

Joinery

25 Setting out dimension - clear internal width

NOTE FIRE
Any basement should be separated from the stair via 30 minutes fire rated construction and fire risk items should not be installed within the stair where not separated from the main dwelling stair as this will prove a fire risk for the whole stair to the building.

NOTE FIRE
Any wall construction within 1m of the boundary requires 60 minutes fire protection from both sides separately. Including Dormer Wall

NOTE FIRE Building Regulation Section 38
The person carrying out the work shall give fire safety information to the responsible person not later than the date of completion of the work, or the date of occupation of the building or extension, whichever is the earlier.

- GENERAL NOTES**
- Existing plan layouts are based on information provided by others. Contractor responsible for verifying layouts on site. Notify the Architect of any discrepancies prior to work commencing on site.
 - Contractor responsible for locating all existing drainage and services on site and creating new connections accordingly.
 - Foundations, floor structure, steel lintels, etc... are to be in strict accordance with Structural Engineer's drawings.
 - Existing construction details are assumed from survey information and photographs provided by others and are to be confirmed on site by the contractor following strip out prior to the project commencing.
 - Proposed floor levels are to be confirmed on site and are to line through with existing Finished Floor Levels unless otherwise stated. Existing FFIs are taken from survey information provided by others and are to be confirmed on site.
 - If the contractor is any doubt ask the Architect.
 - Drainage proposals are indicative only and subject to confirmation on site following investigation by the Contractor. Contractor responsible for locating any existing drainage services on site and creating new connections accordingly. All proposed drainage works are to be carried in accordance with BS EN 1610:2015 and Approve Document H1:2010. Suggested new connections to be agreed on site with Building Control Officer.
 - All internal walls to be assessed by Structural Engineer to establish required supports for removal. All demolition to Structural Engineer's details.
 - Services passing through any compartment wall/floor are to be fire stopped with fire dampers and boxed in with 2no. layers of fire resistant plasterboard and mineral wool to provide sufficient acoustic reduction.
 - Kitchen unit layout is for indicative reasons ONLY and is subject to specialist design and confirmation from client.

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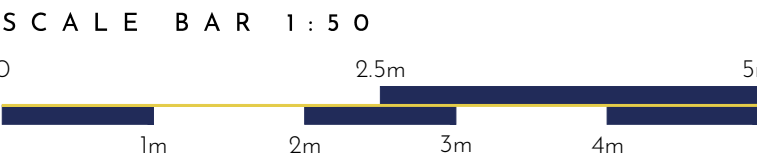
Front Elevation
Scale 1:50



Rear Elevation
Scale 1:50

Material Key

- 1 Aluminium capping
- 2 Timber windows to match the styling of the existing host building
- 3 Stone cills & headers
- 4 Standing seam Zinc
- 5 Zinc projecting window boxing
- 6 Buff stock brick TBC
- 7 Stone framed window boxing
- 8 Stone banding to match the stone in existing host building
- 9 Existing red brick
- 10 Existing stone headers



BUILDING CONTROL

23,009-B-313

PROJECT / 61 Lincoln Road,
Peterborough

TITLE / Proposed Elevations (1 out of 2) - GA