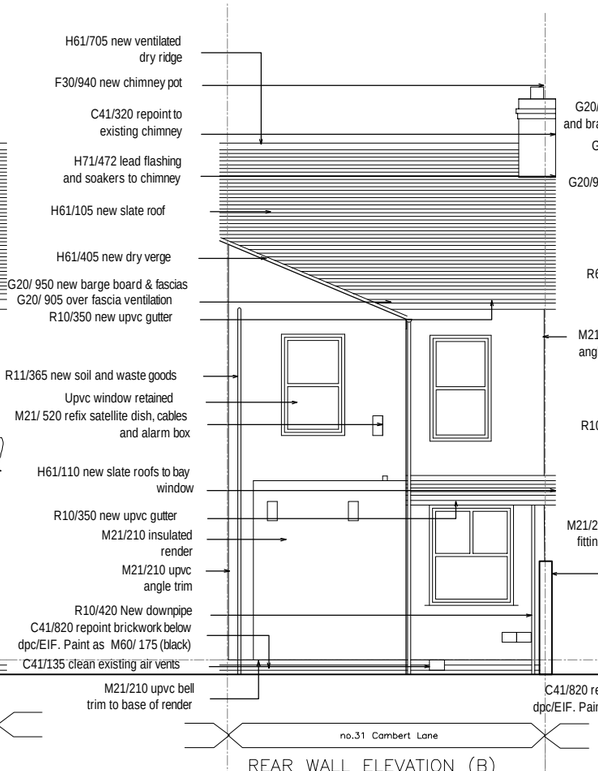
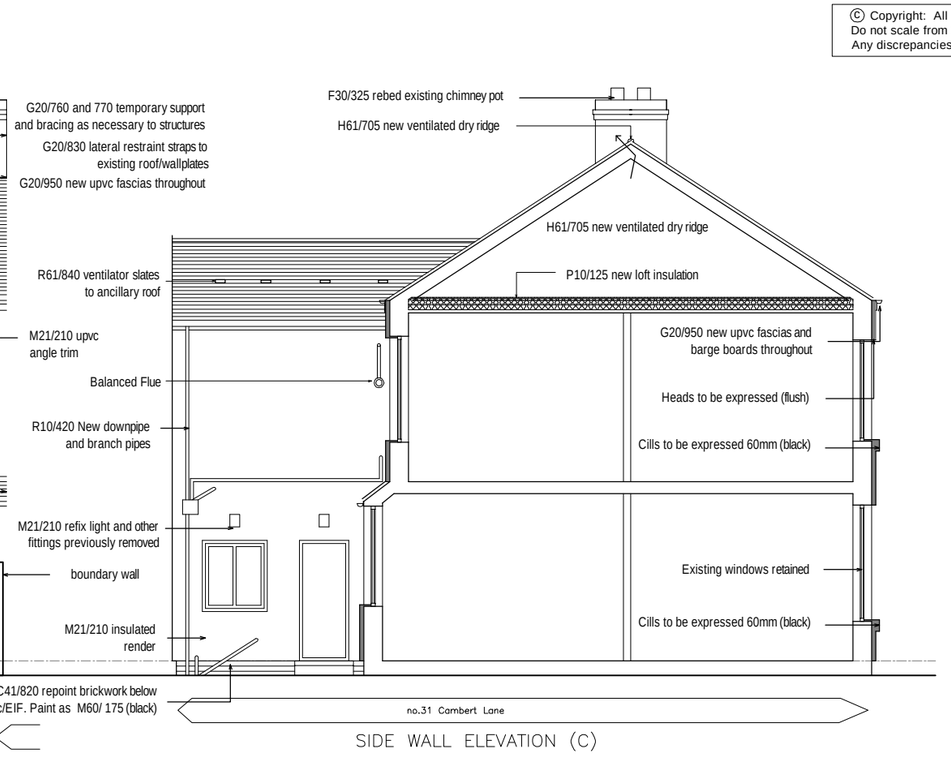
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Do not scale from this drawing. All dimension are in millimetres unless otherwise stated.
Any discrepancies should be reported to the Architect.



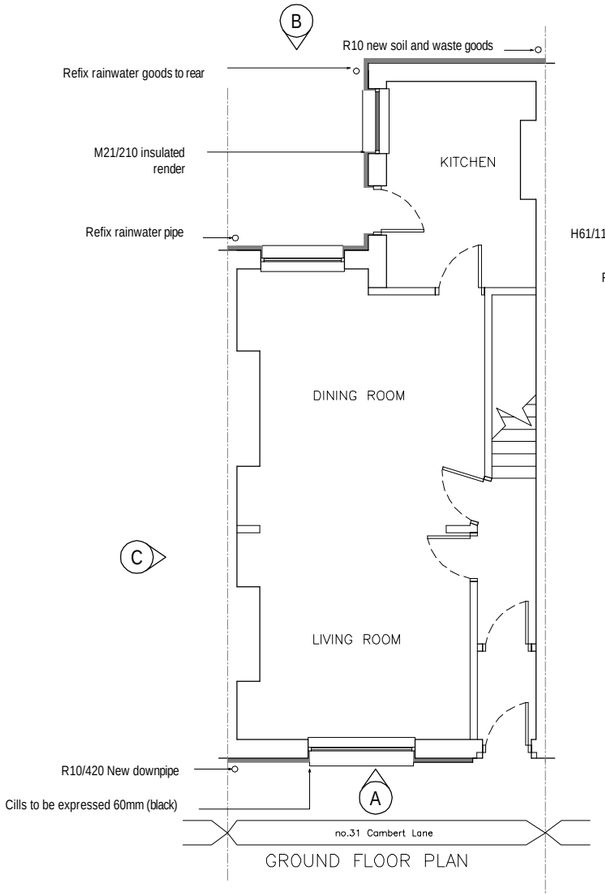
FRONT WALL ELEVATION (A)



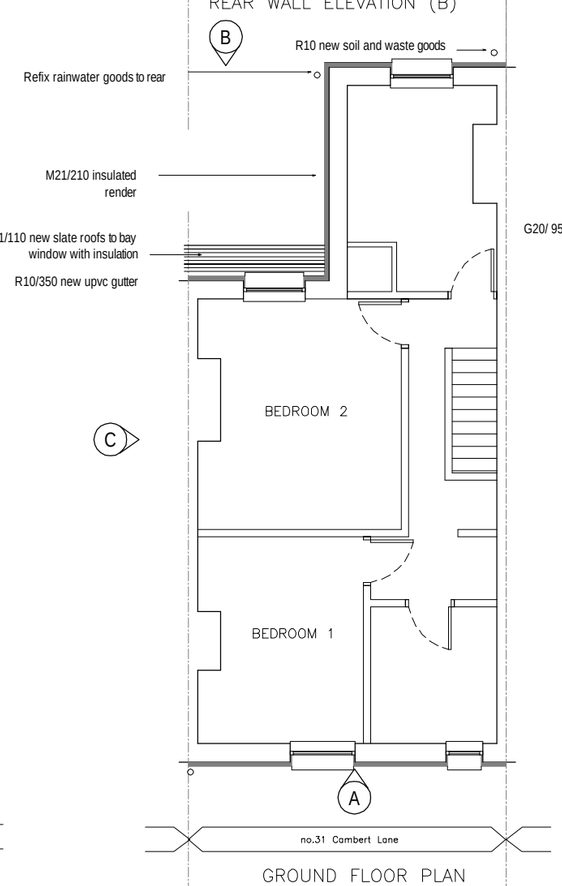
REAR WALL ELEVATION (B)



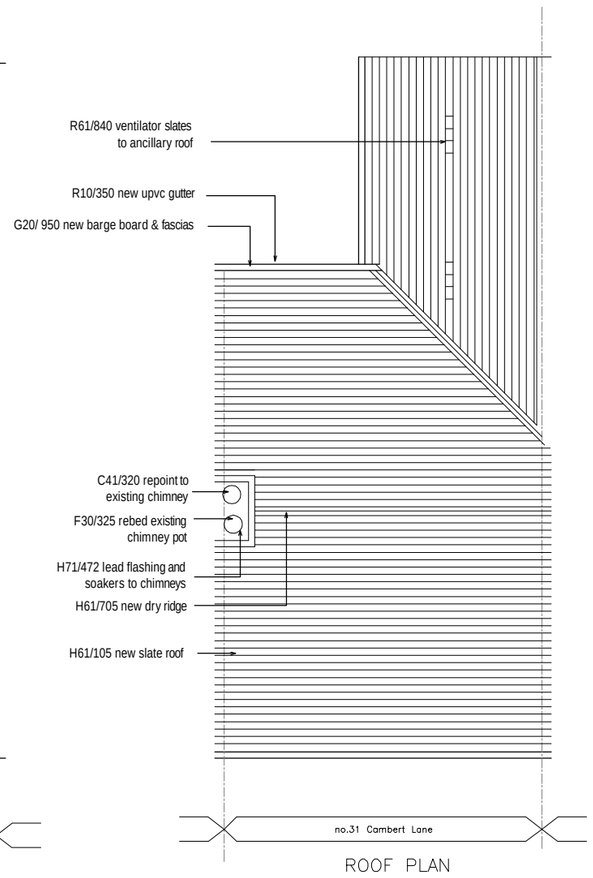
SIDE WALL ELEVATION (C)



GROUND FLOOR PLAN



GROUND FLOOR PLAN



ROOF PLAN

GENERAL NOTES

All work is to be in accordance with Current Building Regulations. relevant British Standards, Codes of Practice and to the approval of the Local Authority.

Figured dimensions are to take preference over those scaled. All dimensions are to be checked on site prior to commencement of work on site.

The Contractor shall be responsible for checking all component references and sizes prior to ordering materials. The manufacturers recommendations with regards to handling, storage, and installation must be strictly adhered to.

The requirements of the Construction (Design and Management) Regulations 1994 will apply to this contract.

The contractor is to visit all properties during the tender process to ascertain the extent of works as described in the tender documents.

CONSTRUCTION NOTES

Previous Works:
The property has been subject to a previous refurbishment contract which included but was not limited to the following:
- Replacement PVC-U doors and windows
- Replacement of soil, waste and rainwater goods to front and rear.
- Provision of new kitchen and bathroom
- Construction of a new single storey kitchen extension to the rear of the property.

Proposed Works:
In general terms, and subject to the full investigation, the works carried out under this contract shall include but not may be limited to the undernoted:

Demolition/Strip Out:
Generally the following works are to be undertaken in as NBS C20:
- Carefully remove, refurbish and store on site for re-use existing PVC-U rainwater goods to rear elevation where fitted to solid walls only.
- Remove and dispose of existing PVC-U soil and waste goods to rear elevation where fixed to solid walls only
- Remove and dispose of guttering to front elevation.
- Remove and dispose of all timber fascias and barge boards.
- Carefully remove all external lights, satellite dishes wall brackets and handrails etc and store on site for re-fixing on completion of remedial works.
- Carefully remove and dispose of all coverings to main roof.

Damp Proof Course:
Extent of dpc installation and associated works to be determined following special investigation as NBS C11.
- Installation of DPC shall be in accordance with NBS C45
- Replastering to affected areas as NBS N20

External Wall:
Works to front and rear solid walls shall include the following:
- Repairs and removal of fittings as NBS C41
- Repointing below DPC/EIF level as NBS C41
- Installation of EIF system as NBS M2
- Paint Exposed brickwork below dpc level as M60

Windows/ Doors
-Retain existing UPVC windows.

Roof:
- Repairs to roof timbers deemed necessary following survey as NBS C51and C52
- Remedial works to roof as NBS G20
- Installation of eaves and ridge ventilation as NBS C51 and H20 to main roof
- Replacement of coverings to the main and ancillary roofs NBS H20
- Replacement of timber fascias and barge boards with PVC-U items as NBS G20
- Provision of dry verges to all gable situations as H20

Chimneys:
- Repointing and re-flaunching shared chimney stacks to client side as NBS C41
- Provision of new new flashing's as NBS H71
- Replacement of chimney pots/terminals as F30

Loft Insulation:
- Installation of thermal insulation to the main and ancillary roof spaces as NBS P10

Drainage:
- Careful removal of rainwater goods to rear, store on site and re-fix as NBS R10
- Replace rainwater goods to front of property as NBS R10
- Replace soil and waste goods to rear of property fixed to solid walls as NBS R11

Kitchen:
Not applicable unless dpc works are required. In which case the base units and worktops must be carefully removed, stored and refixed upon completion of remedial works.

Bathroom:
Not applicable

Revision	Description	Date	Drawn	Checked
A	Issued for Planning	21.11.12	SK	DW
	PLANNING ISSUE			
-	First Issue. Issued for Comment/Approval.	05.09.12		DW
	PRELIMINARY ISSUE			

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architecture
interior design
space planning
urban planning
project management
planning supervisors

Halliday Meecham

Client:	EASTLANDS HOMES
Project:	Eastlands Homes Miscellaneous Properties
Phase / Location:	External Refurbisment
Drawing:	31 Cambert Lane, M18 8HA As Proposed

Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	Revision
1:50		03.09.12	LE		4398	(2-) 102	A