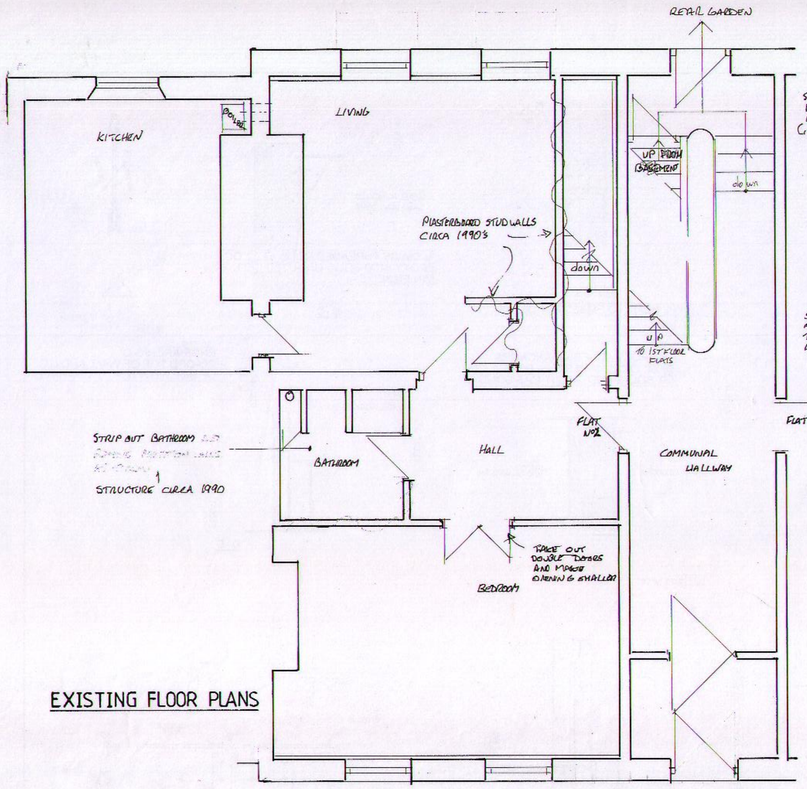
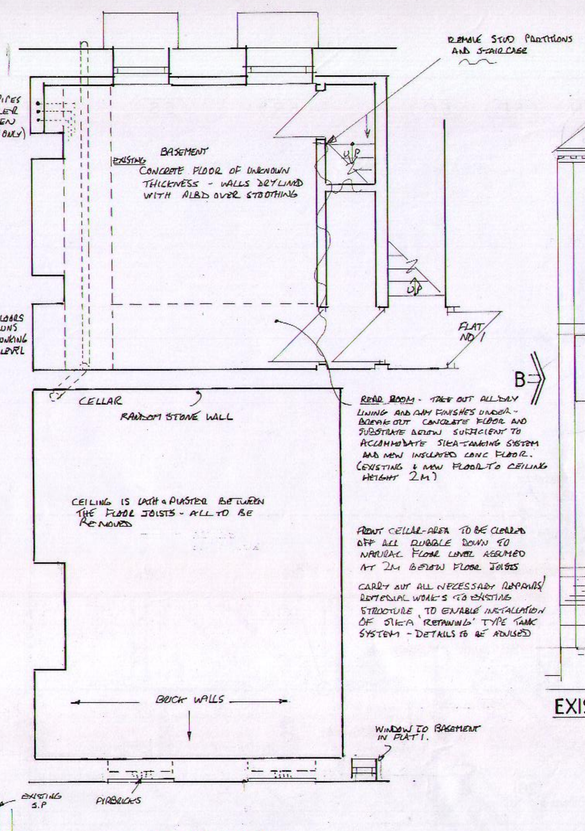


EXISTING FLOOR PLANS



CELLAR/BASEMENT

EXISTING FRONT ELEVATION

NOTES

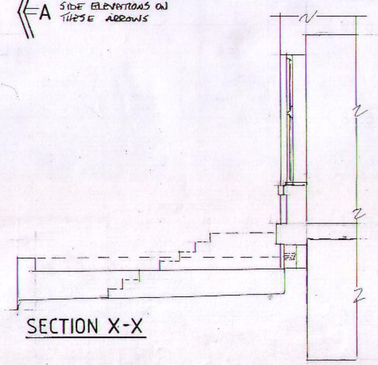
- The Works as drawn require approval by the Local Authority Building Control department and also Listed Building Consent. Works should not commence until such approvals are in place.
- Methods/materials shown are indicative only, others may be used subject to their fitness for purpose and approval by the Client and Building Inspector
- Do not scale from this drawing for Construction purposes.
- Builder is to check all dimensions, pitch angles etc – designated or not - prior to pricing, buying or building.
- All references to Building Regulations, Codes of Practice, British Standards etc., refer to latest editions and amendments
- All documents, drawings and calculations are to be read together

GENERAL NOTES

SERVICES - HEATING LIGHTING RING MAIN AND PLUMBING FROM EXISTING SUPPLIES TO LATEST CODES AND CLIENTS APPROVAL. SOCKETS BETWEEN 450MM AND 1100MM ABOVE FL. BUILDER TO ENSURE EXISTING SUPPLIES ARE ADEQUATE FOR INCREASED LOADS

CONSERVATION OF ENERGY - ROBUST CONSTRUCTION

- LOW VOLTAGE HIGH EFFICIENCY LIGHTING TO BE USED THROUGHOUT NEW WORKS
- NEW RADIATORS TO HAVE THERMOSTATIC VALVES FITTED
- ALL PIPEWORK TO BE LAGGED



SECTION X-X

CONSTRUCTION NOTES

1) PARTITION WALLS - 12.5THK PLBD & SKIM TO BOTH SIDES OF 100SD SW STUDDING - BOARDS OVER VAPOUR BARRIER IN BATHROOMS AND BASEMENTS - ALL VOIDS FILLED WITH ROCKWOOL BATS.

2) WINDOWS - SLIDING SASH SINGLE GLAZED SOFTWOOD WINDOWS - USING SASH WEIGHTS IN TRADITIONAL BOXES - MITIGATE HEAT LOSS WITH SECONDARY GLAZING INTERNALLY.

3) STAIRCASE - SOLID TIMBER CUT STRING - NOMINAL FL TO FL 2280 - 112 @ 207MM - STRAIGHT FLIGHTS 229G WINDERS 238W - HANDRAIL TO ONE SIDE 900 ABOVE PITCH LINE - 1100 HIGH BALUSTRADE TO FLOOR OPENING ON SPINDLES MAX 100MM APART

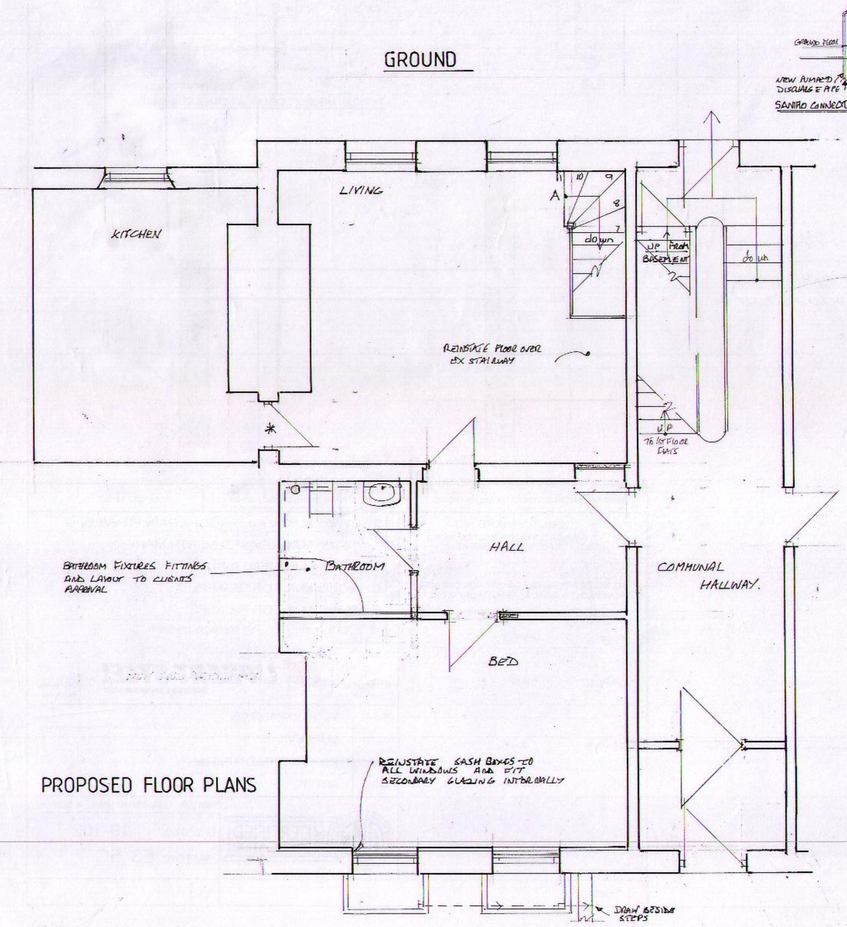
4) SMOKE HEAT & CO DETECTION - SMOKE DETECTORS - SHOWN SD - TO BS 5839 PT6 200W ON INDEPENDANT CIR CIRCUIT WITH BATTERY BACK UP. RESIDUAL HEAT DETECTOR - HD - TO KITCHEN - CARBON MONOXIDE DETECTORS TO BSEN 50291:2004 SHOWN CM.

5) CEILINGS - 12.5 THK PLBD & SKIM OVER VAPOUR BARRIER TO BASEMENT CEILINGS.

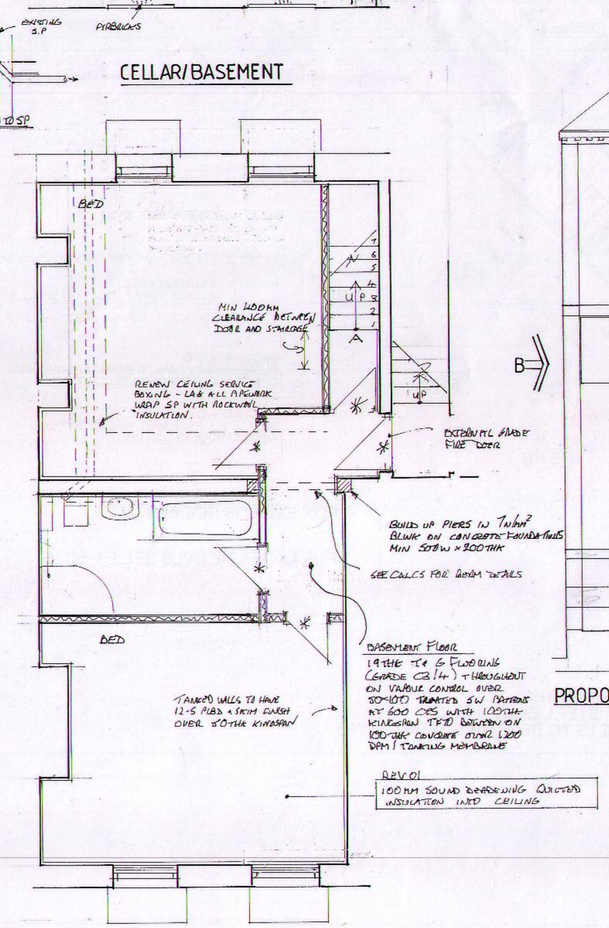
6) FIREDOORS - FD 30S SHOWN *

7) WASTES - SINK WASTES/BATHS 50DIA WHB 32Ø ALL UNCU THROUGH ANTI SYPHON TRAPS TO BOSSED COLLARS ON SP 012 INTO SANIBID PUMPED/MACERATOR SYSTEM DISCHARGING INTO EXISTING SP ABOVE GROUND FLOOR LEVEL.

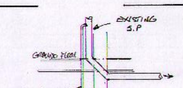
8) ELECTRICAL SAFETY - PART P - ALL ELECTRICAL INSTALLATIONS REQUIRED TO MEET THE REQUIREMENTS OF PART P - ELECTRICAL SAFETY - MUST BE DESIGNED INSTALLED INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH - THIS WILL REQUIRE AN APPROPRIATE LOSTGTI CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO. RESPONSIBLE PERSONS SHALL BE MADE IN THE DESIGN & INSTALLATION OF ELECTRICAL INSTALLATIONS TO PROTECT PERSONS OPERATING, MAINTAINING OR OPERATING THE INSTALLATION FROM INJURY OR DEE.



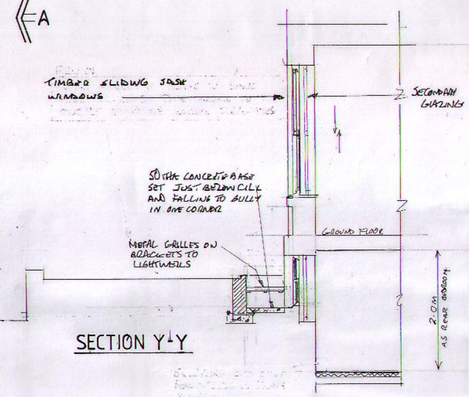
PROPOSED FLOOR PLANS



GROUND



PROPOSED FRONT ELEVATION



SECTION Y-Y

Drg N° 1 – Floor Plans and Front Elevations/Part Section

Proposed clean out of existing cellar/storerooms and conversion of same to two bedrooms and bathroom with internal access from living room and to include two new softwood sliding sash windows to front basement in existing reveals complete with light wells and replace existing upvc windows to front and rear elevation with softwood sliding sash type -all at -

FLAT 2, WELLESLY COURT, 83 GREEN PLACE, SOUTH SHIELDS, NE33 2AQ

Drg No - 2/WC/01/2020 Scale -1:50 Date – 27 July 2020 Rev.