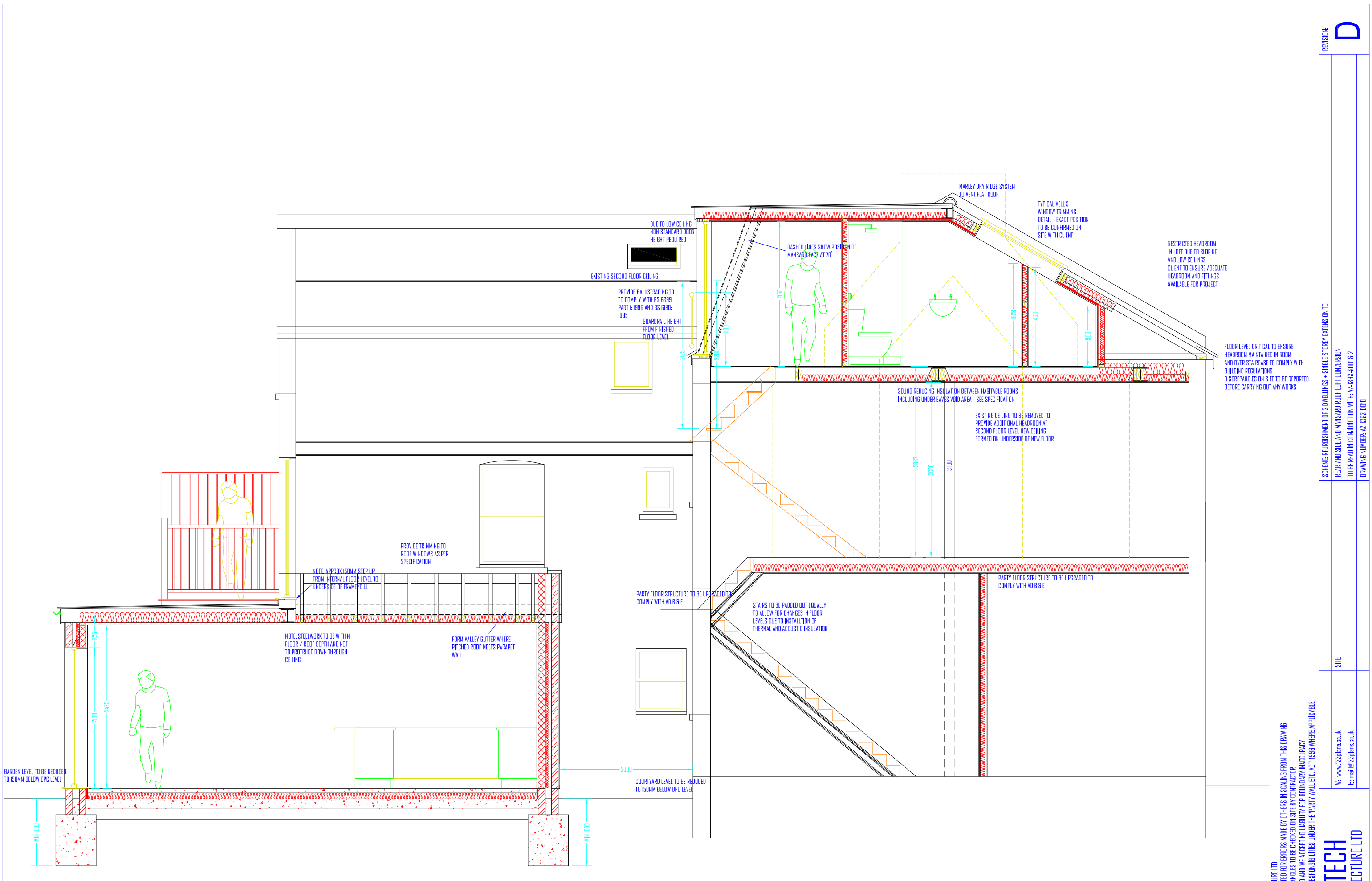
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PROPOSED TYPICAL SECTION 1:50 @ A3

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 TO BE READ IN CONJUNCTION WITH: AZ-686-SD1 & 2  
 DRAWING NUMBER: AZ-686-000

REVISION: **D**