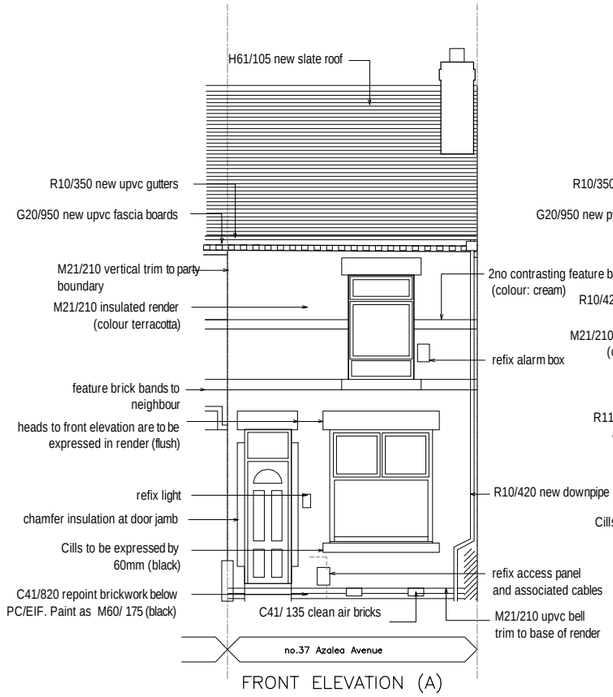
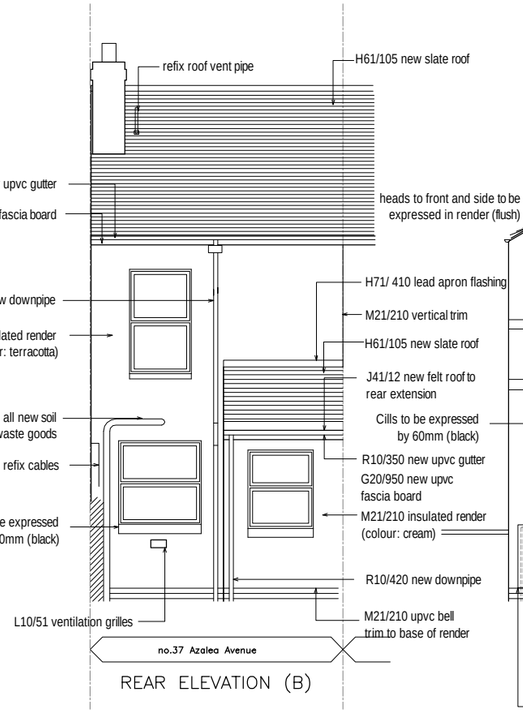
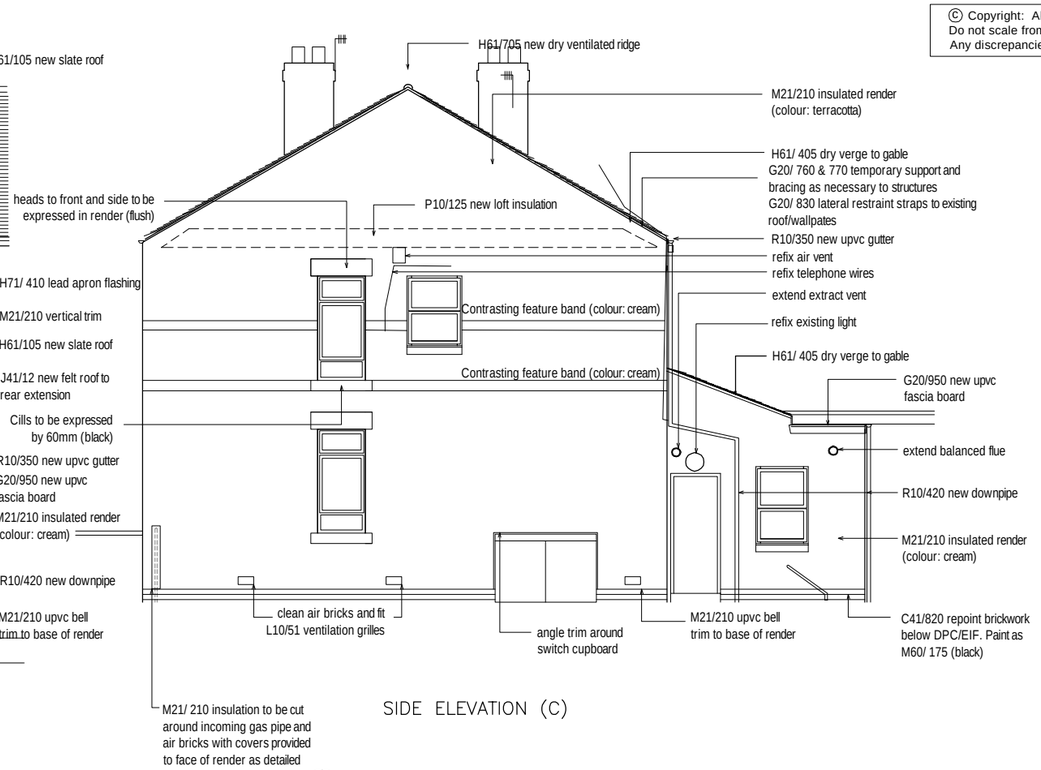
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Do not scale from this drawing. All dimension are in millimetres unless otherwise stated.
Any discrepancies should be reported to the Architect.



FRONT ELEVATION (A)



REAR ELEVATION (B)



SIDE ELEVATION (C)

GROUND FLOOR PLAN

FIRST 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
- Installation of new DPC to front and rear

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:
- Remove and dispose of all existing PVC-U rainwater goods.
- Remove and dispose of all existing PVC-U soil and waste goods.
- Remove and dispose of all timber fascias and barge boards.
- Carefully remove all lights, satellite dishes, wall brackets, handrails etc and store for re-use.
- Carefully remove and dispose of all roof coverings including felted flat roof to kitchen.

Damp Proof Course:
- Undertake special survey as NBS C11 to determine the extent of any dpc and associated works.
- All works shall be as instructed by CA.
- 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 M21
- Painting exposed brickwork below DPC/EIF level as NBS M60
- Refixing/reinstating previously removed items as NBS M21

Windows/ Doors
- Retain existing UPVC windows.
- Existing stone/brick cills shall be expressed (60mm projection) to front, side and rear
- Profile of stone/brick lintels to window/door heads shall be expressed (flush) to front and side only

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 to main roof as NBS H61
- Installation of eaves and abutment ventilation to rear ancillary roof as NBS H61
- Replacement of coverings to the main and ancillary roofs NBS H61
- Replacement of timber fascias to front and rear with PVC-U items as NBS G20

Chimneys:
- Taking down and rebuilding gable chimney to rear.
- Repointing and re-flaunching remaining chimney stacks as NBS C41
- Provision of new new flashing's as NBS H71
- Replacement of redundant/defective chimney pots/terminals as NBS F30
- Rebedding previously replaced chimney pots/vent terminals as NBS F30
- All works to shared chimney stacks shall be to client side only.

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

Drainage:
- Refix existing PVC-U rainwater goods previously removed to front and rear as NBS R10
- Replace soil and waste goods to rear as NBS R11
- Amend existing below ground drainage to suit new SVP position as NBS R12

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

Bathroom:
Not applicable

Revision	Description	Date	Drawn	Checked
A	ISSUED FOR PLANNING	17,12,12	SK	DW
	PLANNING			
-	First Issue to client for comments/approval	18.09.12		DW
	PRELIMINARY ISSUE			

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interior design
space planning
urban planning
project management
planning supervisors

Halliday Meecham

Client:	EASTLANDS HOMES
Project:	Eastlands Homes Miscellaneous Properties
Phase / Location:	External Refurbishment
Drawing:	37 Azalea Avenue, M18 8PQ As Proposed

Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	Revision
1:50	1:100	17.9.12	JJB	DW	4398	(2-) 85	A