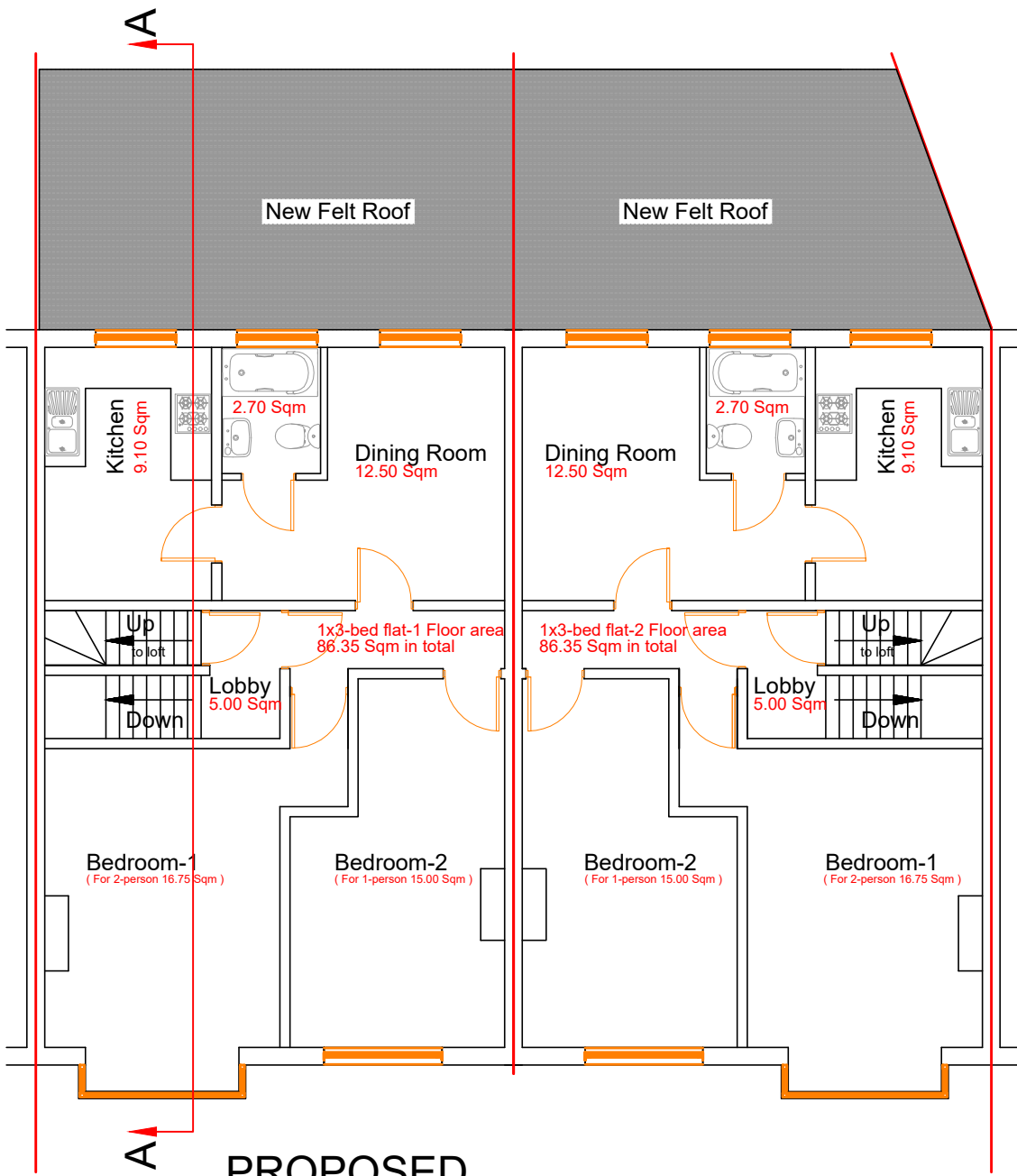


**PROPOSED
GROUND FLOOR PLAN**
SCALE:-1:100



**PROPOSED
FIRST FLOOR PLAN**
SCALE:-1:100

All work is to comply with local authority's Building regulations and work should not commence before the local authority's approval and is to be built within the owner's boundary. The scope of works is not for full working package, which will require the builder to site check and be responsible for all working details ect. to be approved by the building inspector. Any deviations in specification on the drawings are to be approved by the building inspector.

The client must give notice to the adjoining owner under the party wall act 1996. This notice must be served two months prior to any work commencing on the party wall or excavation within 3 meter of any adjacent structures.

NOTICE:-
All dimensions must be checked on site and do not scale from this drawing and all work is to be carried out in accordance with the drawing stamped and approved by the local authority.

All structure timber is to be stress graded C24 & stamped unless noted otherwise.

Any structural elements taking extra loading are to be checked for suitability before the commencement of the work.

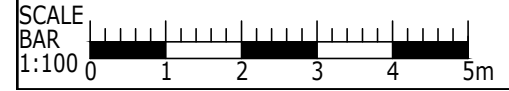
WINDOWS AND DOORS:-
New External glazed door to comply with approved document part L1 and part N. Glazing to door to have sealed double glazed units, with kite marks all visible timber/plastic frames to achieve a 'U' value of 1.8w/k3. Caradon catnic ltd. type CN1 4C lintel to be installed above openings to front and rear elevations with a minimum of 150mm end bearings. Proprietary weepholes @ 900mm centres. Alternative proprietary products may be used provided the same performance specification is achieved.

CRITICAL AREA:-
Doors: 150mm from finish floor level.
windows: 800mm from finish floor level and 300mm from doors.

GLAZING: In critical locations safety glass is to be BS 6206.

FOUNDATION:
Foundation to be a minimum of 1200mm deep and 600mm wide strip foundation 1:3:6 concrete.
The depth of the foundation should be considered with the local authority's approval. Any made up or soft spot soil is to be removed. When the foundation trenches are excavated if found any drains passes through, concreting to the foundations need to stop either side of the drains and RC lintels are to be built in over the span. Cement for foundation and any thing below DPC need to be sulphur resistant.

GROUND FLOOR:
Floor of 50mm sand cement screed on 100mm concrete slabs 1:2:4 mix. on 1200 gauge D.P.M on 50mmsand blinding on 150mm hardcore. D.P.M to be open into new D.P.C of existing wall. 100mm soil pipes to be laid in floor to new air bricks incorporated in new external wall and connected to existing to give a free flow of ventilation to the existing suspended timber floor.



Client:-Mr& Mrs. Menan	Drawing no:-12B	Revision-H	Checked by:S.E
Title-Removal of existing first floor projection, rear dormer extensions in rear roof slope and together with the conversion of the first floor from offices to 2 no. three bedroom flats including loft space and construction of single storey extension to rear of No. 14 for formation of ground floor shop and storage room and elevational alterations to front (removal of cash point and formation of separate access to first floor).	Drawn by:- S.E 01/22	Scale:-1:100	Org.size-A3