



0m1m2m3m4m5m			SCALE 1:50
THIS DRAWING IS PREPARED FOR THE PURPOSES OF BUILDING REGULATIONS REQUIREMENTS ONLY AND DOES NOT SHOW THE WHOLE OF THE REQUIREMENTS FOR THE WORKS. THE CONTRACTOR SHALL REFER TO THIS DRAWING IN CONJUNCTION WITH OTHER ASSOCIATED DRAWINGS SUPPLIED IN AMPLIFICATION AND DESCRIPTION OF THE WORKS AND WITH THE ADDITIONAL WORKS TO BE DESCRIBED BY THE CLIENTS.			
The Contractor will be required to consult with the Client further in relation to the provisions for electrical installation, plumbing and central heating requirements, second fix carpentry and joinery finishes, painting and decoration, wall and floor tiling requirements, other finishes and all requirements affecting the external works and landscaping. This list is not exhaustive and is compiled for guidance only. Notation shall be read in conjunction with the supplied drawings and the separate Construction Notation Document; structural calculations and associated structural sketch designs and drawings.			
External Re-Rendering and New Rendering. The whole of the existing dwelling house to be completely re-rendered externally with an approved rendering system such as Weber Monocouche or equal and approved.			
The external rendering system to the new extensions walls shall match that of the existing house and be an approved rendering system such as Weber Monocouche or equal and approved.			
New Windows Installations. Provide and install new powder coated aluminium double glazed casement windows to the whole of the dwelling comprising existing accommodation and new extensions.			
NOTE - The new feature Stairwell Window to the front elevation and all Bi-Fold doors openings shall be in matching powder coated aluminium framed units.			
New Cavity Wall to Existing House Wall Connections. Where new cavity walls are adjoining to existing house walls requiring stainless steel starter bars connections, provide and build in a vertical dpc at the rear face of the outer wall skin, in the cavity position, installed into a mechanical saw cut junction of the existing wall and lapped to the rear face of the external wall leaf.			
Stud Partitions. Timber framed stud partitions are shown constructed using 50 x 75mm timber studs at 400mm centres, faced out with 12.5mm thick plasterboard and skim to each wall face to form a 100mm wide partition wall. Ensure that all first floor stud partitions are supported by First floor joists where parallel to the joist span or by 75mm timber noggings between the first floor joists where at 90 degrees to the direction of the joists.			
MJ = Vertical movement joint in external wall leaf with de-bonded wall ties and polysulphide sealant finish			
A Various plan layout changes, dimension alterations and drainage additions and steel beam size changes to suit clients requirements added			Dec 2020
Rev	Description	By	Date
Client.			
MR and MRS. P. BRADDOCK.			
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Project.			
PROPOSED EXTENSION AND ALTERATIONS TO THE EXISTING DWELLING AT 1, CONGLETON ROAD NORTH, CHURCH LAWTON, STOKE ON TRENT, STAFFORDSHIRE. ST7 3AZ.			
BUILDING REGULATIONS DRAWING ISSUE			
Scales			
1:50 @ A1			
Drawn	M. A. L.	Date	14th APRIL 2020
HARRISON WOOD			
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Harrison Wood Consultancy Limited.			
Title			
PROPOSED FIRST FLOOR LAYOUT PLAN. ( CONSTRUCTION )			
Drawing No.	HWA 1630/027	Revision	A