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**CONSTRUCTION NOTES:**

**Structural Steelwork:**

Grade S275 cleaned and primed with 2 coats of zinc phosphate primer prior to erection. Bolts to be black bolts grade 8.8 to BS 4190. Fabrication and erection in accordance with the National Structural Steelwork Specification for Building Construction (4th Edition).

Padstones to be cast in 1:1½:3 concrete or cut from pre-cast concrete lintels.

**Internal Partitions:**

Min.15mm plaster lath board and skim both sides of softwood studs. All partitions to be fitted with rigid mineral wool insulation min. density 10Kg/m³ between studs min. 25mm thick.

**Plumbing:**

Single stack plumbing to BS 5572. Branch discharge pipes to be fitted with deepseal or bottle traps to BS 3942 except where indicated. All wastes and traps to be PVC or polypropylene to BS 3380 installed in accordance with BS 5572.

(Extension to) central heating system to be designed and installed in accordance with BS 5449 by a CORGI registered installer.

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 Mr and Mrs Alexander

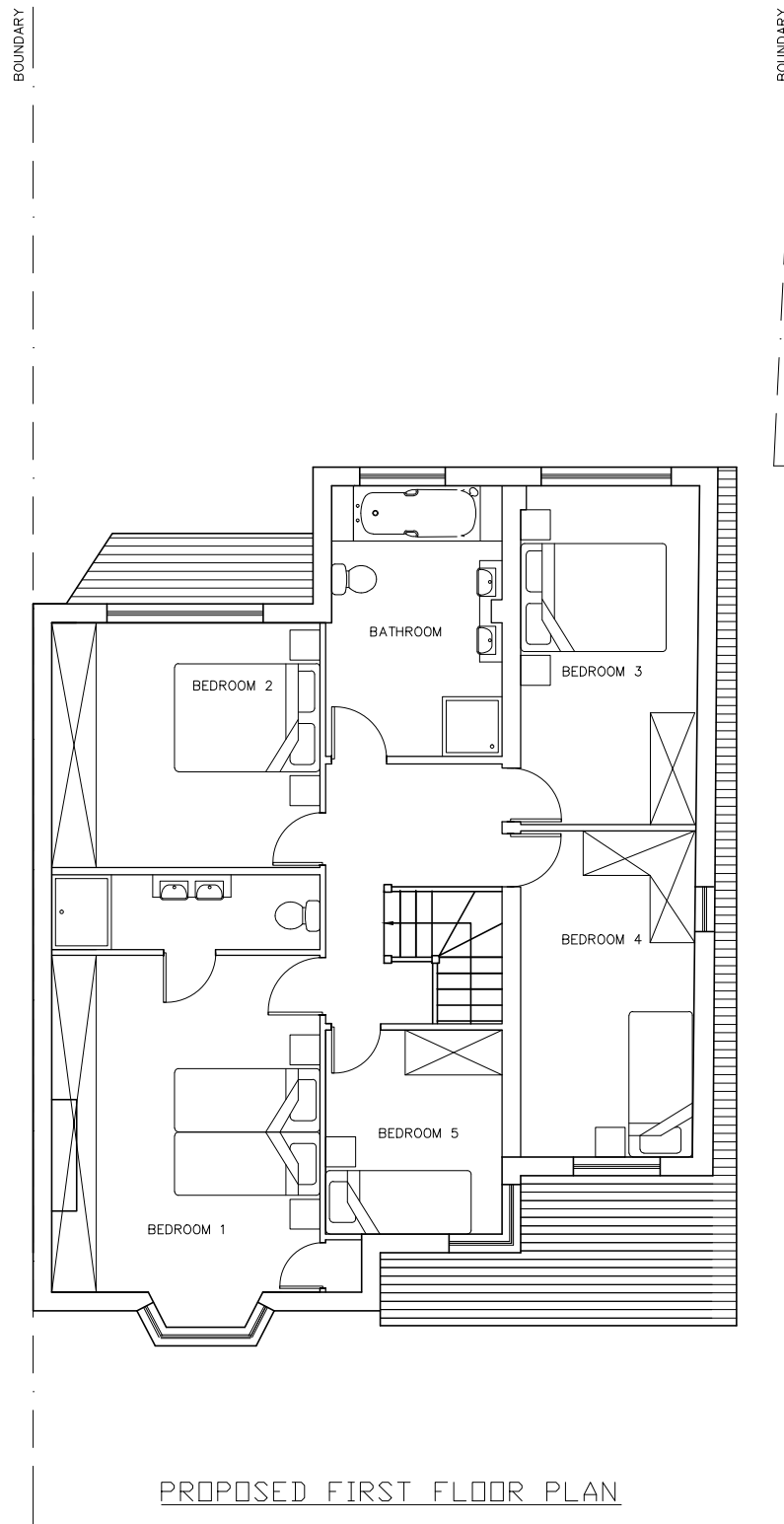
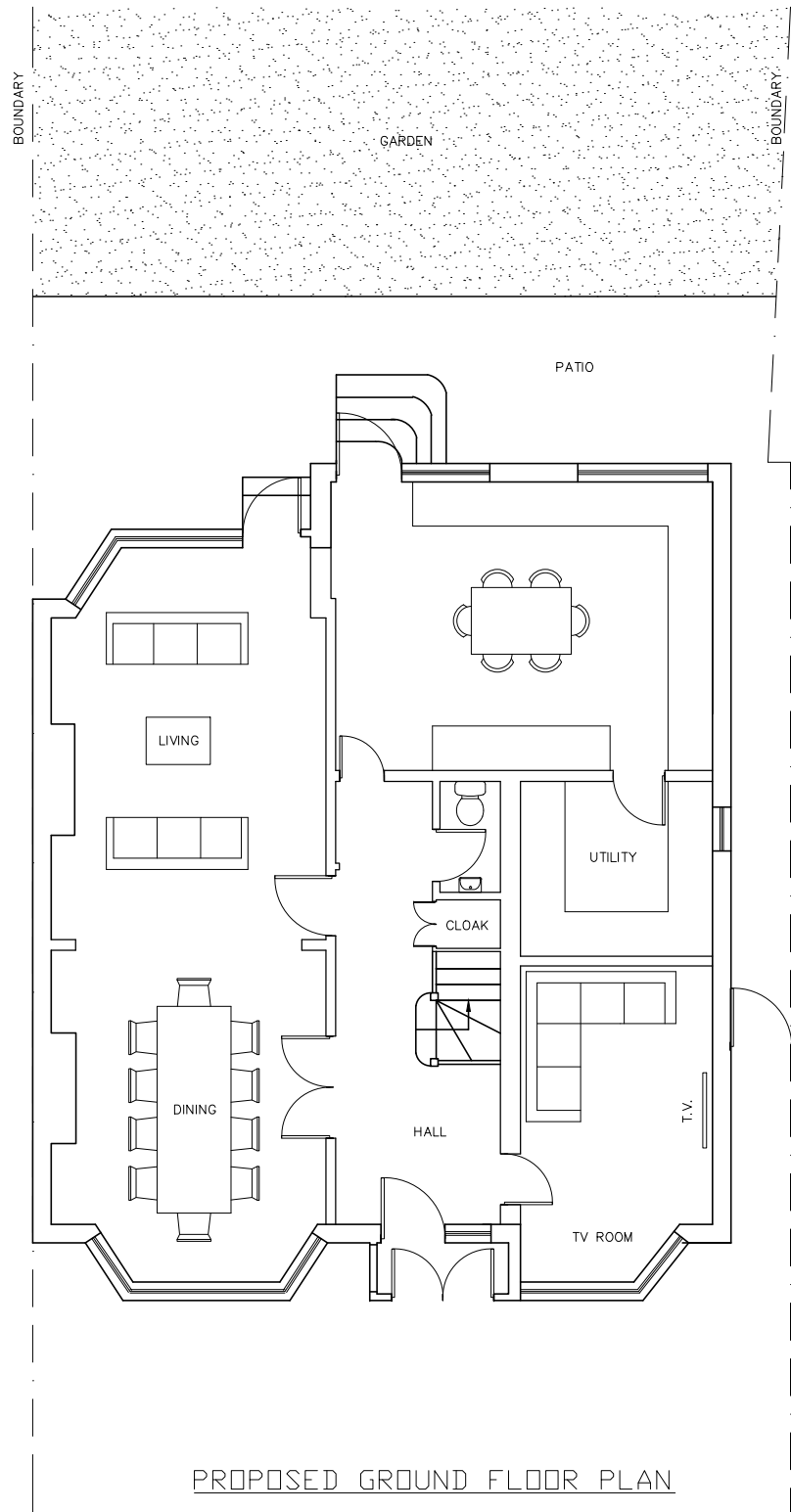
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**Drawing Title:**  
 EXISTING PLANS

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**Date:**  
 APR 14'

<b>Drawing No.:</b> BR-1205-001	<b>Revision:</b>
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**CONSTRUCTION NOTES:**

Plumbing continued:

Pipes to be insulated with 27mm flexible polyurethane insulation where subject to freezing.

Rainwater goods to be PVC to BS 4576: Part1 installed in accordance with manufacturer's instructions.

Electrical Installation:

To be in accordance with the Institute of Electrical Engineers Wiring Regulations (16th Edition). Seek final confirmation of required position of fittings before commencing first fixing.

Switches and socket outlets for lighting and other equipment to be provided at appropriate heights between 450mm and 1200mm above finished floor level.

All electrical work required to meet Part P, (electrical safety) standard is to be designed, installed, inspected and tested by a 'competant person'. And an appropriate BS7671 electrical installation certificate is to be issued on completion of the work.

Fit mains-operated smoke/heat detectors to BS 5839: Part 1 interconnected and wired to separate fused circuit at distribution board.

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 PROPOSED PLANS

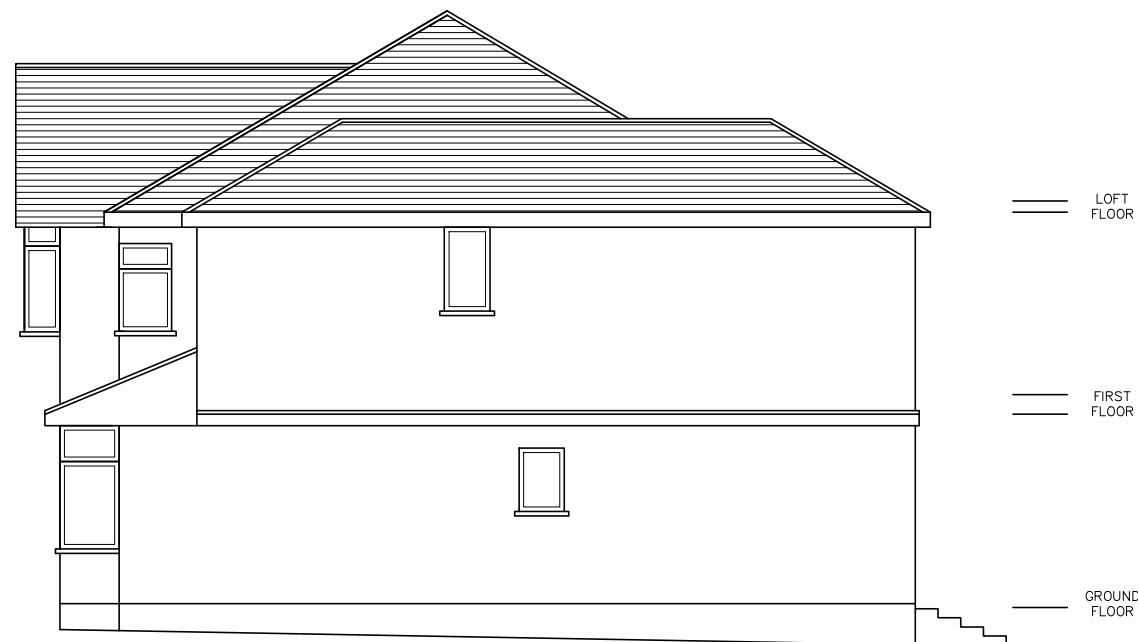
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**Drawing No.:** BR-1205-002 **Revision:**



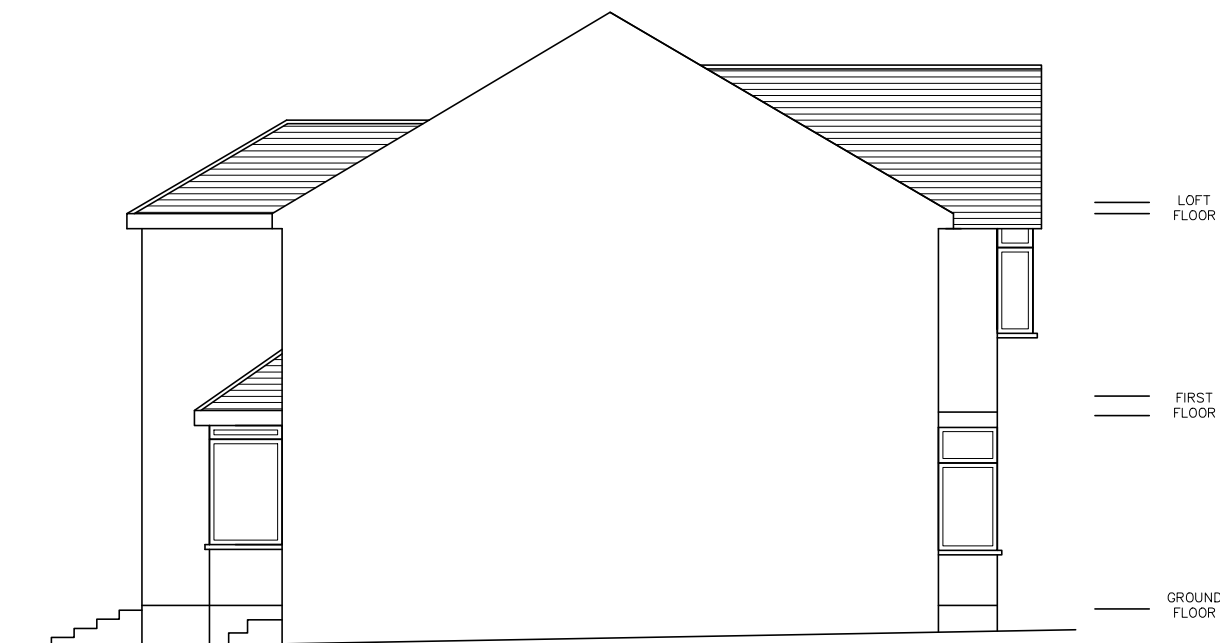
REAR ELEVATION



SIDE ELEVATION  
View from No. 4



FRONT ELEVATION



SIDE ELEVATION  
View from No. 8

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**CONSTRUCTION NOTES:**

Electrical Installation continued:

Fire alarm and detection system to be installed to be Grade D, category LD3, to BS 5839: Part 6.

Finishes:

Plastering to consist of 11mm 'Carlite Browning' or similar pre-mixed gypsum bound lightweight aggregate undercoat plaster to BS 1191: Part 2 scratched to provide Key and finished with 2mm 'Carlite Finish' or similar type b final coat plaster.

Ceilings and stud partitions to be lined with 12.7mm Gyproc Wallboard or Fireline board as indicated, square edged, with taped joints and skimmed with 2mm Thistle Board Finish plaster or similar to BS 1191: Part type b2.

Ceramic wall tiles to comply with BS 6431 and to approved samples set in Bal waterproof adhesive in accordance with BS 5385: Part 1 with 3mm joint between tiles pointed in white cement grout and with rounded edges on all arrises.

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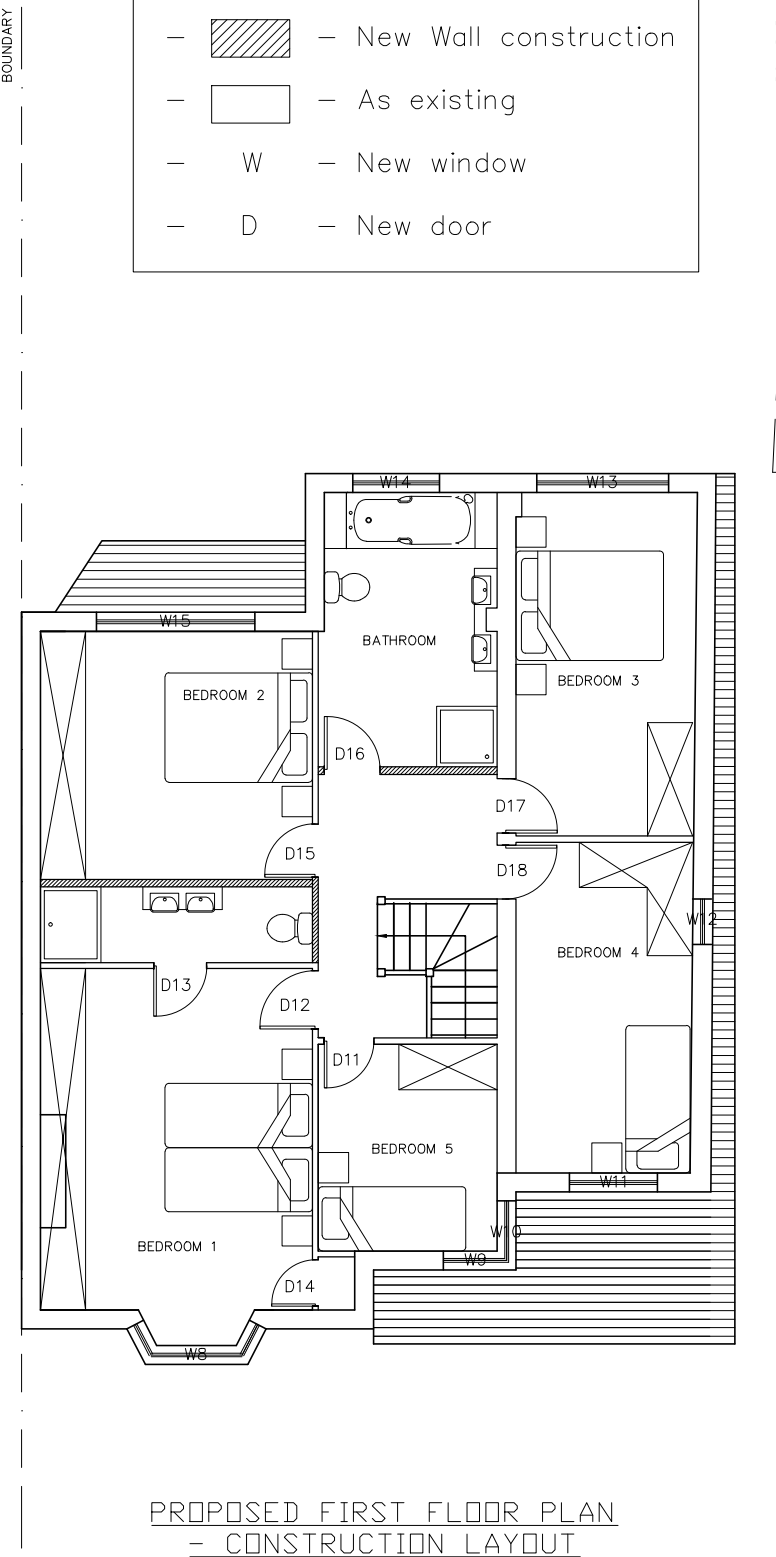
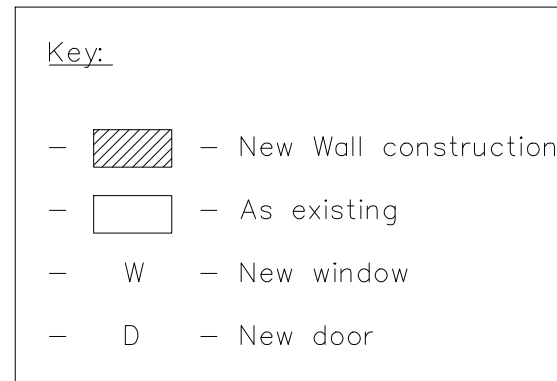
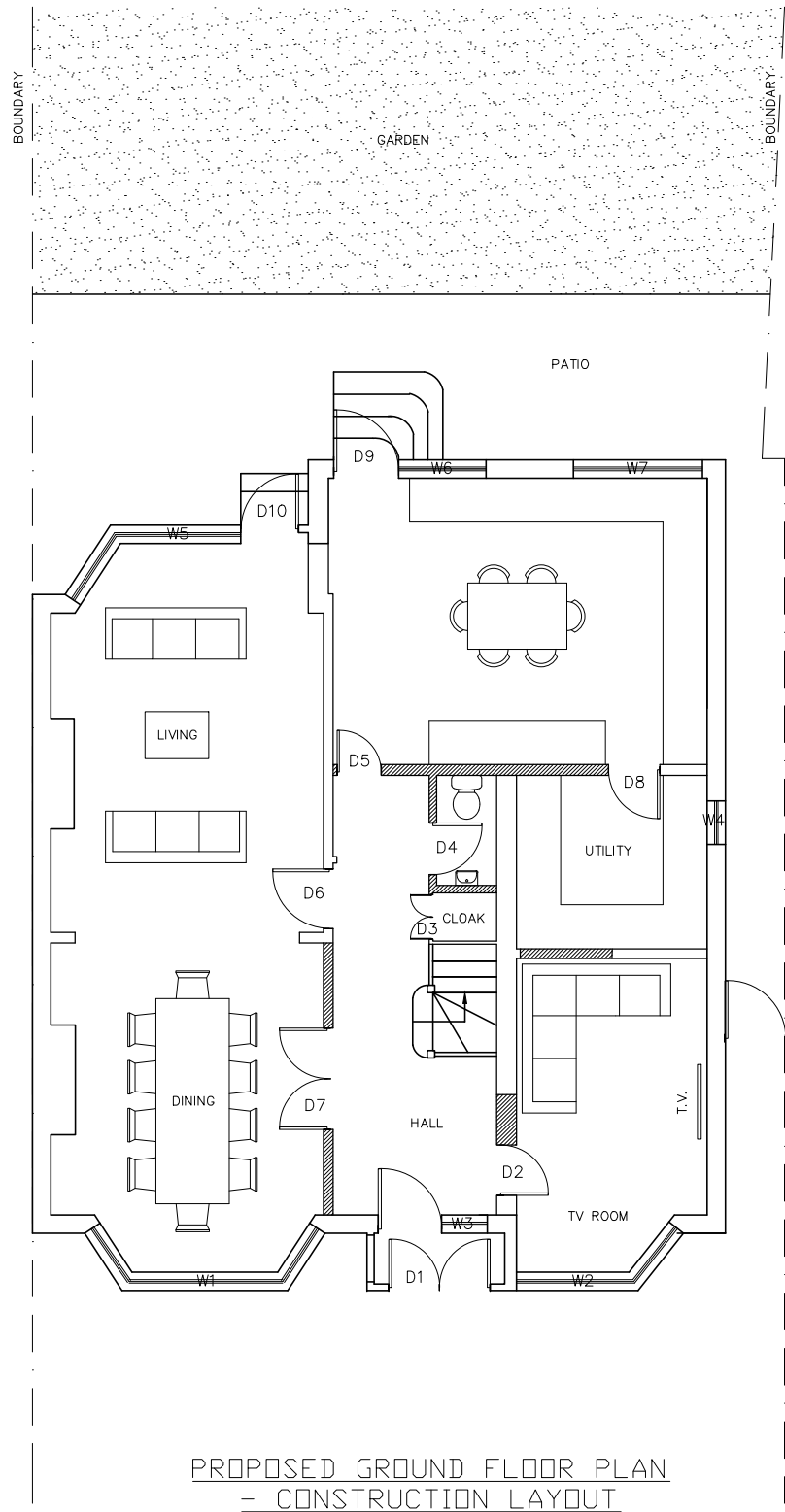
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 ELEVATIONS

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**CONSTRUCTION NOTES:**

**Glazing:**  
 Double glazed units to be sealed with Low-E glass with minimum 16mm air space in accordance with BS 5713 to achieve maximum U-value 1.8 W/m<sup>2</sup>K and to be weather-tight to BS 6375: Part 1 - severe category.

Safety glazing to be provided in accordance with BS 6206 to meet the requirements of BS 6262 - in any door below 1500mm and to any window within 300mm of a door.

**Drainage:**  
 Underground drain pipes and fittings to be 'Osmadrain' or similar approved PVC-U to BS4660 fitted with ring-seal connectors. Bedded and surrounded in pea shingle in accordance with BS 5955: Part 6 with polypropylene universal inspection chambers fitted with grade 'C' cast iron covers and frames to BS 497.

Connection to existing brick manhole to be neatly formed, benching to be finished to a smooth surface at a slope of 1 in 6. Half-round vitrified clay channels for main chamber and three quarter round for branches.

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 CONSTRUCTION LAYOUT

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**Drawing No.:**  
 BR-1205-004 **Revision:**

**Notes:**

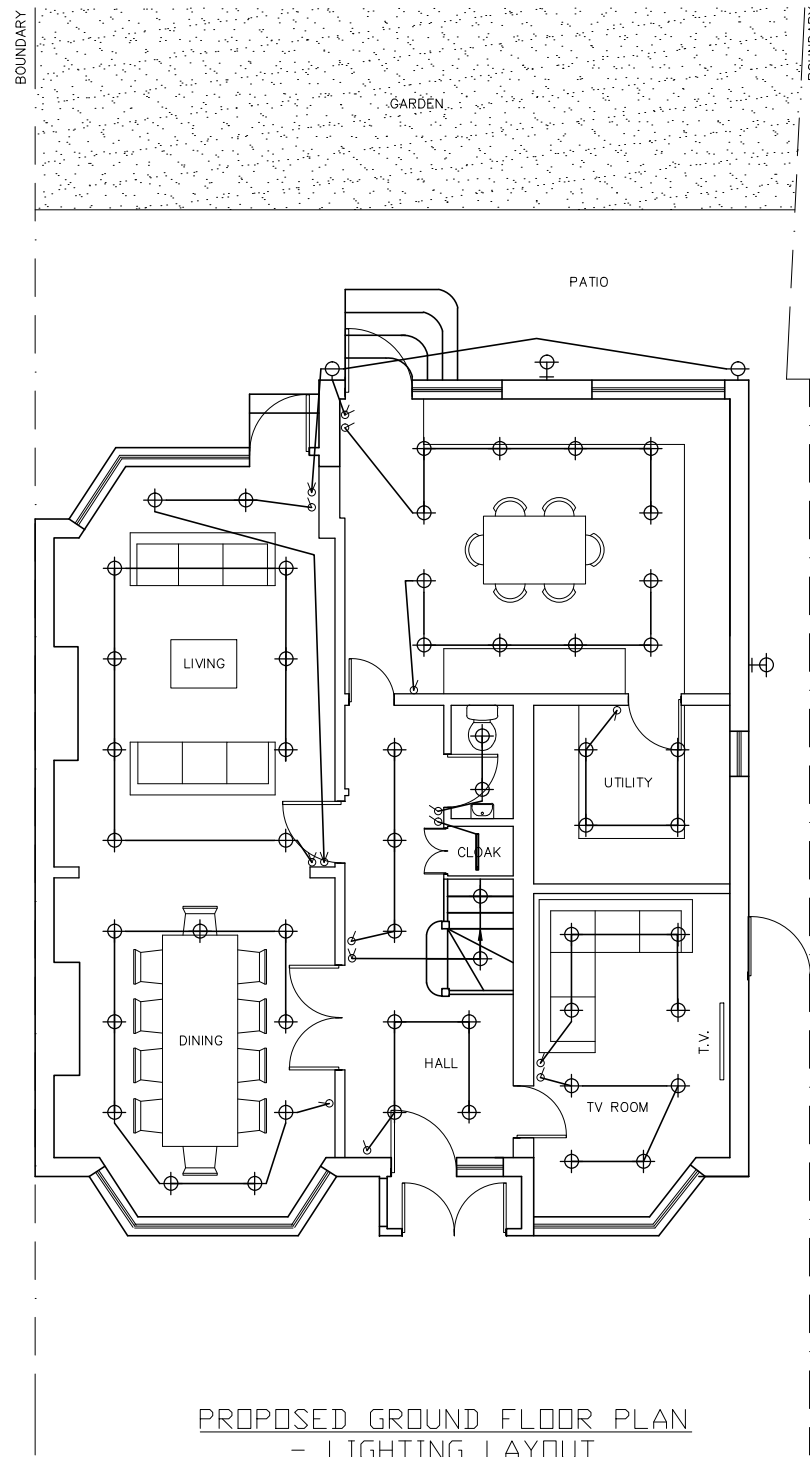
All electrical work to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected & tested in accordance with the requirements of BS7671, the IEE 16th Edition by competent person registered with an authorised electrical self certification scheme.

Carry out a full test of the electrical system upon completion. Ensure electrician provides completion and testing certificate to comply with NICE IC certification procedure under Part P of Building Regulations.

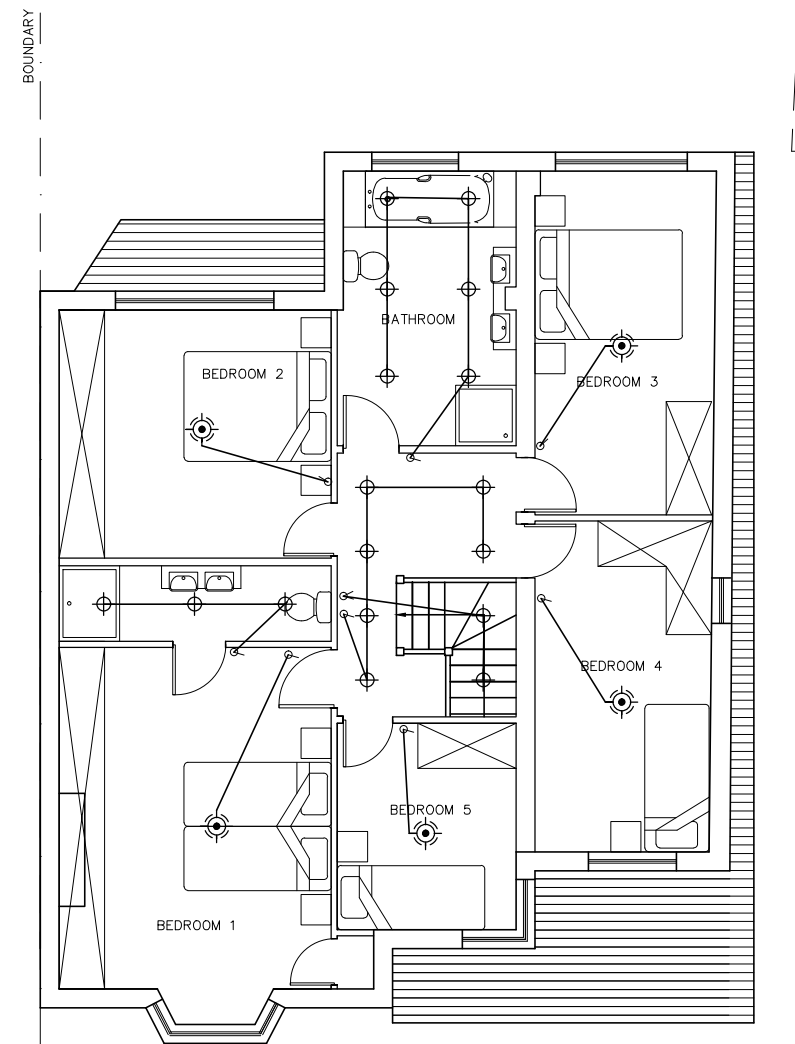
All spot light fittings are to be compatible with LEDs and regular spots throughout.

**Key to symbols:**

- |                     |                              |
|---------------------|------------------------------|
| ⊕ Spotlights        | ⊗ Regular switch             |
| ⊕ Floodlight        | ⊗ Two way gang switch        |
| ⊕ Pendant Light     | ⊗ Three way gang switch      |
| ⊕ Wall Light        | ⊗ Connected to shabbat clock |
| ⊕ Fluorescent Light | ▬ Niche/and lights           |
| ⊕ Dimmer switch     | — Strip lighting             |
| ⊗ LED               |                              |



PROPOSED GROUND FLOOR PLAN  
- LIGHTING LAYOUT



PROPOSED FIRST FLOOR PLAN  
- LIGHTING LAYOUT

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**CONSTRUCTION NOTES:**

Drainage continued:  
New brick manhole to be constructed in 215mm semi-engineering bricks laid in 1:3 mortar off 150mm thick 1:2:4 mix concrete base. Benching to be finished to a smooth surface at a slope of 1 in 6. Half-round vitrified clay main channels and three quarter round for branches. Fit grade 'C' cast iron cover and frame to BS 497.  
Bridge over with pre-cast reinforced concrete lintels where drains pass through walls.  
Surface water soakaways to be designed and constructed in accordance with BRE Digest 365.

Generally:  
All rubbish and debris resulting from the works is to be cleared away from the site and adjacent areas.  
Materials on site to be protected from frost and other inclement weather

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LIGHTING LAYOUT

**Scale:** 1:100      **Sheet Size:** A3

**Date:** APR 14'

**Drawing No.:** BR-1205-005      **Revision:**

**Notes:**

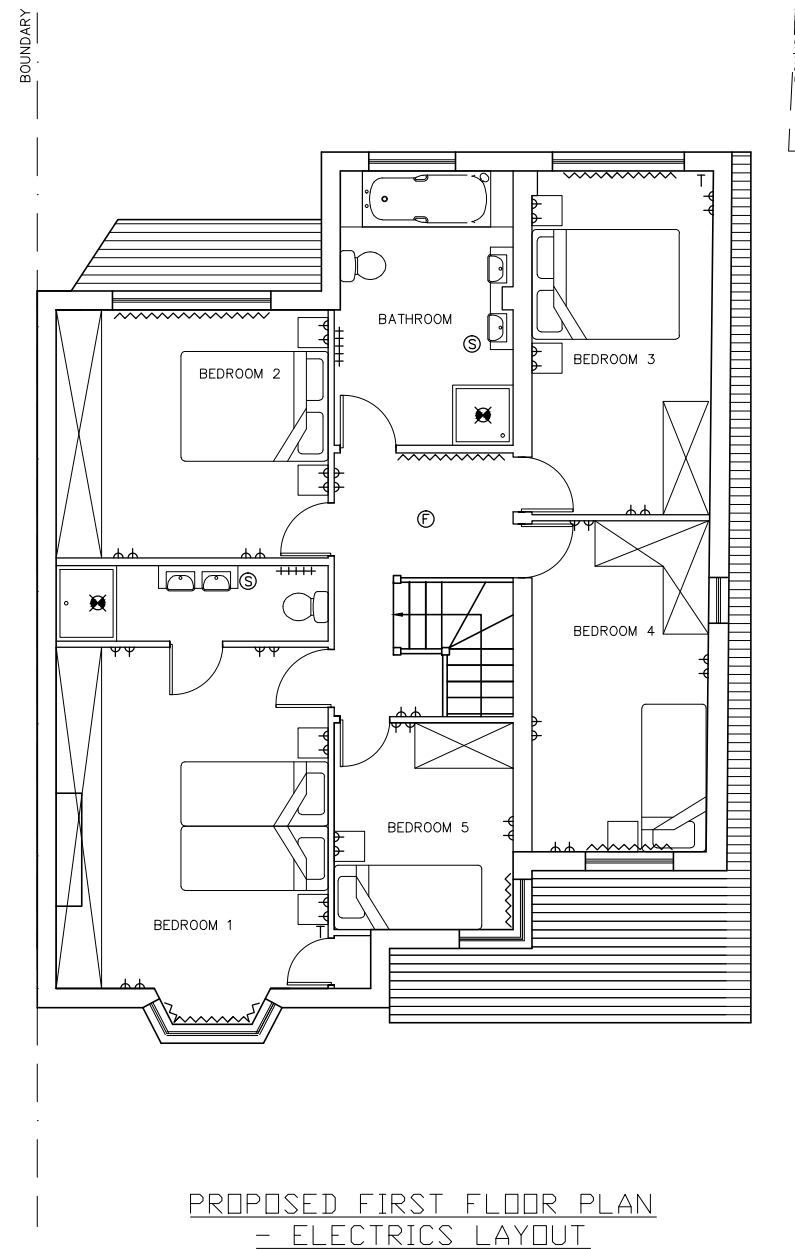
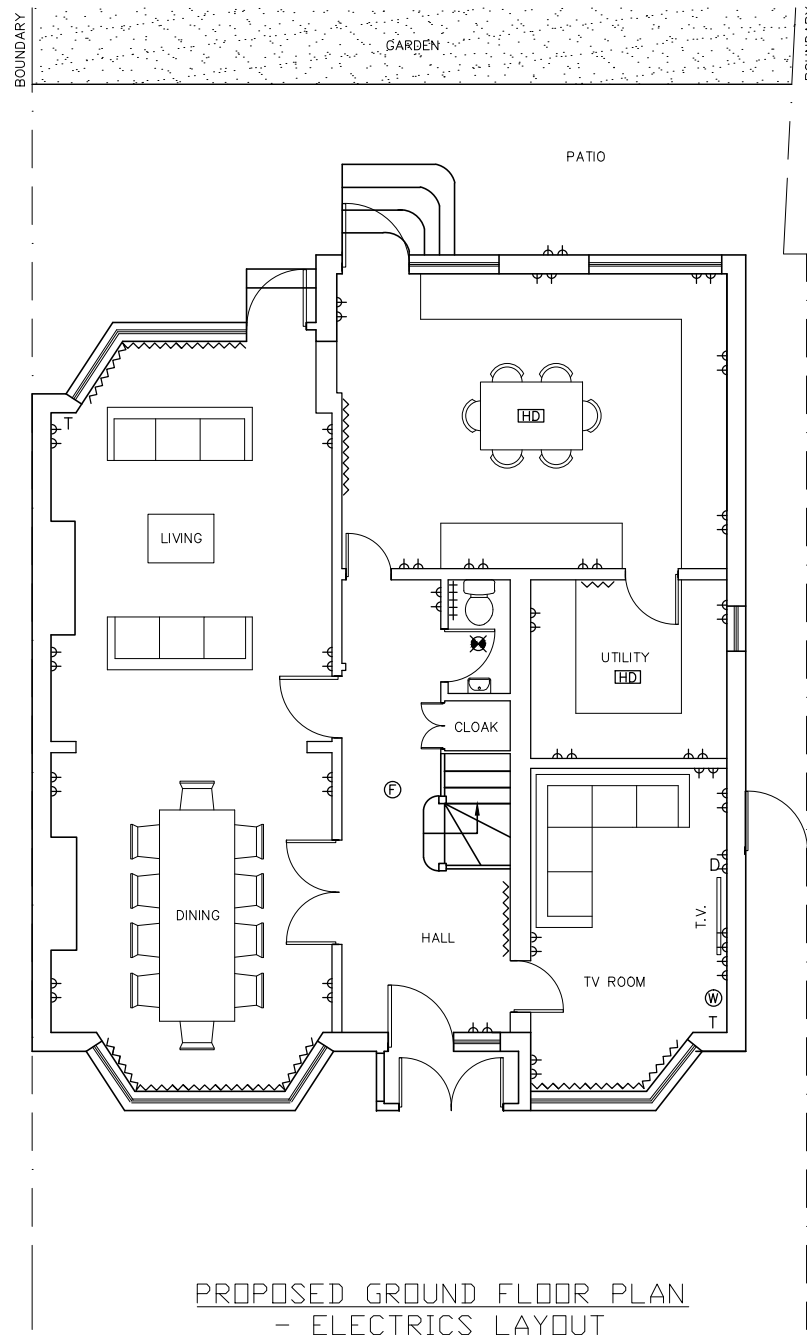
All electrical work required to meet Part P, (electrical safety) standard is to be designed, installed, inspected and tested by a 'competant person'. And an appropriate BS7671 electrical installation certificate is to be issued on completion of the work.

The electrical layout for the kitchen is to be decided at a later stage but it is to be included in the tender quote.

**Key to symbols:**

- |                    |                       |
|--------------------|-----------------------|
| Ⓢ Shaver point     | Ⓜ Aircondition Outlet |
| Ⓣ Fire alarm       | Ⓜ Intercom inc. Video |
| Ⓣ Telephone socket | Ⓜ Alarm               |
| Ⓧ Extract fan      | Ⓜ Heat Detector       |
| Ⓜ Double sockets   | Ⓜ Data T.V. Point     |
| Ⓜ Floor sockets    | Ⓜ Wireless WIFI       |

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 ELECTRICAL LAYOUT

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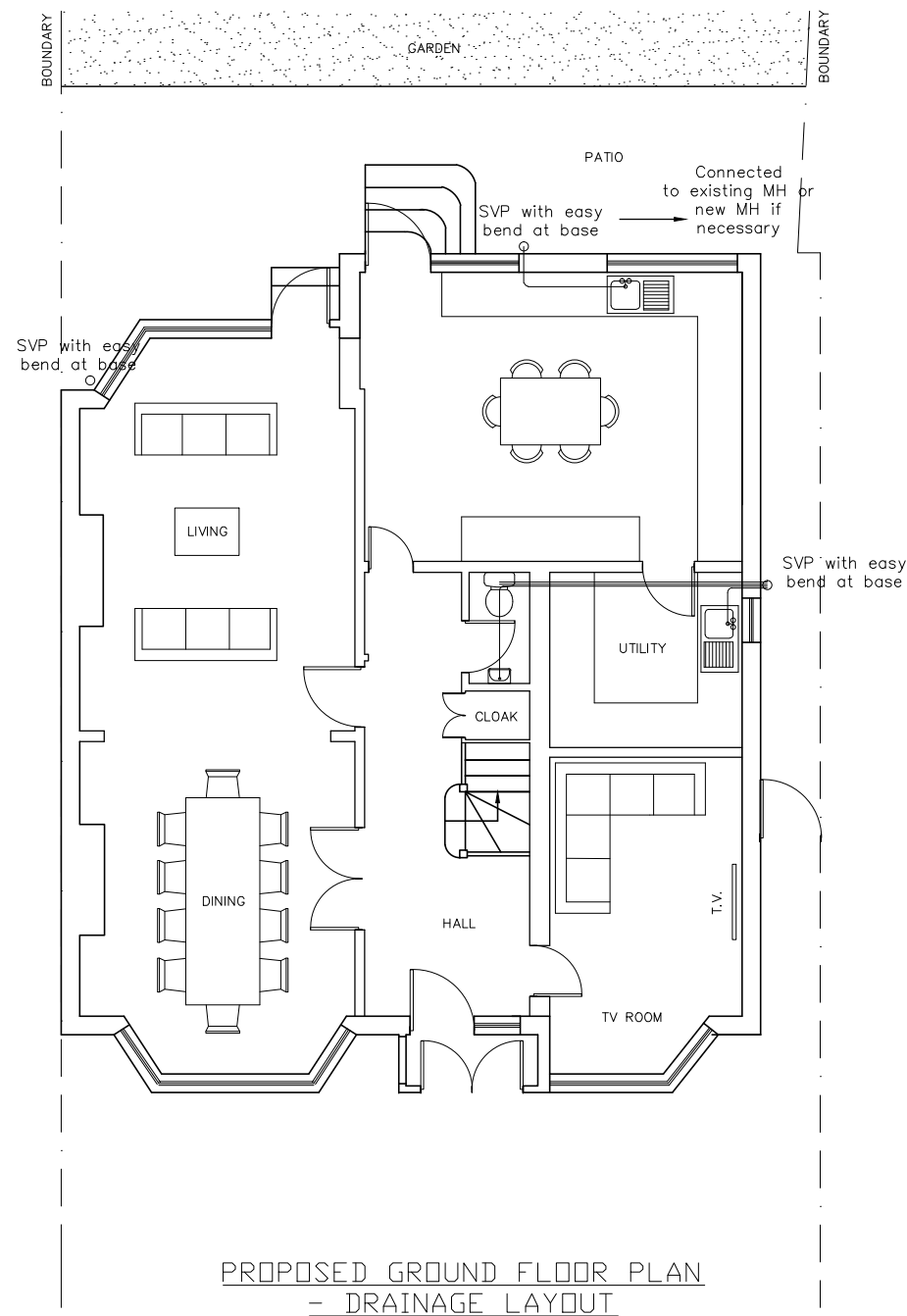
**Drawing No.:** BR-1205-006 **Revision:**

RAINWATER PIPES TO STAY AS THEY ARE UNLESS UPGRADING IS NECESSARY (to be advised by the builder). Rain Water from roof to be connected to existing Surface Water Drain. Existing Surface Water drain to be exposed and new roof to be connected via rainwater gully. Waste water pipe below ground to be 100mm Dia. Hepsleeve. Rainwater down pipe to be 100mm diameter. If needed new drain at side of house to be connected to existing I.C. If needed new I.C. (approx 1.0m deep).

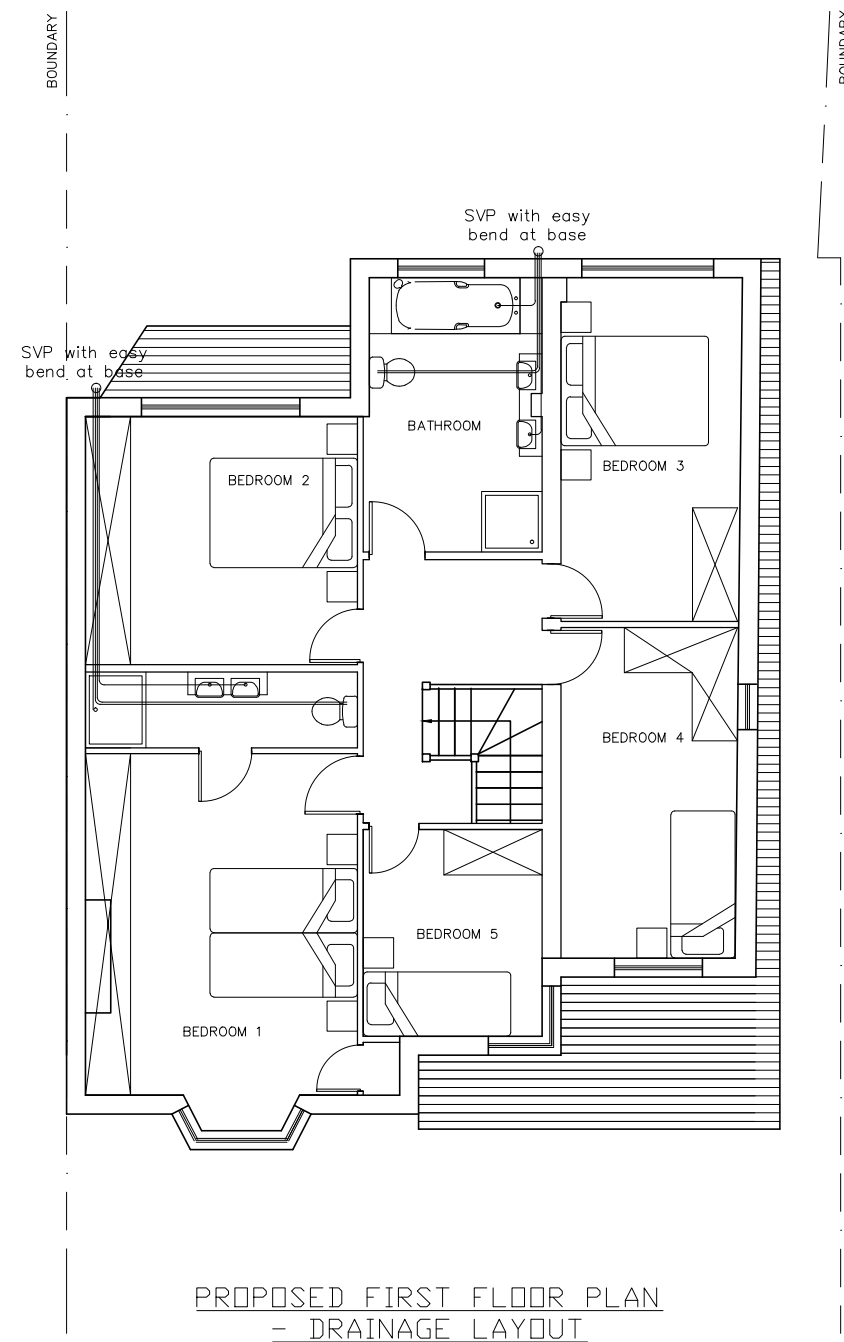
Drainage layout for the kitchen, utility and bathrooms is to be decided at a later stage, as the final layouts have yet to be decided.

THE DRAINAGE LAYOUT IS A GUIDELINE/ INDICATIVE ONLY AND MAY BE SUBJECT TO CHANGE BASED ON THE STRUCTURE, THE PLUMBER AND BUILDERS RECOMMENDATION.

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PROPOSED GROUND FLOOR PLAN  
 - DRAINAGE LAYOUT



PROPOSED FIRST FLOOR PLAN  
 - DRAINAGE LAYOUT

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 DRAINAGE LAYOUT

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