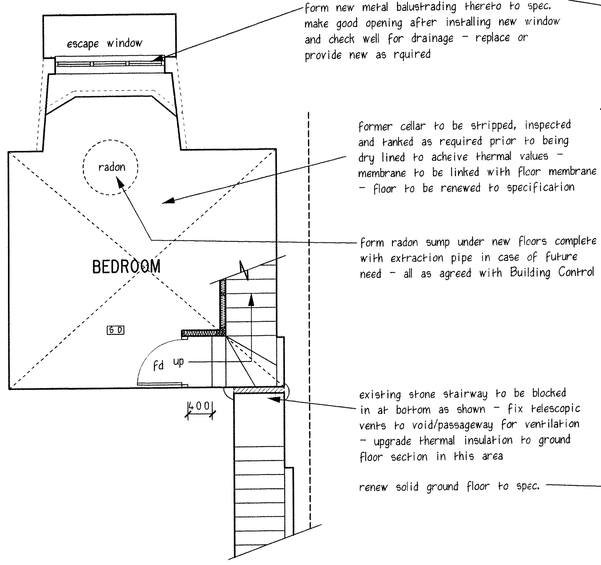
0 1 2 3 4 5 metres

Scale Bar @ 1:50 on A1 Sheet

BASEMENT PLAN



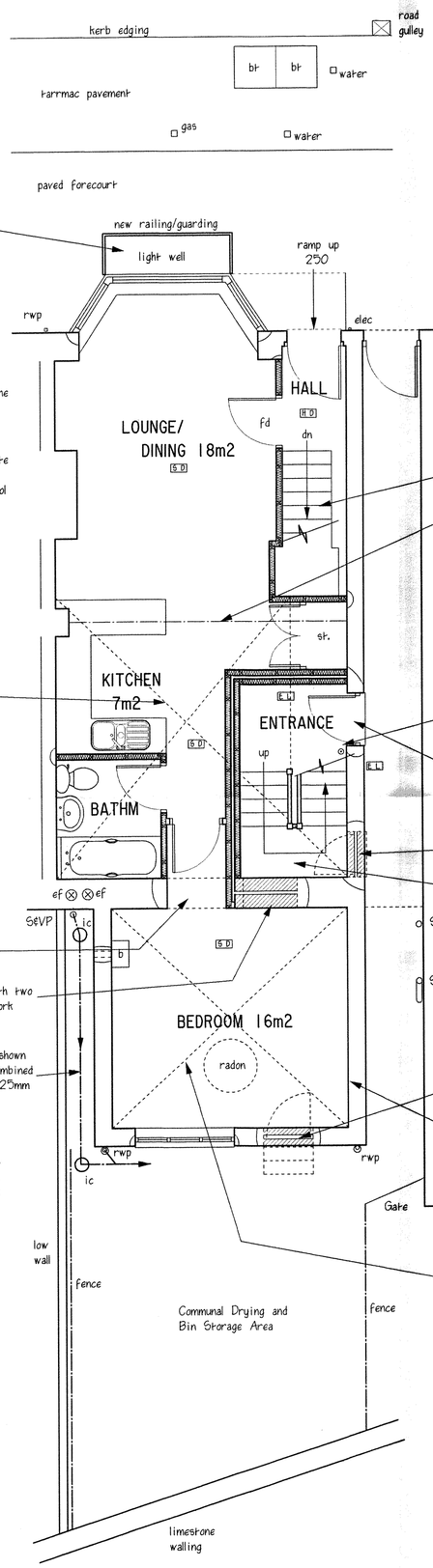
remove metal/glass cover to light well and form new metal balustrading thereto to spec. make good opening after installing new window and check well for drainage - replace or provide new as rquired

former cellar to be stripped, inspected and tanked as required prior to being dry lined to acheive thermal values - membrane to be linked with floor membrane - floor to be renewed to specification

form radon sump under new floors complete with extraction pipe in case of future need - all as agreed with Building Control

existing stone stairway to be blocked in at bottom as shown - fix telescopic vents to void/passageway for ventilation - upgrade thermal insulation to ground floor section in this area

renew solid ground floor to spec.



all first and second floor areas to be subject to sound insulation measures as specified

new staircase to lower bedroom

check existing 254 x 146 x 31kg UB and provide 30 min. fire proofing to same

rebuild existing solid wall in concrete commons to take new lintol over

indicates alarm sounder

indicates fire alarm call point

form new access to flats in revised position and make good

remove old door and frame and make good opening to match existing

common stairs to be carpeted to aid sound insulation properties

supply and fix new communal S&VP and connect all new wastes thereto to spec.

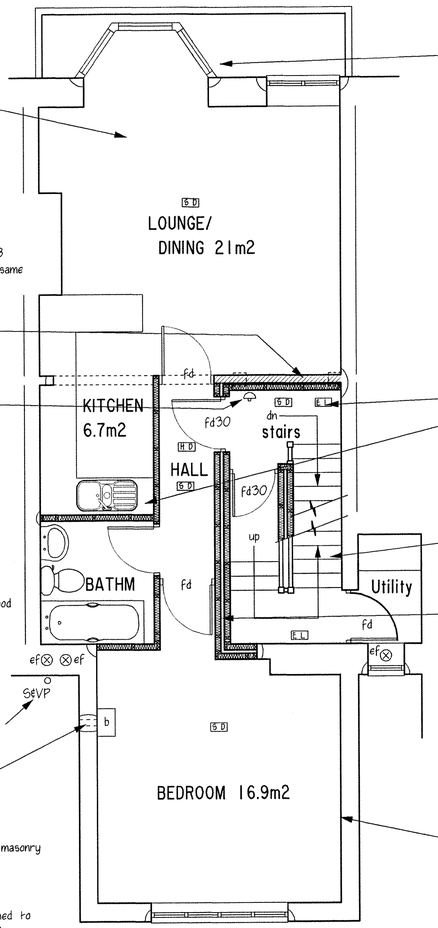
exact boiler positions to be agreed depending on manufacturers guidelines

remove door and frame and make good masonry to match existing materials, etc.

all existing external walls to be dry lined to specification to increase thermal efficiency

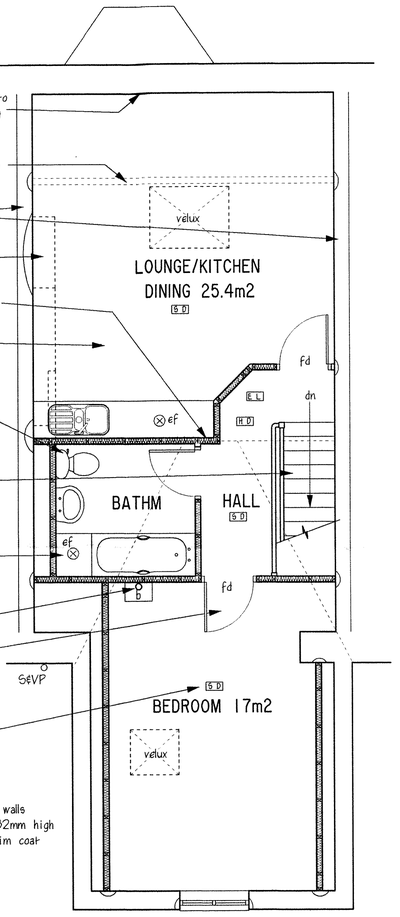
this area to be underpinned in accordance with details supplied by the Structural Engineer and floor to be reinstated in accordance with he specification notes and all areas made good

FIRST FLOOR PLAN



Replace all existing windows with new upvc double glazed units and make good

SECOND FLOOR PLAN



all existing external walls to be dry lined to specification to increase thermal efficiency to U value of 0.3Wm2K

remove existing studwork from below purlin and make good - overhaul rooflight

party walls are 225mm brick work plastered both sides

carefully remove chimney breast (note there is no stack above) and make good

construct all new stud work in accordance with specification notes

upgrade roof insulation to acheive U value of 0.16 to flat areas and 0.18 to sloping areas

indicates emergency lighting

install new kitchen units and sanitary ware to client's requirements

overhaul and modify existing stairs or renew as required

new stairs to spec.

indicates extract fan

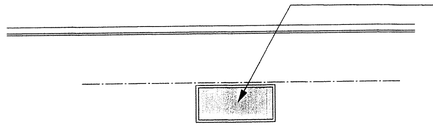
construct new party wall studding to specification

indicates gas boiler

indicates fire doors

indicates smoke detectors

walls to rear outrigger are modern cavity walls therefore they are to be dry lined with 32mm high grade insulation backed plasterboard and skim coat on dabs to acheive U value of 0.3W/m2K



natural slates

retain/overhaul existing roof light

form new opening

infill former opening with two layers of 215mm blockwork

install new drainage as shown connected to existing combined system, complete with 225mm diam. inspection/rodding chambers as shown



replace existing windows as shown in wood grain upvc and renew leadwork to canopy, etc. as per adjacent property

new metal railings to specification

FRONT ELEVATION

GROUND FLOOR PLAN

GENERAL NOTES:

1. All work to comply with the Building Regulations 2000 and subsequent amendments.
2. All materials supplied and fitted in accordance with relevant British Standards, Codes of Practice, Agrement Certificates and Manufacturer's Instructions.
3. Plumbing Works to comply with BS 5572 - 40mm diameter waste to Showers & Baths, 32mm to washbasins and if combined wastes to be 50mm diam. - all with 75mm deepseal traps. Connect all wastes to 100mm diam. S&VP's and gullies as required on site. Provide access for rodding/internal cleansing as necessary.
4. All Electrical Work to comply with the requirements of the Electricity Board & those of the 17th Edition of the IEE Regulations - BS.7671:2008. All electrical, telephone, tv and other sockets to be a min. of 450mm above floor level with all switches at a max. of 1200mm above floor level - all certified to BS.7671:2008.
5. New Lintols over Openings to be adequate P.C Lintols with min. 100mm end bearing.
6. Any Gas Installations to be undertaken by a Gas Safe Registered Installer with all pipes lagged and clipped. All controls should be provided to ensure compliance with Good Practice Guide 302. Central heating & hot water to be by gas fired boilers in positions shown.
7. All New Water installations to comply with the Bylaws of the Local Water Authority. All hot and cold feeds to be in copper with lead free soldered joints with isolation valves to all new fittings. Insulate and clip all pipework as per Good Practice Guide 302. Baths to be fitted with suitable device to limit hot water temperature to maximum 48 degrees C and all hot water taps are to be installed on the left of all sanitary ware/sinks, etc.
8. This drawing should be read in conjunction with the specification notes on drawing RLM592/4 (latest revision) and any discrepancies to be reported to RLM Associates.

C Minor building regs. amendments/clarification 8/6/12

Do not scale from drawing - use written dimensions only -any discrepancies should be reported to the author. This drawing is copyright and should not be reproduced without written consent of RLM ASSOCIATES.

RLM ASSOCIATES

JOB
3, LIGHTWOOD ROAD, BUXTON.

CLIENT
Mr. N. WOOD.

DRAWING
WORKING DRAWING AS PROPOSED.

DATE
September 2011.

SCALE
1:50.

DRWG No.
RLM592/2.

REVISION
C