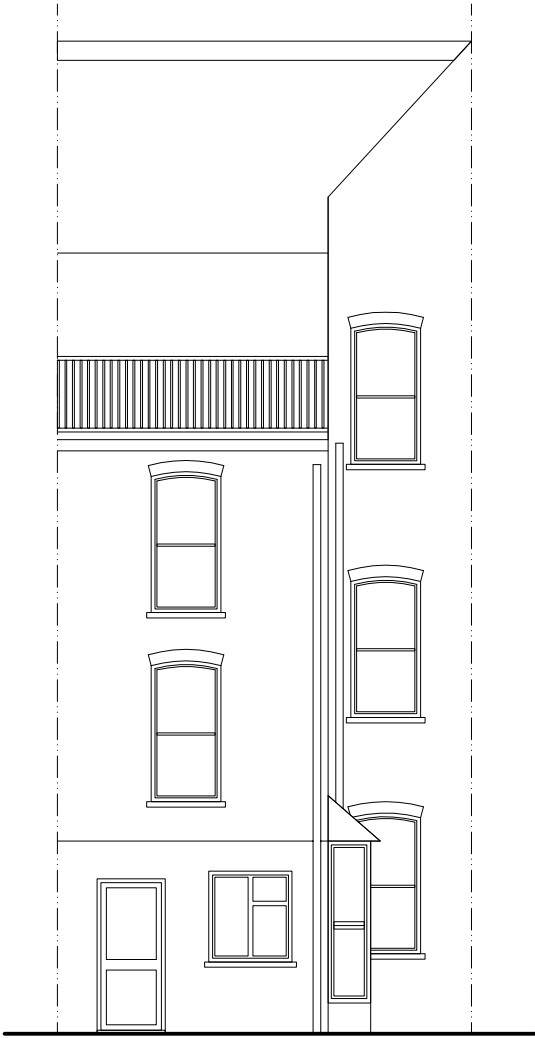


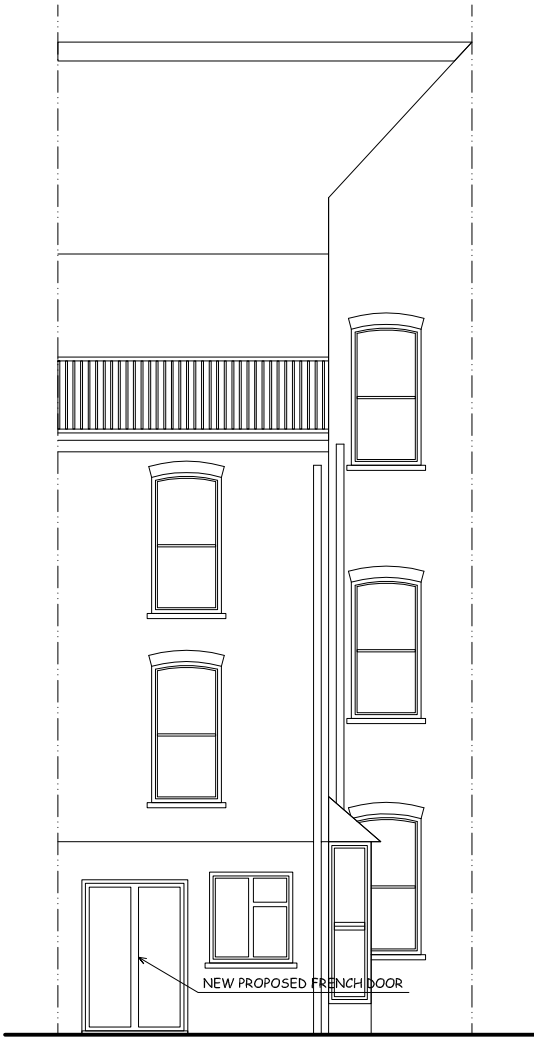
EXISTING FRONT ELEVATION



EXISTING BACK ELEVATION



PROPOSED BACK ELEVATION



NOTE:
THIS DRAWING IS TO READ IN CONJUNCTION WITH ALL
OTHER ARCHITECTS DRAWINGS AND ALL STRUCTURAL
ENGINEERS DRAWINGS DETAILS AND CALCULATIONS.
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL
DIMENSIONS PRIOR TO FABRICATION OR CONSTRUCTION,
ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.

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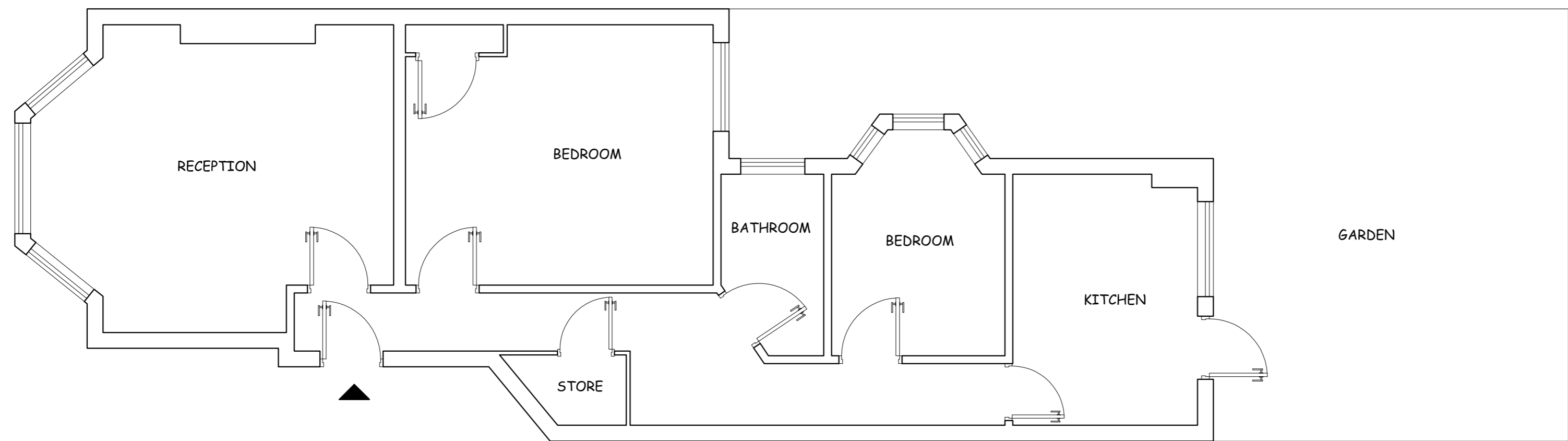
PROJECT:
Alternations of Flat

ADDRESS:
9 Dynham Road
London
NW6 2NS

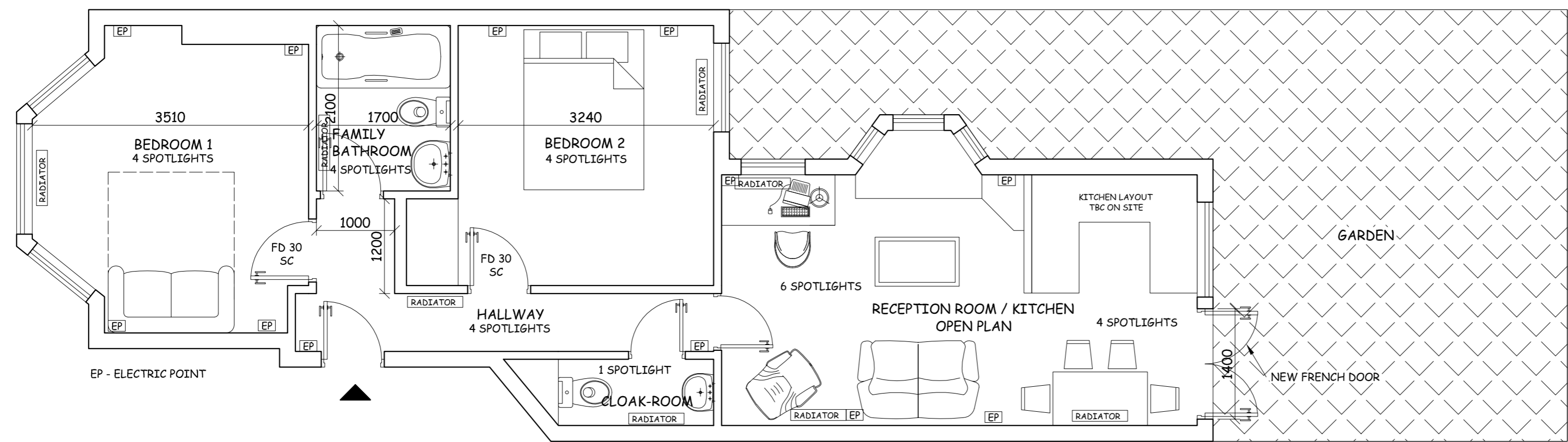
CLIENT:
SARAH E JONES

REVISION			
DRAWING TITLE:	EXISTING & PROPOSED ELEVATIONS		
PHASE:	ARCHITECTURE		
DRAWN:	PAVOL MORIHLADKO		
SCALE:	1:100 @A3		
DATE:	NOV 2007		
PM0714-02	PA	A	02
PROJECT	PHASE	PART	DRW No

EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



NOTE:
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GENERAL NOTES

These notes have been prepared for submission to the local authority for the purposes of planning and building regulations approval. All site particulars, dimensions and level sizes of existing structure and position and depth existing drainage are to be checked with the drawing any discrepancies to be reported before work commences. Notice under the Party Wall act, 1996, must be served on the owner of the adjoining premises two month before commencement of work. All materials and products to be laid / installed in accordance with the manufacturer's recommendations and British Standards. Do not scale from this drawing, use figured dimensions. Setting out : Allow 90 mm between boundary and face of external wall to ensure that no part of the extension is built over the boundary.

SUPPORTS & BEAMS

Beams : Provide new steel beams and bearings in accordance with Structural Engineers details.
Lintels : Prestressed lintels to be used over internal openings in brick/block walls installed in accordance with manufacturers recommendations. Lintels in external walls to be insulated pressed steel, Catnic or similar.
All lintels to have minimum bearing of 150 mm.
Steel beams to be encase in two layers of 12.5 mm plasterboard to provide 1/2 hour fire resistance.

DOORS

All new doors (except bathrooms) to be Crosby Wordsworth fire shield doors, hung on rising butt hinges, in an appropriate frame.
All existing doors (except bathrooms) to be hung on rising butt hinges. Any glazing in any/all doors must be upgraded to 6 mm GWPP glass.

OPENINGS

Windows and external doors to be double glazed UPVC to achieve U value of 1.8 W/m² K.
All glazing between FFL and 800 mm above FFL for internal walls and partitions and between FFL and 1500 mm above FFL for doors, and side panels should be toughened safety glass in accordance with BS 6206.

ELECTRICAL

All electrical works are required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the works by a person competent to do so.
Energy efficient lighting is to be provided in accordance with Approved Document LB. 1 in 4 light fittings is to be energy efficient or 1 per 25 m² of the completed dwelling whichever is the greater.

DRAINAGE

Drains shall be 100 dia uPVC pipes (Terrain) & fittings, surrounded in pea-shingle to BS8301 laid to fall 1:40 in straight lines or as may be accepted by the District Surveyor. Where drains pass under walls, protect drains with precast concrete lintels with 2 No Y10 bars at the bottom of lintels.
Waste pipe to new sink/WHB/Shower to be 40 mm dia PVC to BS 6465 part 1, instalas to BS5572. Provide 75 mm deep traps to each waste. All above ground drainage to comply with BS5572.
All new rain water piping shall 100 mm half round & down pipes shall be 75 mm dia, instaled to manufactures instructions and drained to existing rain water system.
New manholes where required shall be constructed of engineering brickwork with steel covar. For internal manholes provide double seal steel cover.

VENTILATION

Rapid and trickle : Provide 5% of the area of the floor for entilation purposes to all new rooms. Provide backround ventilation of 8000 mm sq to all habitable rooms except bathrooms and kitchens which can be 4000 mm sq.
Mechanical ventilation : Kitchens to be fitted with mechanical ventilation extracting at a rate of 60 litres per second if incorporated in a cooker hood ducted to the outside air. Bathrooms and shower rooms to be fitted with mechanical ventilation extracting at a rate 15 litres per second dusted to outside air. WC to be fitted with mechanical ventilation extracting at a rate 6 litres per second dusted to outside air
Provide 15 minute overrun to fan in enclosed WC. Provide 10 mm gap under doors into rooms having mechanical ventilation.

REVISION			
DRAWING TITLE:		EXISTING & PROPOSED PLANS	
PHASE:		BUILDING REGULATIONS	
DRAWN:		PAVOL MORIHLADKO	
SCALE:		1:50 @A2	
DATE:		SEPT 2007	
PM0714-01		PA	A 01
PROJECT		PHASE	PART DRW No