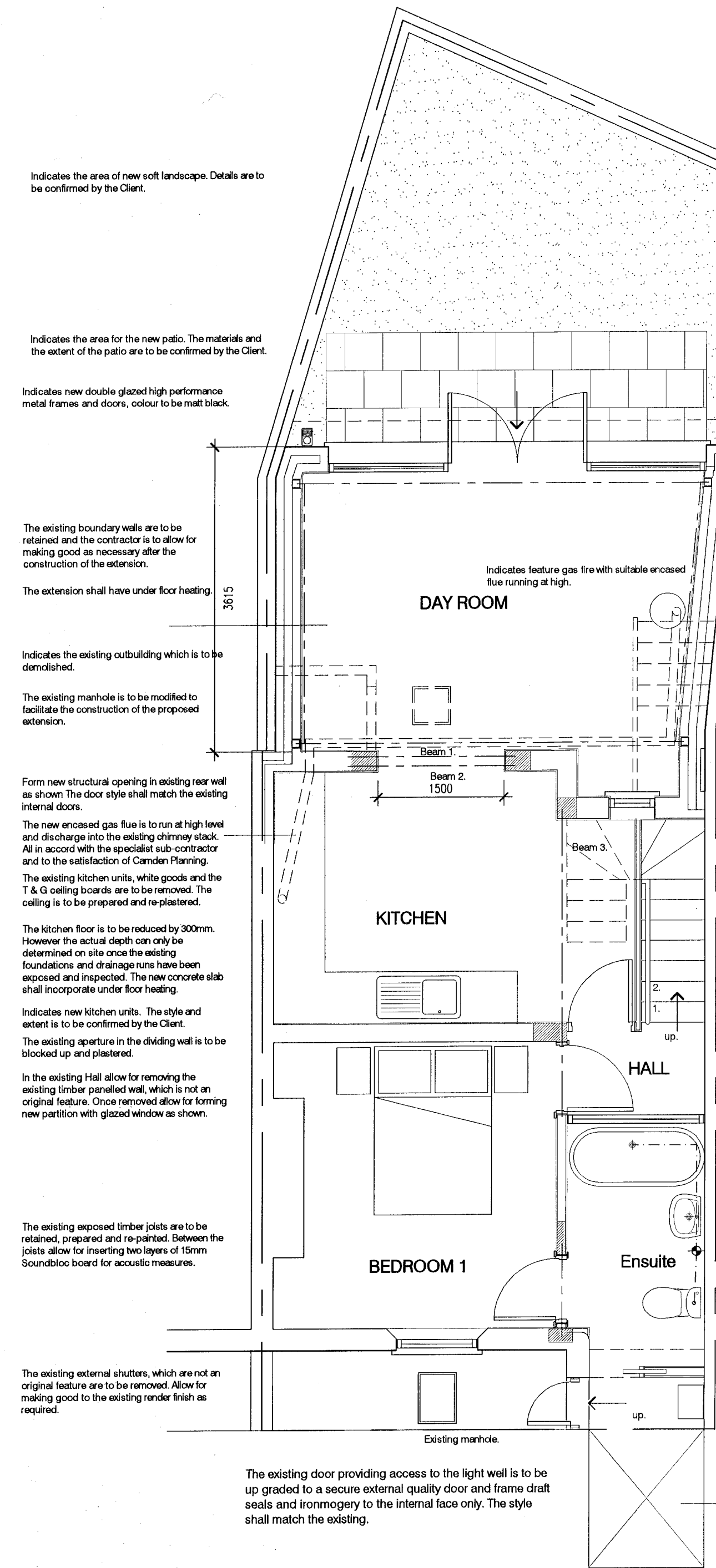




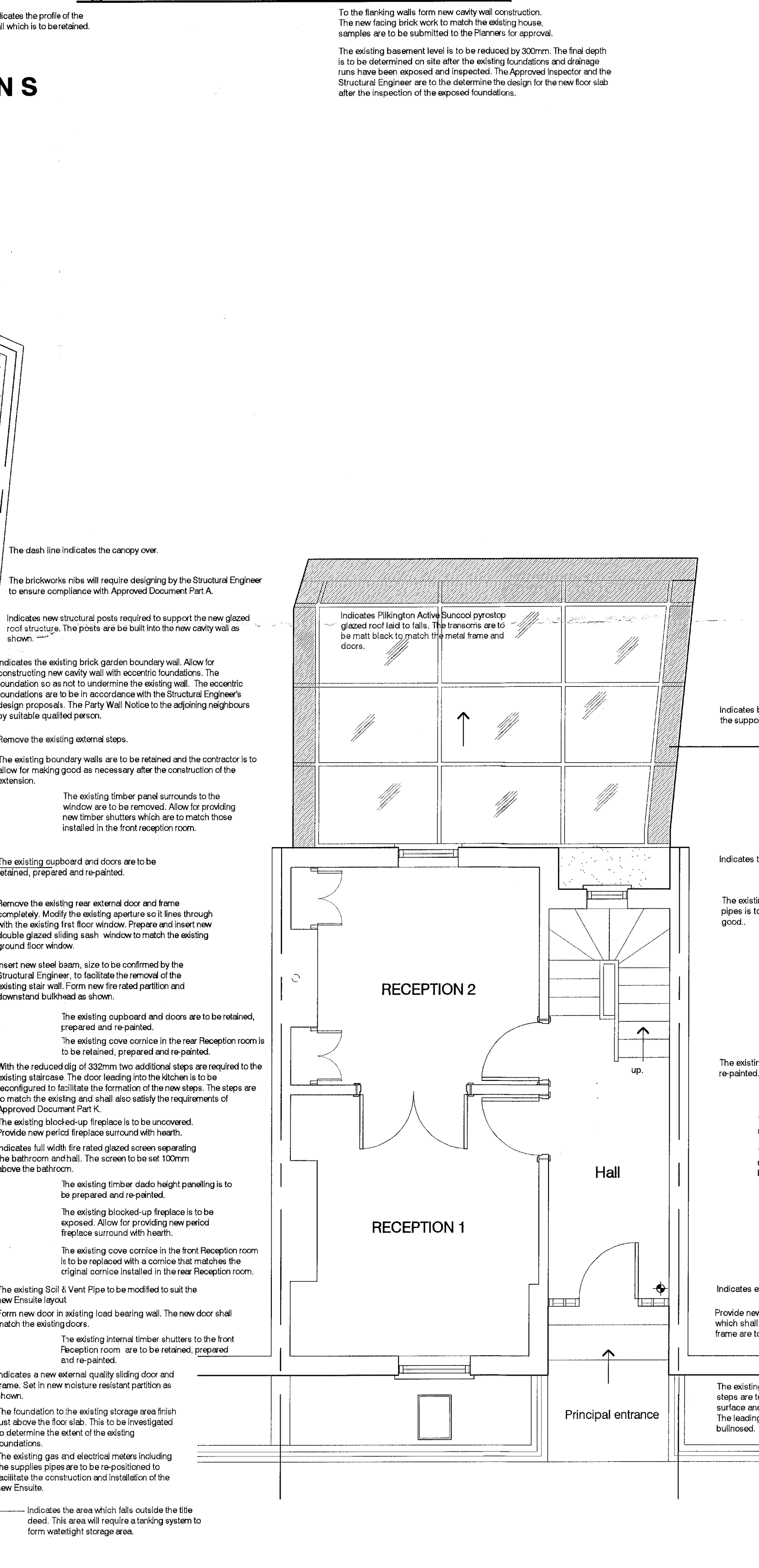
PROPOSED EXTERNAL ELEVATIONS

Scale 1:100



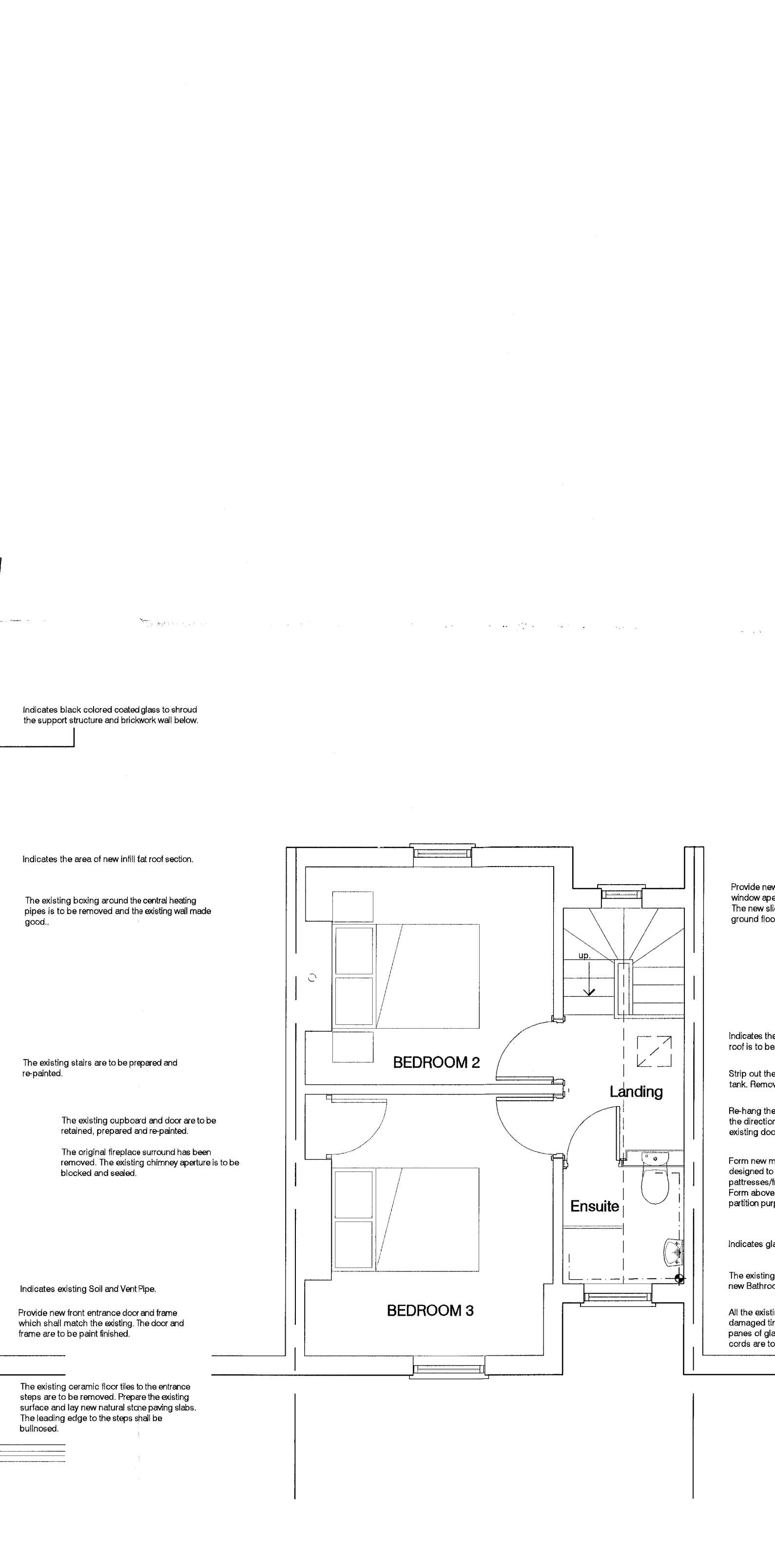
PROPOSED BASEMENT FLOOR

Scale 1:50



PROPOSED GROUND FLOOR

Scale 1:50



PROPOSED FIRST FLOOR

Scale 1:50

Notes

Contractor must verify all dimensions on site before commencing any work or shop drawings.

If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated.

Only figured dimensions to be taken from this drawing.

Do not scale off this drawing.

Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Revisions

Rev	Desc	Ch
A	Amended in accord with Clients comments.	18.07.2014
B	Amended in accord with Clients comments.	28.07.2014
C	Amended in accord with Clients comments.	29.07.2014
D	Amended in accord with Clients requirements.	26.08.2014
E	Amended in accord with Clients requirements.	28.08.2014
F	Kitchen aperture amended.	01.09.2014
G	Canopy over extension doors added at clients request.	22.09.2014
H	Canopy extend to fully width of the extension at the Clients request.	26.09.2014
I	Gas fire & flue added to the plans as requested by the Clients.	07.10.2014
J	Gas fire repositioned as requested by the client.	08.10.2014

1 - Plumbing

Allow for stripping out the existing sanitary fittings, tiled walls to the bathroom, pipework, radiators and boiler.

Provide and install new radiators of style in-keeping with the character of the original house. The new boiler is have sufficient capacity to provide hot water and heating.

The position is to be agreed.

2 - Electric

The existing electrical installation is to be stripped out completely. The property is to be re-wired. Allow for providing new sockets, light fittings, and all other associated electrical requirements. The location for the power points and lights are to be the agreed with the Client.

3 - Roof

The existing roof coverings are to be stripped completely. Prepare the existing roof structure to receive new roofing felt, fanned battens, all associated lead flashing and new roof tiles. The new roof tiles shall match the existing and a sample is to be submitted to the Planners for approval.

4 - The existing basement walls are to be checked for damp and allow for undertaken all necessary remedial works.

To the area immediately outside/below the existing entrance steps and under the street pavement, allow for providing a new water tanking system to the floor, walls and ceiling ensure the storage area is water tight.

5 - The existing internal skirtings, door frames and architraves are to be prepared and re-painted.

6 - Allow for refurbishing of the existing chimney stacks and chimney pots. The existing chimney breast are to be swept.

Provide new sliding sash window to the existing first floor window aperture which had been previously blocked-up. The new sliding sash window shall match the existing ground floor window.

Indicates the existing glazed access hatch set within the roof is to be replaced with new heritage roof window.

Strip out the existing landing cupboards and cylinder tank. Remove all waste from site.

Re-hang the existing bathroom door to open outwards in the direction shown. Allow for making good to the existing door frame. Prepare and re-paint.

Form new metal stud partition wall which shall be designed to house the toilet cistern. Provide suitable pathresses/framing to support a free standing toilet. Form above the toilet and set into the void of the partition purpose built vanity cupboard.

Indicates glass shower screen.

The existing Soil & Vent pipe shall be modified to suit new Bathroom layout.

The original fireplace surround has been removed. The existing chimney aperture is to be bricked and sealed.

Indicates the area of new infill flat roof section.

The existing boxing around the central heating pipes is to be removed and the existing wall made good.

The existing stairs are to be prepared and re-painted.

The existing cupboard and door are to be retained, prepared and re-painted.

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Proposed Works

Scale:	Drawn by:
1:50 & 1:100	sjn
Date:	Checked by:
5th May 2014	
Drawing No:	Revision No:
05	J