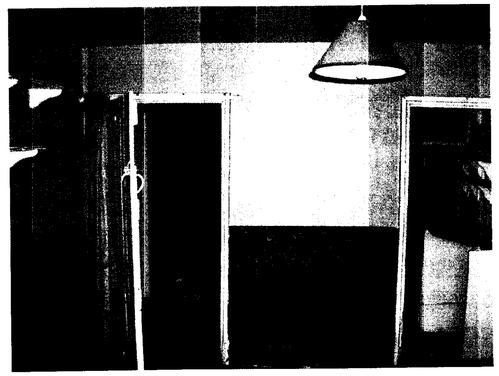
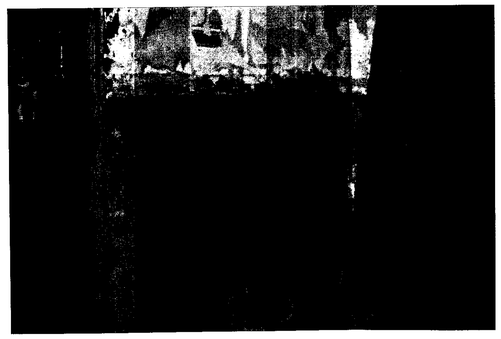
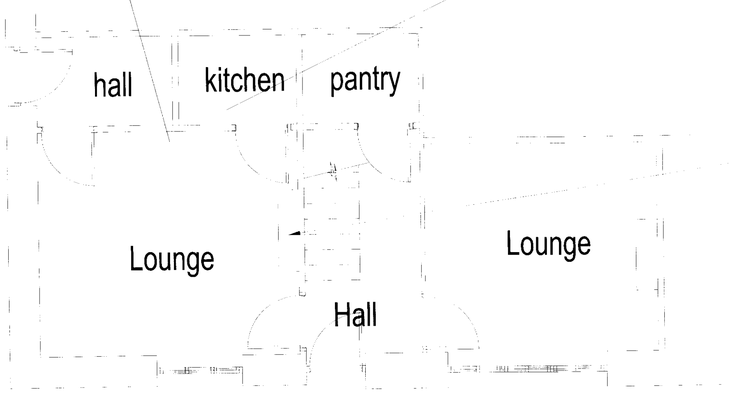
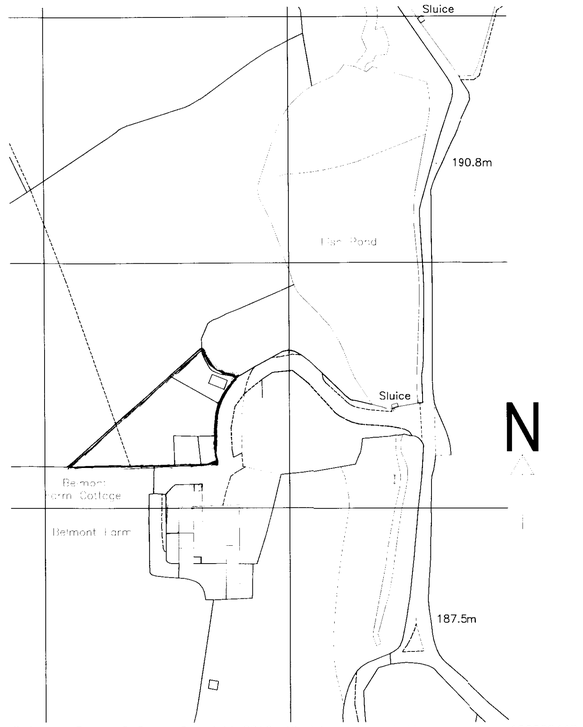








Existing Ground floor Plan

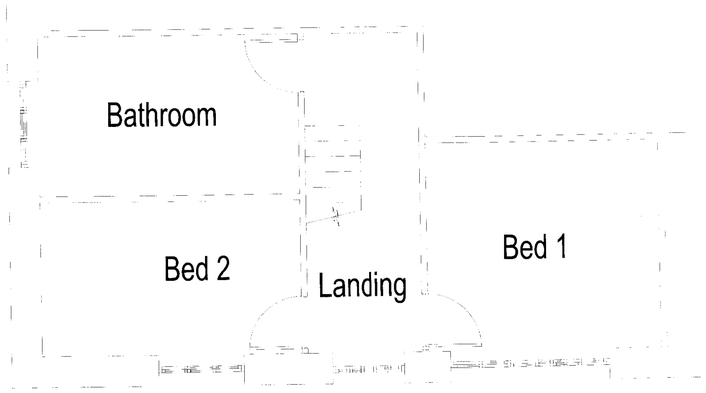


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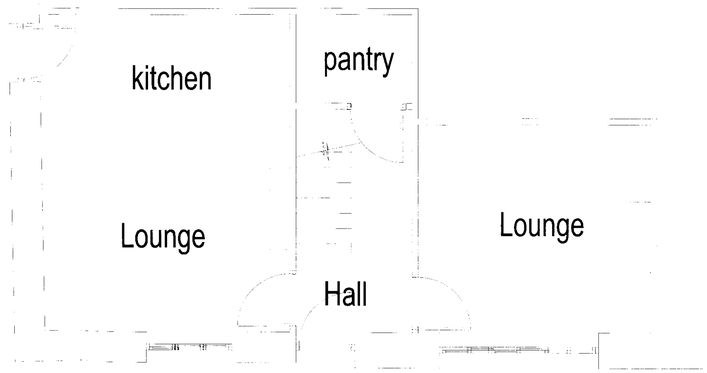
SITE LOCATION PLAN 1:1250

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING, SITE DIMENSIONS, AND LEVELS.

MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH CURRENT BRITISH STANDARDS, BRITISH STANDARDS CODE OF PRACTICE, BUILDING REGULATIONS AND BUILDING STANDARDS.



Existing first floor Plan
(un altered)



PROPOSED PLAN

This Drawing Is For Planning Permission & Building Regulation Approval Only

Notes:

1. Do not scale off this drawing. All dimensions are in mm & are to be checked on site prior to manufacture & construction. This drawing is the property of P.A. Taylor Plans & should not be reproduced without permission. All discrepancies to be brought to the attention of the P.A. Taylor immediately. This drawing shall be read in conjunction with all relevant specialist drawings & specifications.
2. The Contractor is to check and verify all building and site dimensions, levels and service locations including sewer invert levels at connection points before work commences. Materials and workmanship are to comply with current British Standards, British Standards Code of Practice, Building Regulations & Building Standards.

GENERAL NOTES:-
All works to be carried out in strict accordance with latest building regulations.
All materials used are to be fixed in strict accordance with manufacturers recommendations and trade literature.
All structural timbers to be used are to be SC3 (unless otherwise stated) stress grade and pressure impregnated with an approved preservative.
All glazing to windows and doors externally are to be double glazed units and glass it to comply to BS6262 and BS6206 in all critical locations.
All electrical works are to be carried out by an approved contractor and a member of the ECA and all works are to comply with the NIC EIC and the IEE Rules and Regulations 16th Edition.
Any gas works to be undertaken are to be carried out by an Corgi registered installer.
This building is classified as a dwelling house and surface spread of flame to all surfaces is to be class 1.
Provide mastic pointing to all external reveals and openings.
Provide insulated dpc's to all cavity reveals by openings.
Close all cavities at eaves level with fire resistant materials cape masterboard or turned block.

ALL DIMENSIONS IN mm. Contractor to verify all levels any discrepancy to be notified to architect immediately DO NOT SCALE.
IF IN DOUBT ASK !

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIALIST DRAWINGS AND SPECIFICATIONS.

ALL STRUCTURAL CONCRETE TO BE GRADE C40
CEMENT CONTENT 330 Kg/m3
MAX FREE WATER/CEMENT RATIO 0.50

ALL MASS CONCRETE TO BE GRADE C20
CEMENT CONTENT 220 Kg/m3
MAX FREE WATER/CEMENT RATIO 0.8

COVER TO ALL REINFORCEMENT TO BE 40mm

BUILDING REGULATIONS NOTES:

1. All works shall be undertaken in accordance with the Building Regulations 1991 and its latest amendments.
2. All structural works shall be inspected at each stage of the works by the Local Authority Building Inspector and shall comply with his/her recommendations.
3. All elements of structure shall have minimum one hour fire resistance.
4. All walls shall achieve class "0" surface spread of flame characteristics.
5. All ceilings shall achieve class "0" surface spread of flame characteristics.
6. Roof coverings shall have "AA" designation.
7. All structural walls utilised to carry new loading shall be uncovered in the presence of the Building Inspector to determine suitability to carry new loading, and shall be amended if required in accordance with his recommendations.
The Main Contractors attention is drawn to the requirement that all timbers designated shall comply with the timber grades specified in Approved Documents A1/2, tables "B1" and "B2".

Rev:	Date:	Status/Amendments:	By:
	Feb '10		

P.A.TAYLOR PLANS
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Qualified Building Surveyor

Client:
Mr John Calverley

Project:
Belmont Farm Cottage
Belmont Rd
Ibstones ST10 2JR

Staffordshire Moorl
- 9 FEB 2010
Planning Depart

Drawing Title:
Proposed internal alterations

Scale:	*Paper Size:*	*Date Created:*
1:50 ,	A1	Jan 2010

Drawing Number: 5289.02 — *Drawing Revision:* A