



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

NOTE: THE CONTRACTOR SHOULD REFER TO THE GENERAL SPECIFICATION DOCUMENT AND/OR THE STRUCTURAL ENGINEER'S CALCULATION DOCUMENT AND ANY OTHER RELATED DOCUMENT AND CROSS-REFERENCE ALL DETAILED CONSTRUCTION ITEMS WITH THIS DRAWING. ALL STRUCTURAL MEMBERS / STEELWORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS' CALCULATIONS & DETAILS. THE STRUCTURAL DETAILS / CALCULATIONS ARE TO BE SENT TO THE BUILDING CONTROL BODY FOR APPROVAL. CONDITIONAL APPROVAL SOUGHT.

EXISTING STRUCTURES: THE CONTRACTOR SHOULD EXAMINE THE STRUCTURAL INTEGRITY OF ALL STRUCTURAL MEMBERS INCLUDING STEEL / TIMBER BEAMS, COLUMNS, LOAD-BEARING BRICK / BLOCK WALLS, ETC. TO CONFIRM THEIR SUITABILITY TO TAKE INCREASED LOADS. THE CONTRACTOR SHOULD ALSO CONFIRM THAT ALL LOAD-BEARING WALLS AND PARTY WALLS ARE AS INDICATED ON THE DRAWINGS PRIOR TO COMMENCING WORK. WHERE ANY STRUCTURAL DEFECTS ARE DISCOVERED IT WILL BE NECESSARY TO CONSULT A QUALIFIED STRUCTURAL ENGINEER TO ADVISE ON THE APPROPRIATE ACTION.

UNDERGROUND DRAINAGE: REFER TO SPECIFICATION NOTE NO. 2 FOR FURTHER TECHNICAL DETAILS. ALL DRAIN RUNS INDICATED ON PLANS ARE ASSUMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK & VERIFY THE EXACT LOCATIONS, INVERT AND COVER LEVELS OF EXISTING AND NEW DRAINAGE BEFORE WORK COMMENCES ON SITE. ALL NEW DRAIN RUNS ARE TO BE INSPECTED AND APPROVED / AGREED BY THE BUILDING CONTROL BODY PRIOR TO BACKFILLING. ABOVE GROUND DRAINAGE - REFER TO SPECIFICATION NOTE NO. 14 FOR FURTHER TECHNICAL DETAILS.

INTERNAL PARTITIONS: REFER TO SPECIFICATION NOTE NO. 6 FOR FURTHER TECHNICAL DETAILS. PARTITIONS CONSTRUCTED WITH 100 X 50MM TREATED TIMBER STUDWORK WITH HEAD AND SOLE PLATES AND NOGGINS AT MAX. 400MM CENTRES. PROVIDE FULL FILL ACOUSTIC ABSORBING MINERAL WOOL QUILT INSULATION BETWEEN STUDS.

LINTELS: REFER TO SPECIFICATION NOTE NO. 9 FOR FURTHER TECHNICAL DETAILS. UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS WITHIN MASONRY INTERNAL WALLS ARE TO HAVE CATNIC BOX LINTELS OVER OR OTHER APPROVED. ALL WINDOW & DOOR OPENINGS WITHIN MASONRY EXTERNAL CAVITY WALLS ARE TO HAVE CATNIC CG 110 / 125 LINTELS OVER OR OTHER APPROVED.

STAIRCASE: REFER TO SPECIFICATION NOTE NO. 16 FOR FURTHER TECHNICAL DETAILS. STAIRCASE OPENING & HEIGHT DIMENSIONS ARE TO BE MEASURED ON SITE BY SPECIALIST MANUFACTURER. MANUFACTURER IS TO CONFIRM COMPLIANCE WITH APPROVED DOCUMENT 'K' OF THE CURRENT BUILDING REGULATIONS. WIDTH OF LANDINGS TO BE NO LESS THAN WIDTH OF STAIRS.

WINDOWS: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE NO. 11 FOR FURTHER TECHNICAL DETAILS. HERMETICALLY SEALED DOUBLE-GLAZED UNITS COMPRISING UPVC FRAMED DOUBLE GLAZED UNITS WITH 4MM THICK GLASS TO EACH PANE AND 25MM ARGON FILLED SEALED AIR GAP CAVITY AND SOFT TYPE LOW EMISSIVITY COATING TO INNER PANE. WINDOW FRAME IS TO CONTAIN TRICKLE VENTS. WINDOWS ARE TO BE EQUAL TO AT LEAST 1/20TH OF ROOM FLOOR AREA. WINDOWS UNITS TO MEET THE THERMAL PERFORMANCE AS SET OUT IN PART L OF THE CURRENT BUILDING REGULATIONS.

SAFETY GLAZING: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE NO. 11 FOR FURTHER TECHNICAL DETAILS. ALL GLAZING WITHIN 900MM OF FINISHED FLOOR LEVEL AND TO SIDE WINDOWS WITHIN 300MM OF DOORS AND IN DOORS UP TO 1500MM HIGH IS TO BE SAFETY GLAZING. SAFETY GLAZING TO BE LAMINATED GLASS TO MEET THE SAFETY PERFORMANCE AS SET OUT IN PART N OF THE CURRENT BUILDING REGULATIONS.

ELECTRICAL INSTALLATION: REFER TO SPECIFICATION NOTE NO. 13 FOR FURTHER TECHNICAL DETAILS. ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671:17, THE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART F (ELECTRICAL SAFETY). THE TYPE, AMOUNT AND POSITIONS OF ALL ELECTRICAL POINTS WILL BE TO THE CLIENT'S REQUIREMENTS.

GAS SAFETY: INSTALLATION & USE OF GAS APPLIANCES TO BE CARRIED OUT BY A GAS SAFE REGISTERED CONTRACTOR. ANY WORKS CARRIED OUT MUST COMPLY WITH THE GAS SAFETY (INSTALLATION & USE) REGULATIONS 1998.

CARBON MONOXIDE DETECTION: MAINS POWERED CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP TO BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

PLUMBING & HEATING / HOT WATER INSTALLATION: REFER TO SPECIFICATION NOTE NO. 14 FOR FURTHER TECHNICAL DETAILS. ALL OF THE WORK RELATING TO HEATING AND HOT WATER INSTALLATIONS WILL BE SUBJECT TO BUILDING CONTROL AND ALL RELEVANT INFORMATION AND FULL CERTIFICATION ARE TO BE SUBMITTED TO THE BUILDING CONTROL BODY UPON COMPLETION OF THE WORK.

VENTILATION: REFER TO SPECIFICATION NOTE NO. 15 FOR BACKGROUND AND MECHANICAL VENTILATION REQUIREMENTS.

MECH. EXTRACT FANS: MECHANICAL EXTRACT - REFER TO SPECIFICATION NOTE NO. 11 FOR FURTHER TECHNICAL DETAILS. SANITARY: 6 L/SEC. EN-SUITE & BATH: 15 L/SEC. UTILITY ROOM: 30 L/SEC. KITCHEN: 30 L/SEC. (ADJACENT TO HOB) OR 60 L/SEC. ELSEWHERE. WHERE REQUIRED, PROVIDE A PROPRIETARY DUCT TO EXTERNAL WALL.

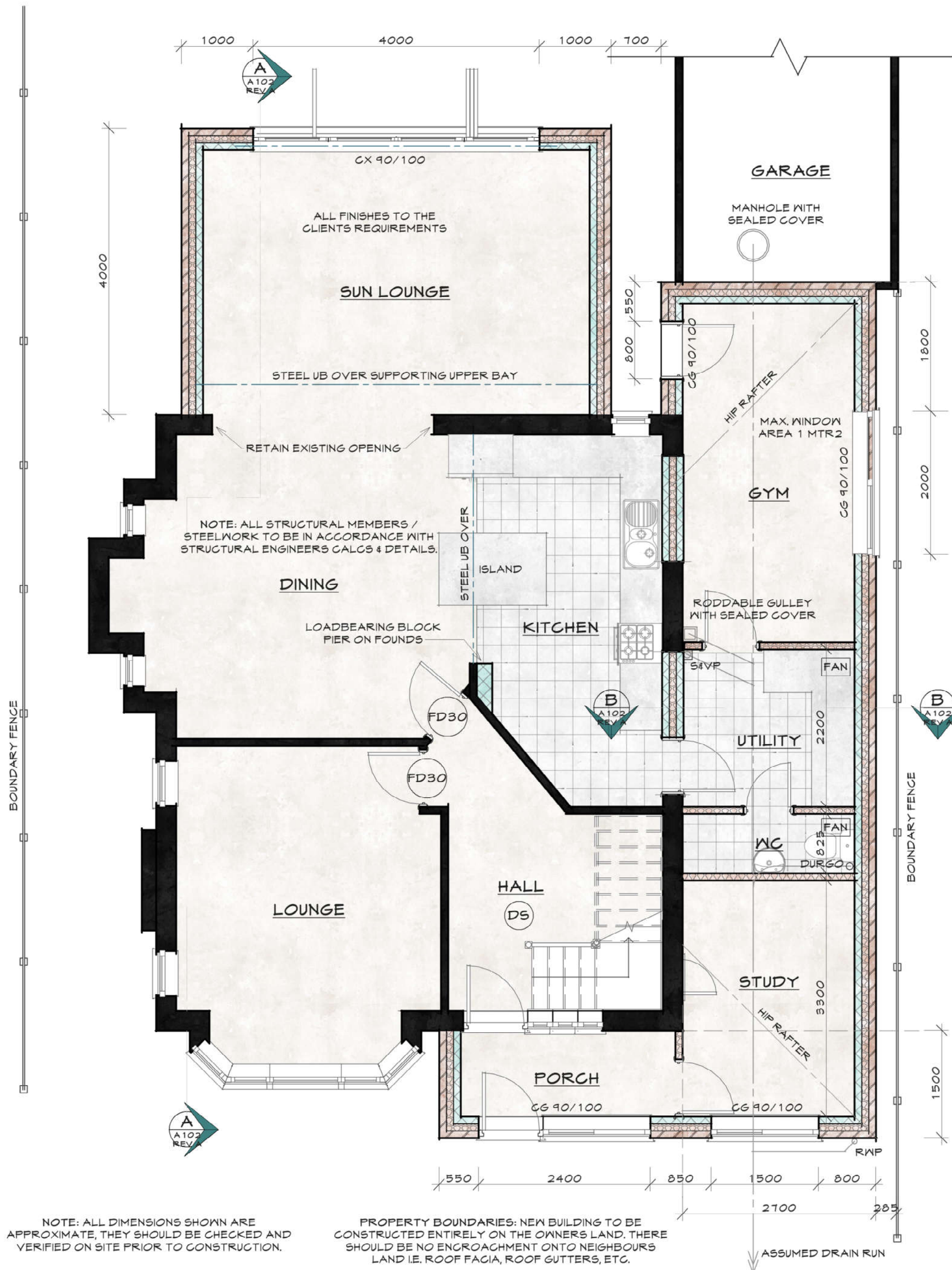
FIRE SAFETY: REFER TO SPECIFICATION NOTE NO. 13 FOR FIRE SAFETY TECHNICAL DETAILS. FIRE ALARMS AND ASSOCIATED EQUIPMENT SO INDICATED ARE TO CONFORM TO THE RELEVANT BRITISH STANDARD.

FIRE RESISTING PARTITIONS: ALL PARTITIONS ENCLOSING THE STAIRWAY TO ACHIEVE 30 MINS FIRE PROTECTION. CHECK & UPGRADE IF NECESSARY.

SMOKE & HEAT DETECTORS: AUTOMATIC SMOKE & HEAT DETECTOR HEADS TO BE LINKED INTO THE FIRE ALARM WARNING SYSTEM IN ACCORDANCE WITH BS 5834-1:2005.

FIRE DOORS: FIRE DOORS TO BE QUALITY ASSURED 30 MINUTE FIRE RESISTANT FITTED WITH AN OVERHEAD HYDRAULIC SELF-CLOSING DEVICE (SCD). FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS AND SMOKE SEALS WITH 12MM REBATES TO DOOR FRAME. A 'KEEP SHUT' NOTICE TO BE FIXED AT EYE LEVEL TO EACH SIDE OF DOOR.

EMERGENCY LIGHTING: ANY EMERGENCY LIGHTING SYSTEM TO BE IN ACCORDANCE WITH BS 5266 PART 1: 2005.

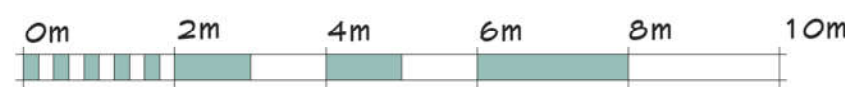


PROPOSED GROUND FLOOR PLAN
SCALE 1:50

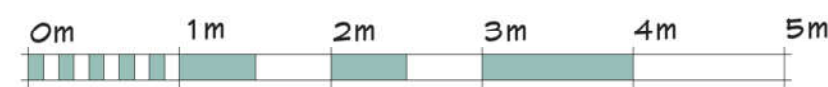
FIRE RESISTING STUD PARTITIONS: ALL STUD PARTITIONS ENCLOSING THE STAIRWAY TO BE CONSTRUCTED WITH 75 X 50MM S.N. STUDWORK WITH FULL-FILL QUILT INSULATION BETWEEN STUDS LINED WITH 12.5MM THICK PLASTERBOARD & SKIM. ALL EXISTING PARTITIONS ENCLOSING THE STAIRWAY ARE TO ACHIEVE 30 MINS FIRE PROTECTION. CHECK & UPGRADE IF NECESSARY.



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



VISUAL SCALE 1:100 @ A1



VISUAL SCALE 1:50 @ A1

GENERAL:
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THIS DRAWING IS NOT TO BE SCALED. WORK TO ILLUSTRATED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS AND DRAWINGS INCLUDING ANY STRUCTURAL OR OTHER SPECIALIST DRAWINGS AND DETAILS. PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CURRENT BRITISH STANDARDS & CODE OF PRACTICE. ANY DISCREPANCIES ARE TO BE REPORTED TO IPB ARCHITECTURE IMMEDIATELY.
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015.

THE CDM 2015 PLACES LEGAL DUTIES ON VIRTUALLY EVERYONE INVOLVED IN CONSTRUCTION WORK. THOSE WITH LEGAL DUTIES ARE COMMONLY KNOWN AS DUTY HOLDERS. DUTY HOLDERS UNDER THE CDM 2015 ARE CLIENTS, PRINCIPAL DESIGNERS, DESIGNERS, PRINCIPAL CONTRACTORS, CONTRACTORS AND WORKERS. THE CONTRACTOR AND CLIENT ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. THE CDM 2015 REQUIRES MOST CONSTRUCTION WORK TO BE NOTIFIED TO HSE. A PROJECT BECOMES NOTIFIABLE WHERE IT LASTS LONGER THAN 30 DAYS AND HAS MORE THAN 20 WORKERS, WORKING SIMULTANEOUSLY AT ANY ONE POINT OR EXCEEDS 500 PERSON DAYS. THE CONTRACTOR AND/OR CLIENT IS TO COMPLY WITH THE HEALTH & SAFETY EXECUTIVE (HSE) WHETHER THE PROJECT IS DEEMED AS NOTIFIABLE. THE CONTRACTOR IS TO COMPLY FULLY WITH THE CDM REGULATIONS AND THE WORKPLACE HEALTH AND SAFETY REGULATIONS AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.

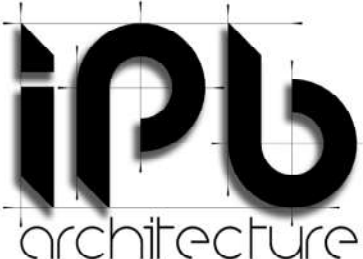
COMMERCIAL CLIENTS:
THE COMMERCIAL CLIENT IS RESPONSIBLE FOR MAKING THE ARRANGEMENTS BY WHICH THE PROJECT WILL BE MANAGED AND ENSURING THAT THOSE ARRANGEMENTS ARE MAINTAINED AND REVIEWED THROUGHOUT THE LIFE OF THE PROJECT. WHERE THERE IS OR IS LIKELY TO BE MORE THAN ONE CONTRACTOR WORKING ON A PROJECT, THE CLIENT MUST APPOINT BOTH A PRINCIPAL DESIGNER (PD) AND A PRINCIPAL CONTRACTOR (PC) AT THE EARLIEST OPPORTUNITY AND BEFORE CONSTRUCTION STARTS. THE CLIENT IS ALSO RESPONSIBLE FOR TAKING UNREASONABLE STEPS TO ENSURE BOTH THE PD AND PC COMPLY WITH THEIR DUTIES. FOR PROVIDING PRE-CONSTRUCTION INFORMATION (PCI), ENSURING THE CONSTRUCTION PHASE PLAN AND HEALTH AND SAFETY FILE ARE PRODUCED AND FOR ENSURING THE HEALTH AND SAFETY FILE IS HANDLED OVER TO ANY NEW OWNER OF THE STRUCTURE.

DOMESTIC CLIENTS:
THE DOMESTIC CLIENT'S RESPONSIBILITY IS TO APPOINT THE PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR WHERE THERE IS MORE THAN ONE CONTRACTOR. IF THIS DOES NOT HAPPEN, THE REGULATIONS AUTOMATICALLY TRANSFER THE CLIENT'S DUTIES TO THE CONTRACTOR OR PRINCIPAL CONTRACTOR OF THE PROJECT.
MAIN CONTRACTORS DUTIES:
THE CONTRACTOR IS TO VISIT SITE PRIOR TO SUBMITTING TENDER/ FINAL QUOTATION. IT TO INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS. IT IS TO CLEARLY IDENTIFY ITEMS OF WORK NOT INCLUDED IN THE TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF WORKS. IT IS TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS AND WORKS AND OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. THE SITE IS TO BE KEPT TIDY AT ALL TIMES. NO REFUSE BURNED ON SITE AND NORMAL HOURS OF WORKING OBSERVED. ALL WORK IS TO COMPLY STRICTLY WITH THE CURRENT BUILDING REGULATIONS.

WORKING AND NEIGHBOURHOOD STANDARDS:
MATERIALS AND WORKMANSHIP IDENTIFIED IN REGULATION 7, I.E. USING PROPER MATERIALS APPROPRIATE FOR THE CIRCUMSTANCES IN WHICH THEY ARE USED. THE CONTRACTORS OPERATIONS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER. PROPER MATERIALS INCLUDE MATERIALS WHICH BEAR AN E.C. MARK, CONFORM TO A HARMONISED STANDARD OR EUROPEAN TECHNICAL APPROVAL AND CONFORM TO A B.S. OR B.S.A. CERTIFICATION.
PARTY WALLS:
THE OWNER OF THE PREMISES, SHOULD THEY NEED TO DO SO, UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1994 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER. WORK INVOLVING WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:

- SUPPORT OF BEAM THROUGH MALL
- RAISE WALL OR CUT OFF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS
- EXCAVATIONS WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS OR WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.

THE OWNER SHOULD ENSURE THAT A PARTY WALL AGREEMENT HAS BEEN MADE PRIOR TO COMMENCEMENT OF THE WORKS ON SITE. SHOULD ANY OF THE ABOVE APPLY TO THE PROPOSED WORKS.



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PROJECT:

EXTENSION

37 SANDHURST AVENUE
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PREPARED FOR:

MR & MRS ALLWOOD

PROJECT NO: IPB 1221

REV.	DESCRIPTION	DATE	BY

DRAWN BY: IPB

REVIEWED BY: IPB

ISSUE DATE: 11/08/22

SCALE: As indicated

SHEET TITLE:

PROPOSED PLANS

SHEET NUMBER:

REVISION:

A102 REV A