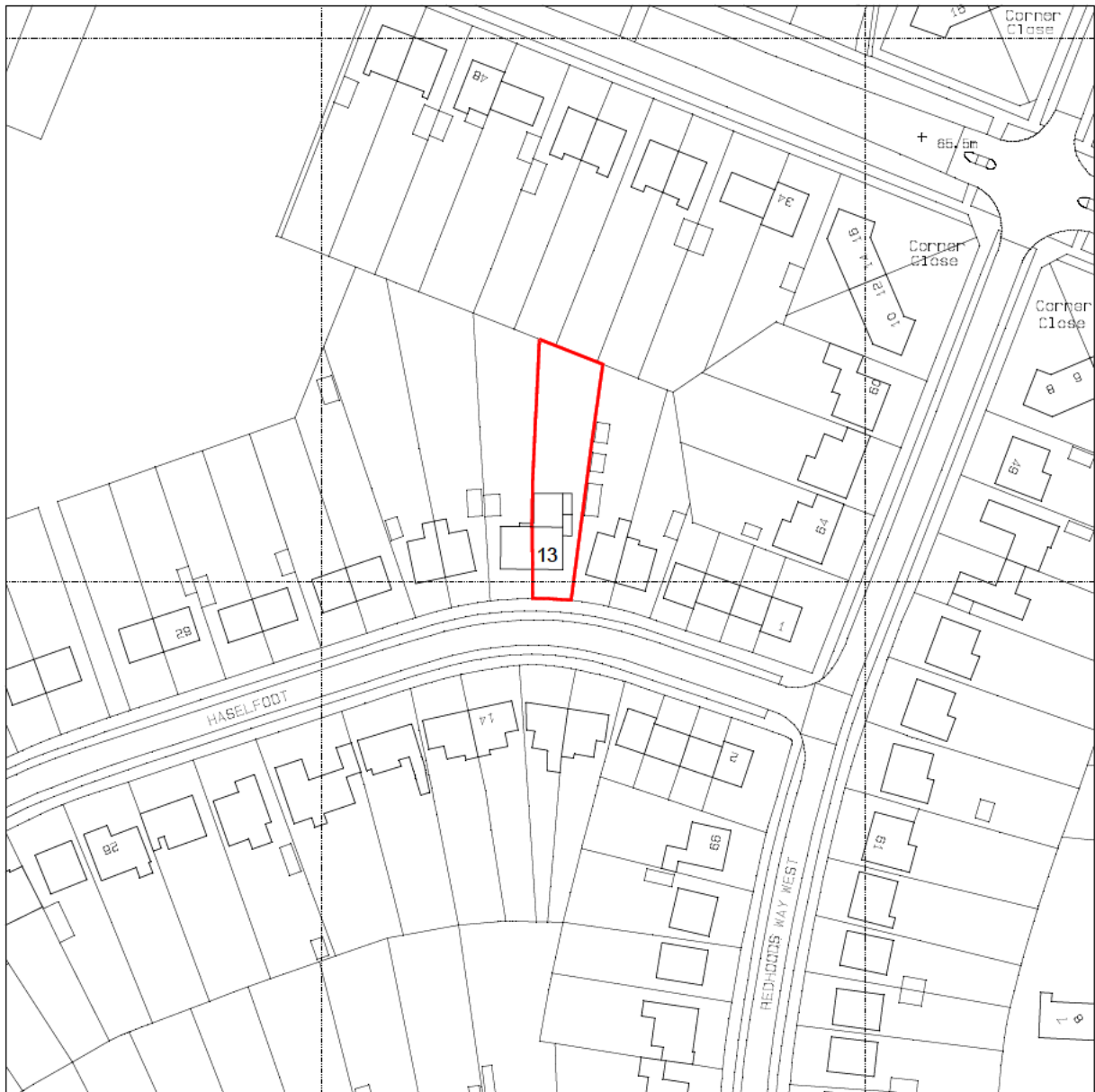
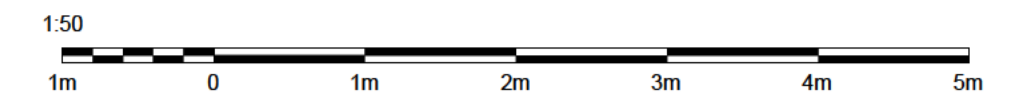




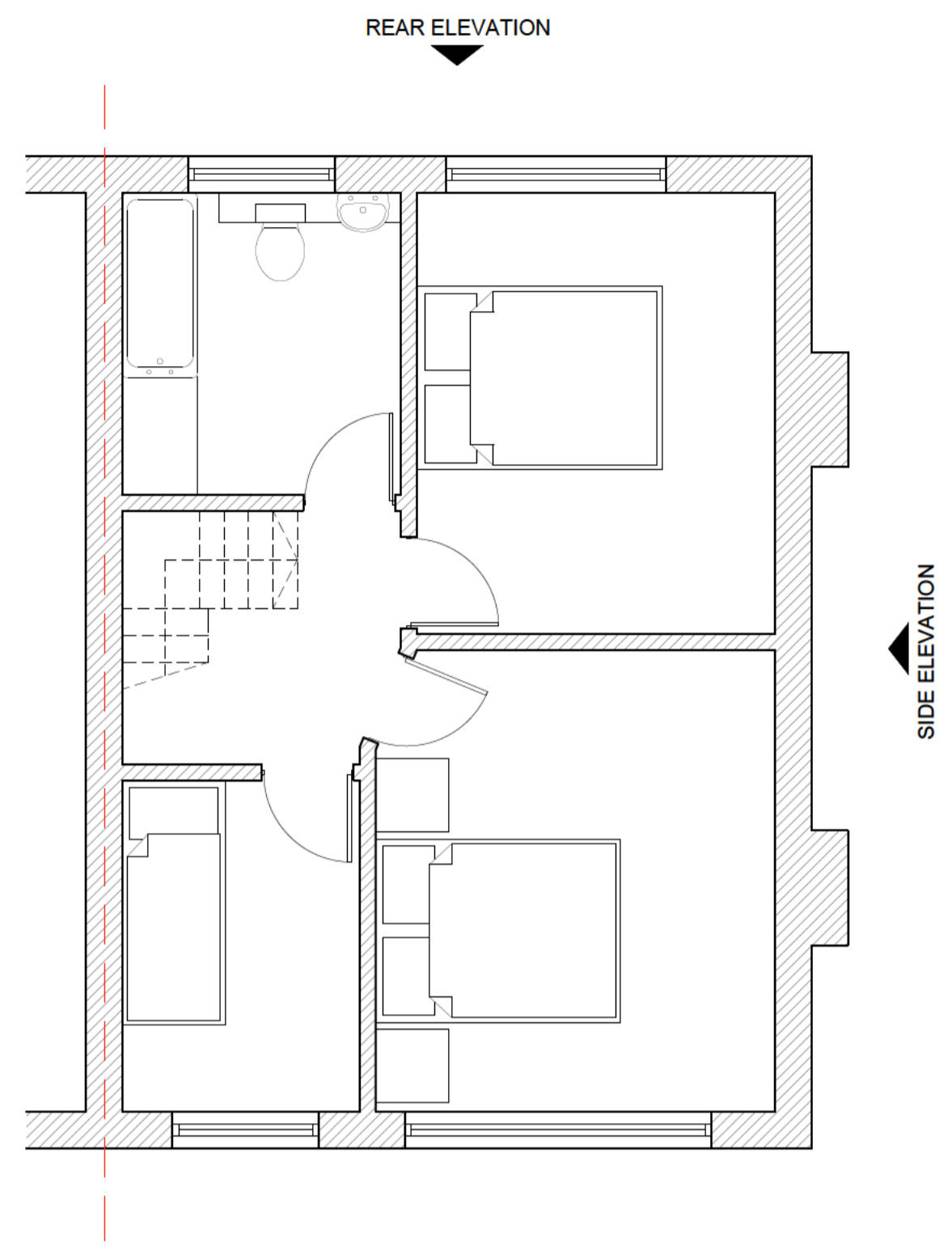
Suitability	Scale 1:1250 at A4	Drawn RR	Client
Drawing Status FOR APPROVAL	Date 27.09.24	Project 13 HASelfOOT LETCWORTH GARDEN CITY	
Project No 0296	Drawing No RIC-XX-ZZ-DR-A-0050	Title SITE LOCATION PLAN	Revision P01



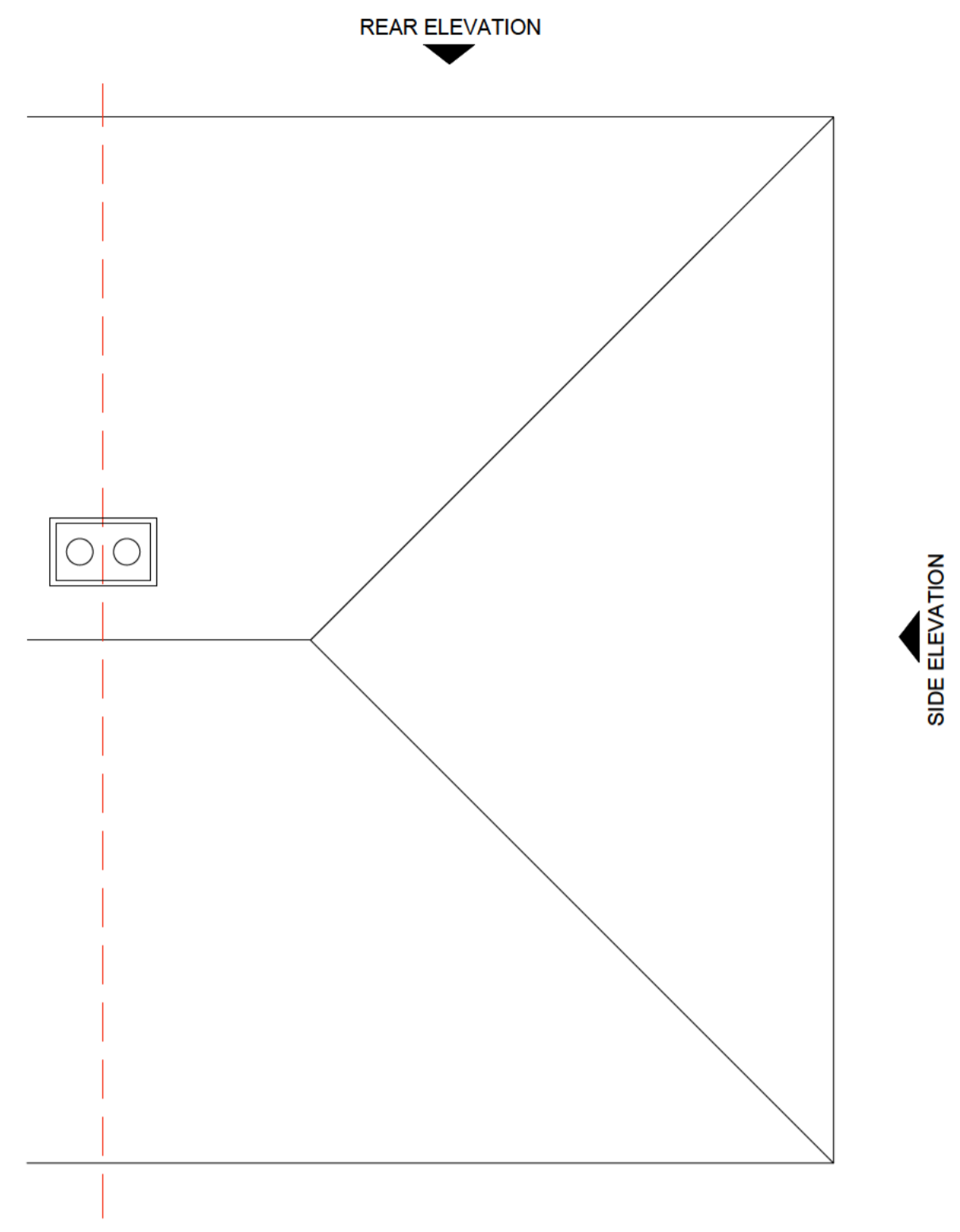


**General notes**

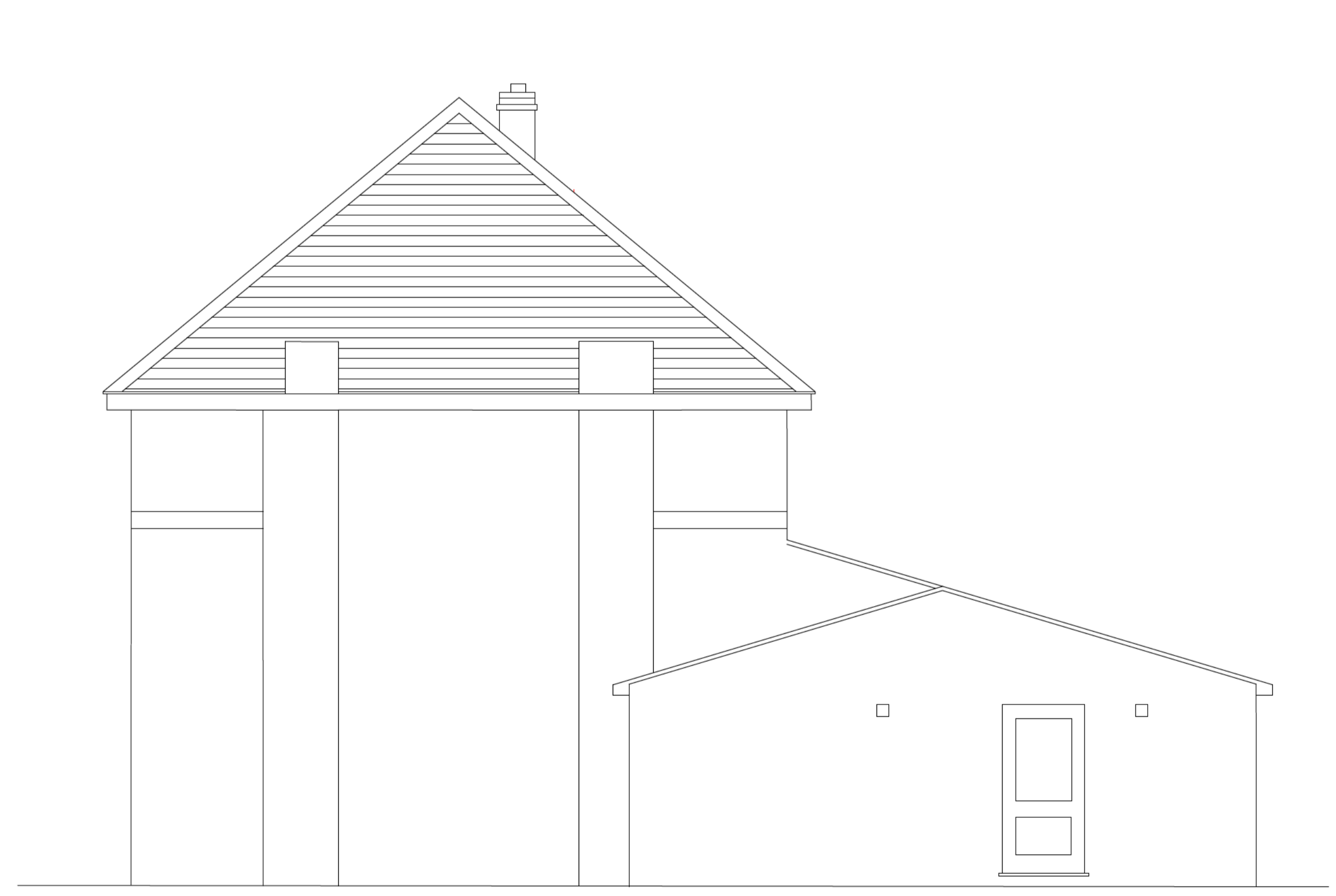
1. These drawings have been prepared for the purpose of obtaining planning approval only.
2. All dimensions must be checked on site by the client and/or building contractor.
3. The client is responsible for all matters relating to Party Wall Act 1996.
4. Where existing drain runs are shown these are assumed only.
5. The client is responsible for checking that boundaries are correct and proposals do not conflict with any restrictive covenants which may be in title deeds.
6. All works to be executed to the satisfaction of the Local Authority and to comply with all current Building Regulations, Planning Requirements, British Standards and Codes of Practice.



**PROPOSED FIRST FLOOR PLAN**  
Scale: 1:50



**PROPOSED ROOF PLAN**  
Scale: 1:50



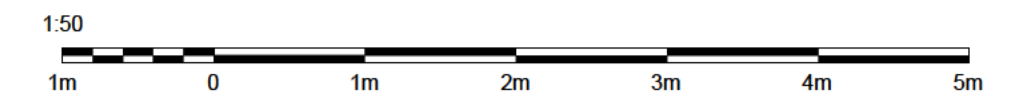
**EXISTING SIDE ELEVATION**  
Scale: 1:50



**EXISTING REAR ELEVATION**  
Scale: 1:50

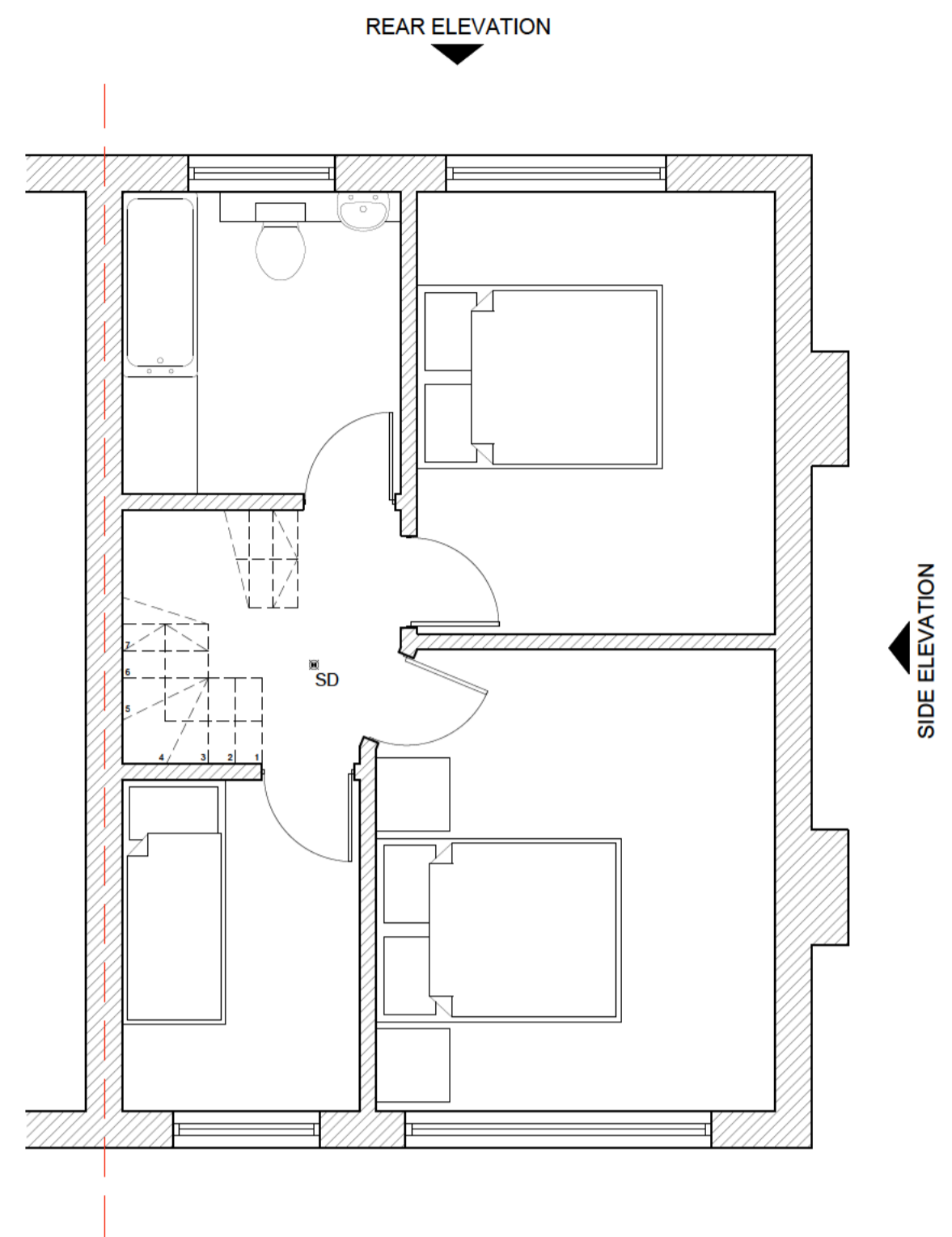
P01 27.09.24 ISSUED FOR APPROVAL

Revision	Date	Remarks
Suitability	Scale	Drawn
	1:50 at A1	RR
Drawing Status		
FOR APPROVAL		
Client		
Project		
13 HASELFOOT LETCWORTH GARDEN CITY		
Title		
GENERAL ARRANGEMENTS EXISTING PLANS AND ELEVATIONS		
Project No	Drawing No	Revision
0296	RIC-XX-ZZ-DR-A-0100	P01

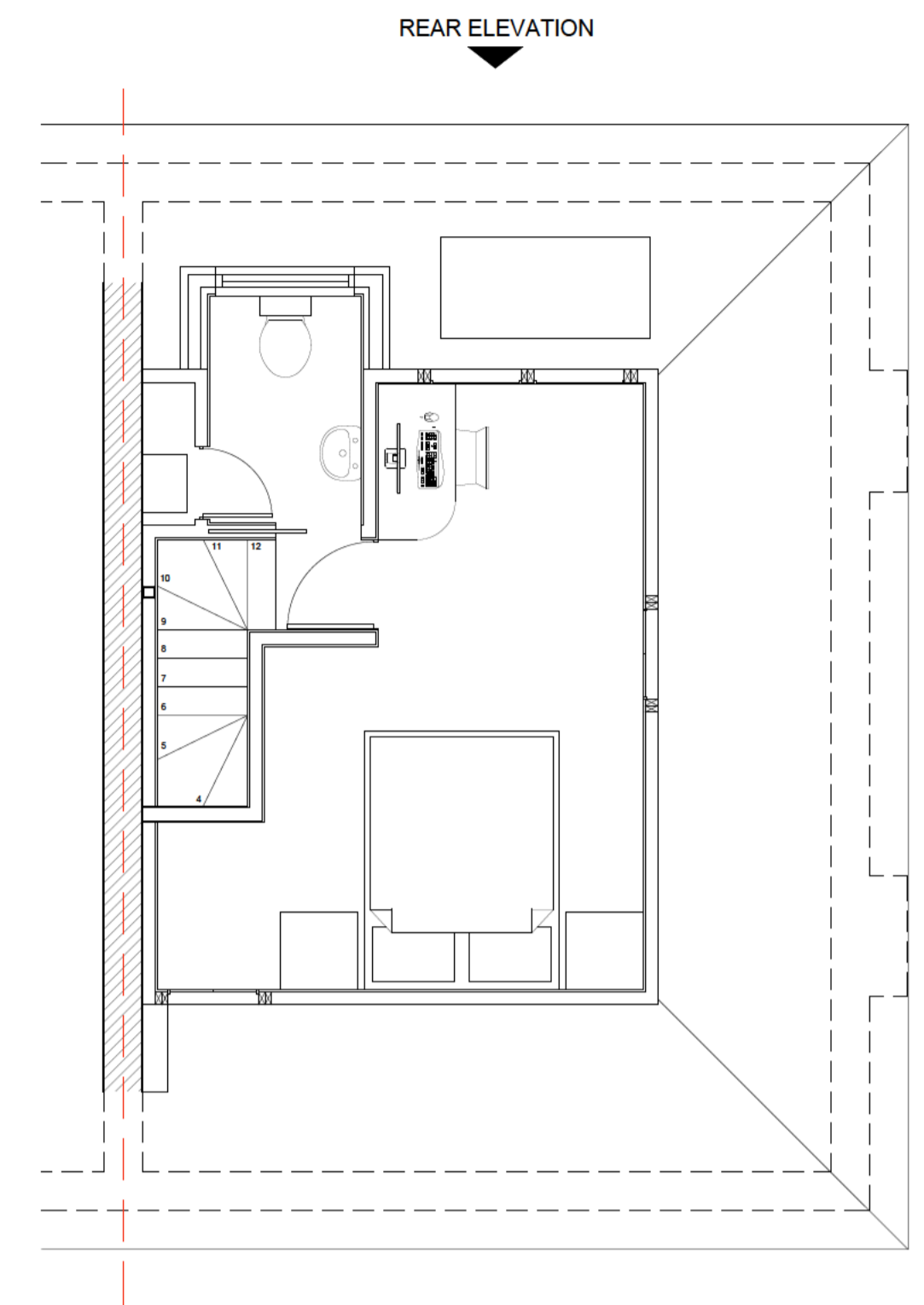


**General notes**

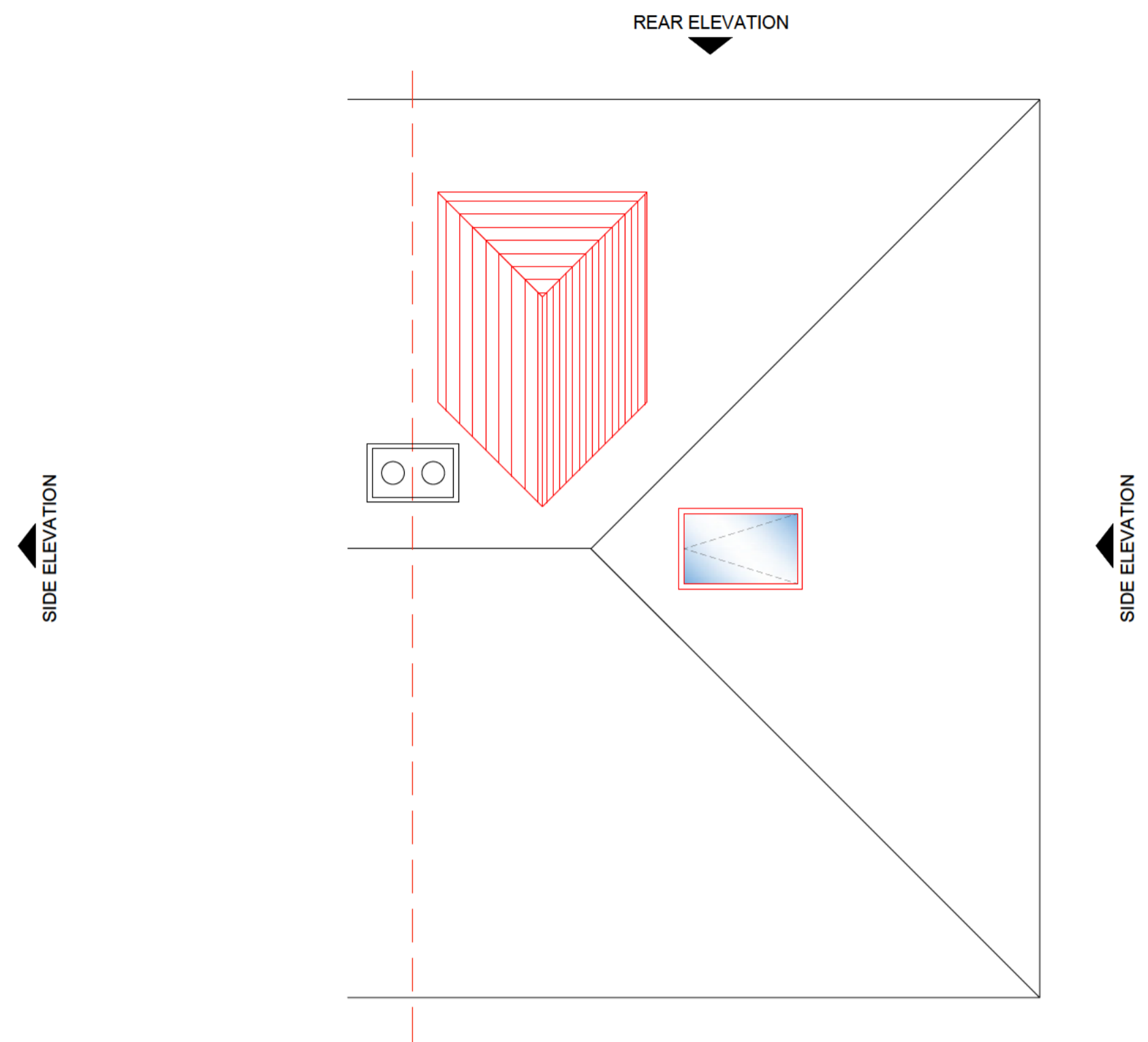
1. These drawings have been prepared for the purpose of obtaining planning approval only.
2. All dimensions must be checked on site by the client and/or building contractor.
3. The client is responsible for all matters relating to Party Wall Act 1996.
4. Where existing drain runs are shown these are assumed only.
5. The client is responsible for checking that boundaries are correct and proposals do not conflict with any restrictive covenants which may be in title deeds.
6. All works to be executed to the satisfaction of the Local Authority and to comply with all current Building Regulations, Planning Requirements, British Standards and Codes of Practice.



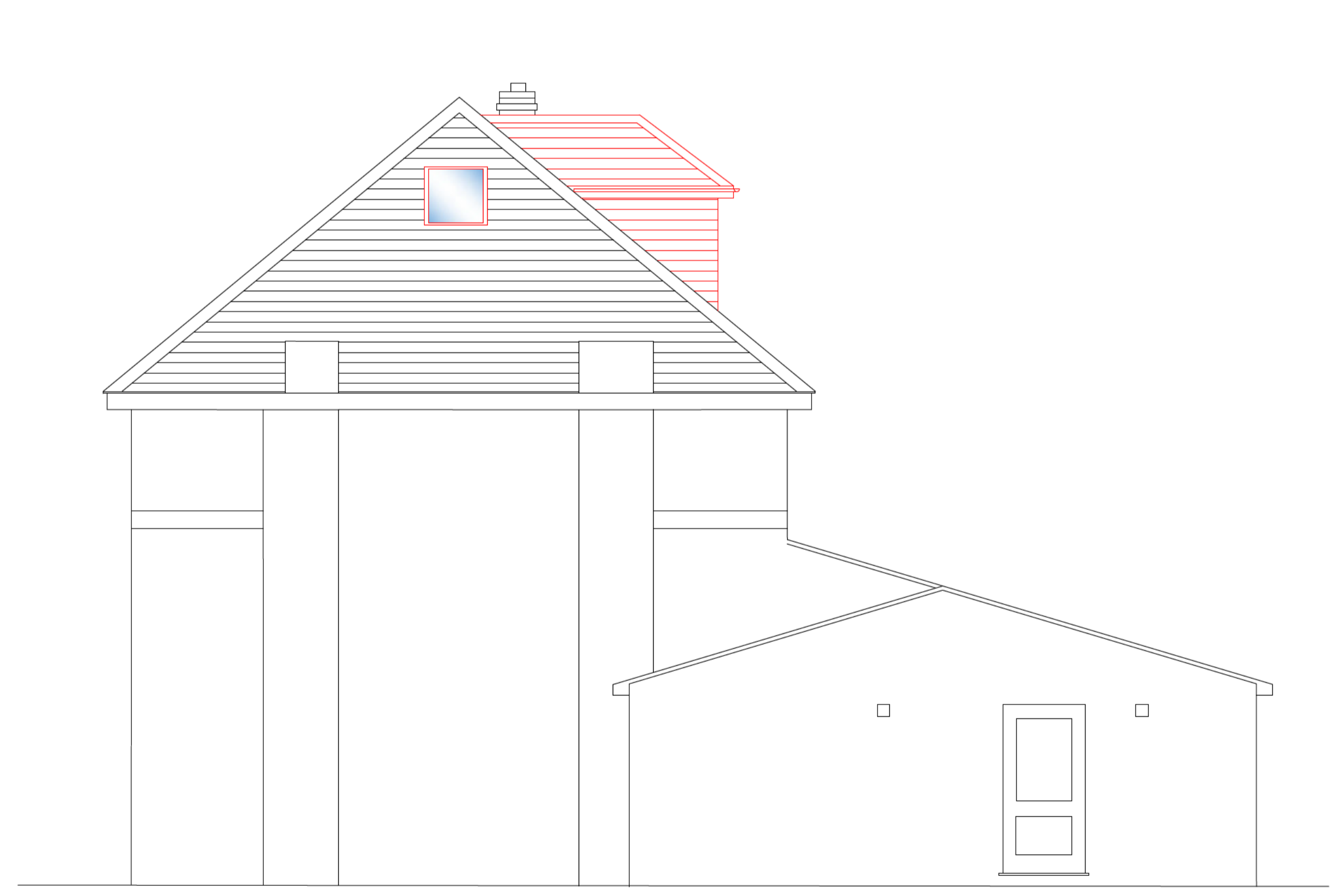
**PROPOSED FIRST FLOOR PLAN**  
Scale: 1:50



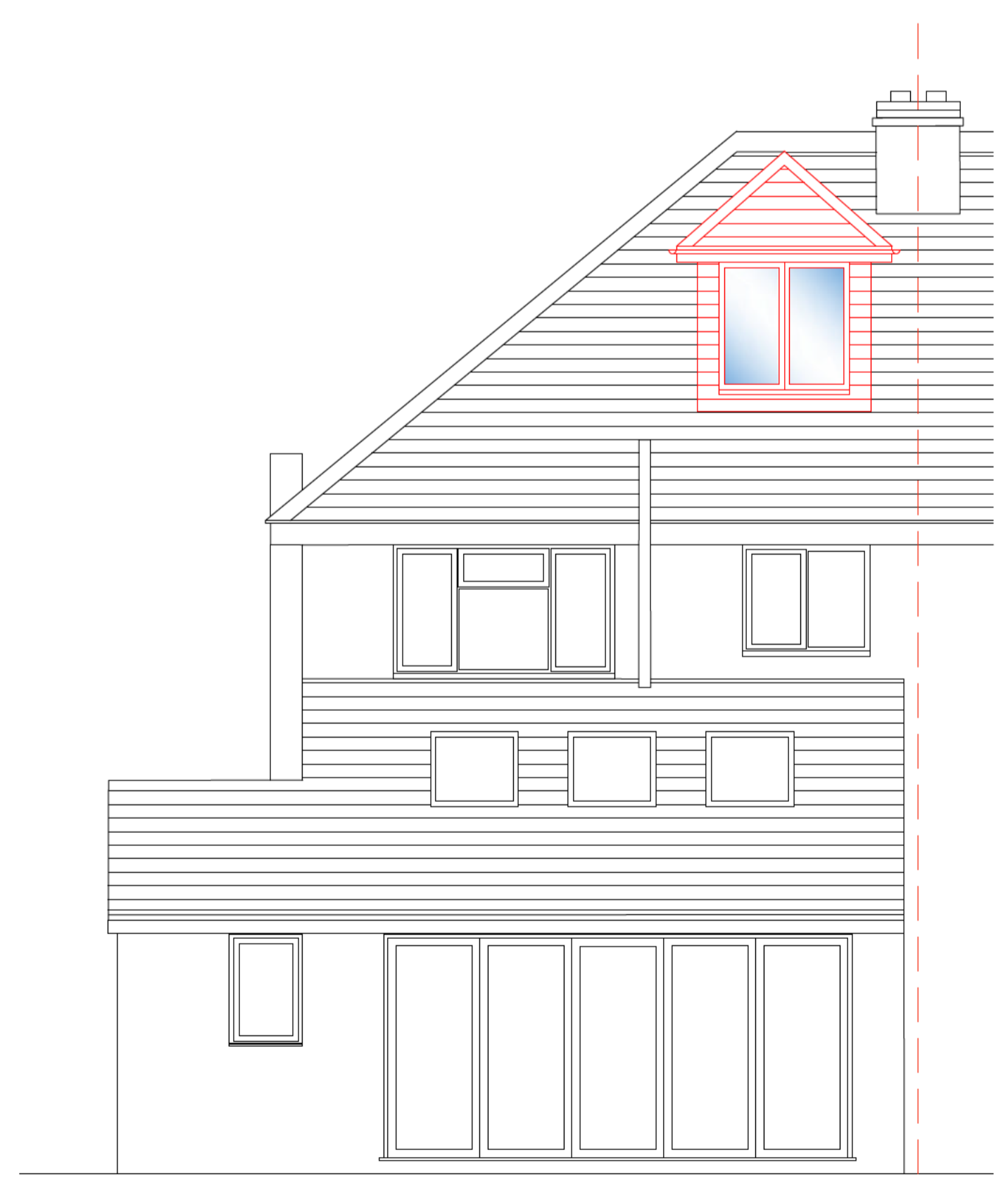
**PROPOSED LOFT ROOM PLAN**  
Scale: 1:50



**PROPOSED ROOF PLAN**  
Scale: 1:50



**PROPOSED SIDE ELEVATION**  
Scale: 1:50

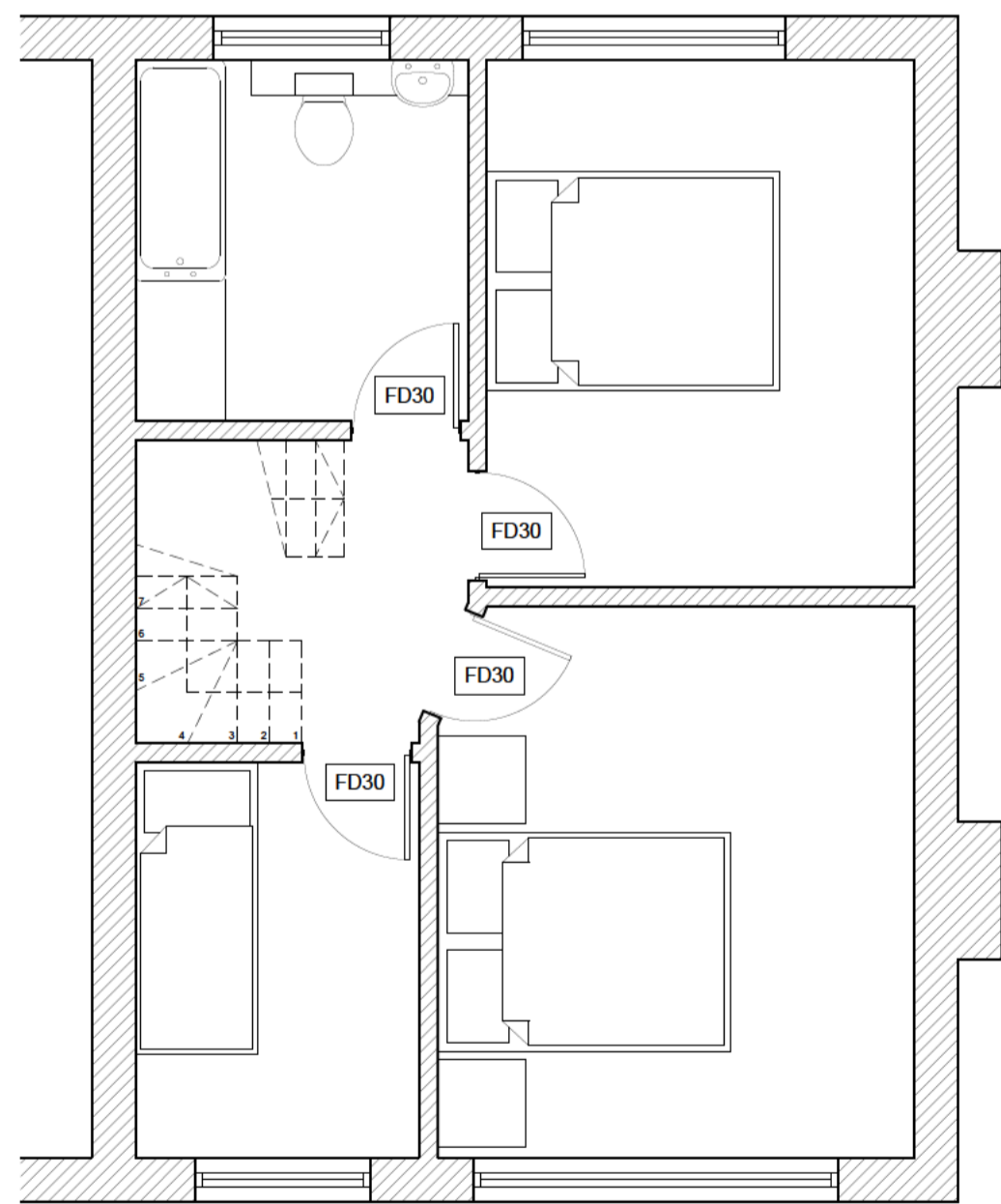


**PROPOSED REAR ELEVATION**  
Scale: 1:50

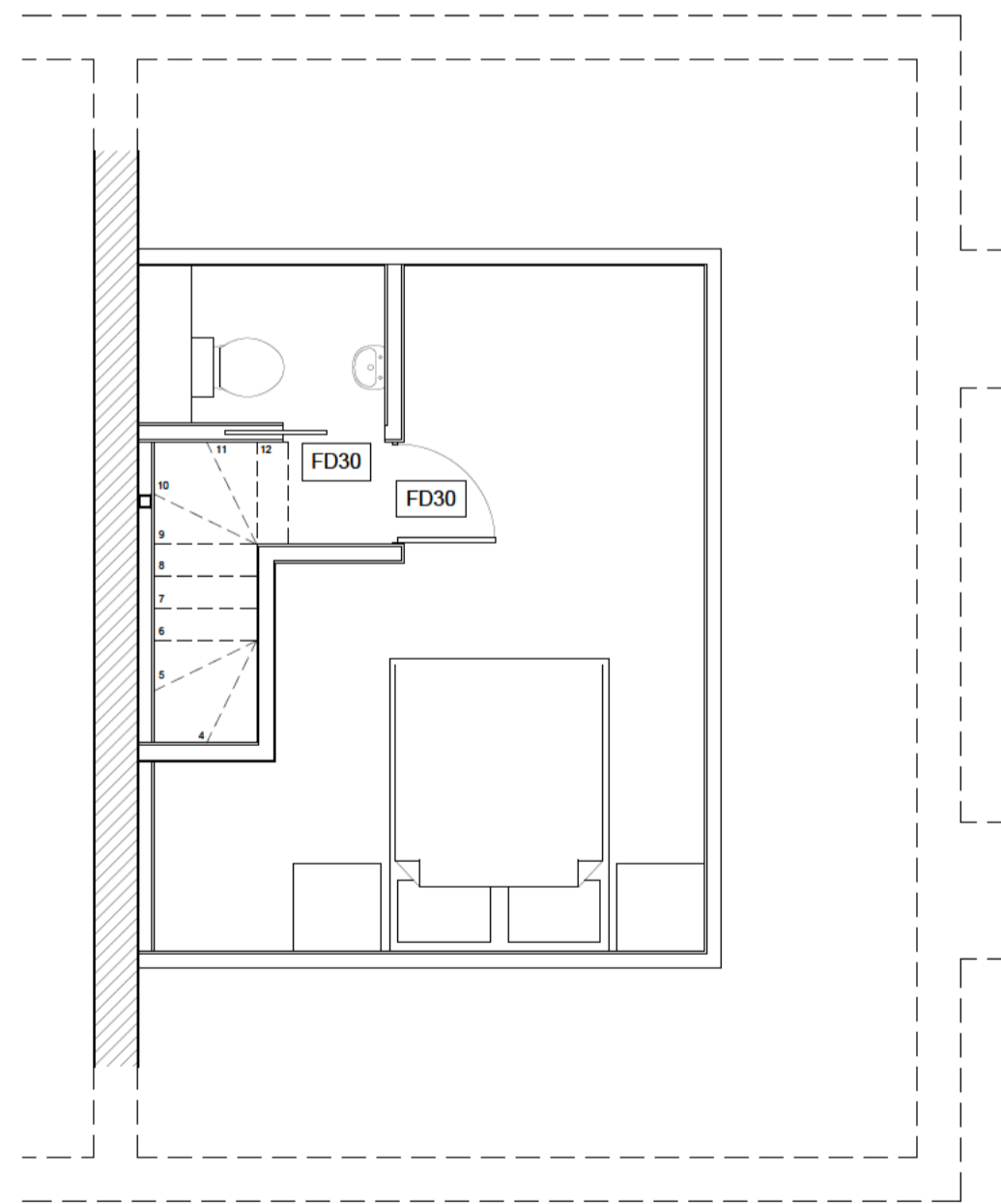
P01 27.09.24 ISSUED FOR APPROVAL

Revision	Date	Remarks
Suitability	Scale	Drawn
	1:50 at A1	RR
Drawing Status		
FOR APPROVAL		
Client		
Project		
13 HASelfOOT LETCWORTH GARDEN CITY		
Title		
GENERAL ARRANGEMENTS PROPOSED PLANS AND ELEVATIONS		
Project No	Drawing No	Revision
0296	RIC-XX-ZZ-DR-A-0110	P01



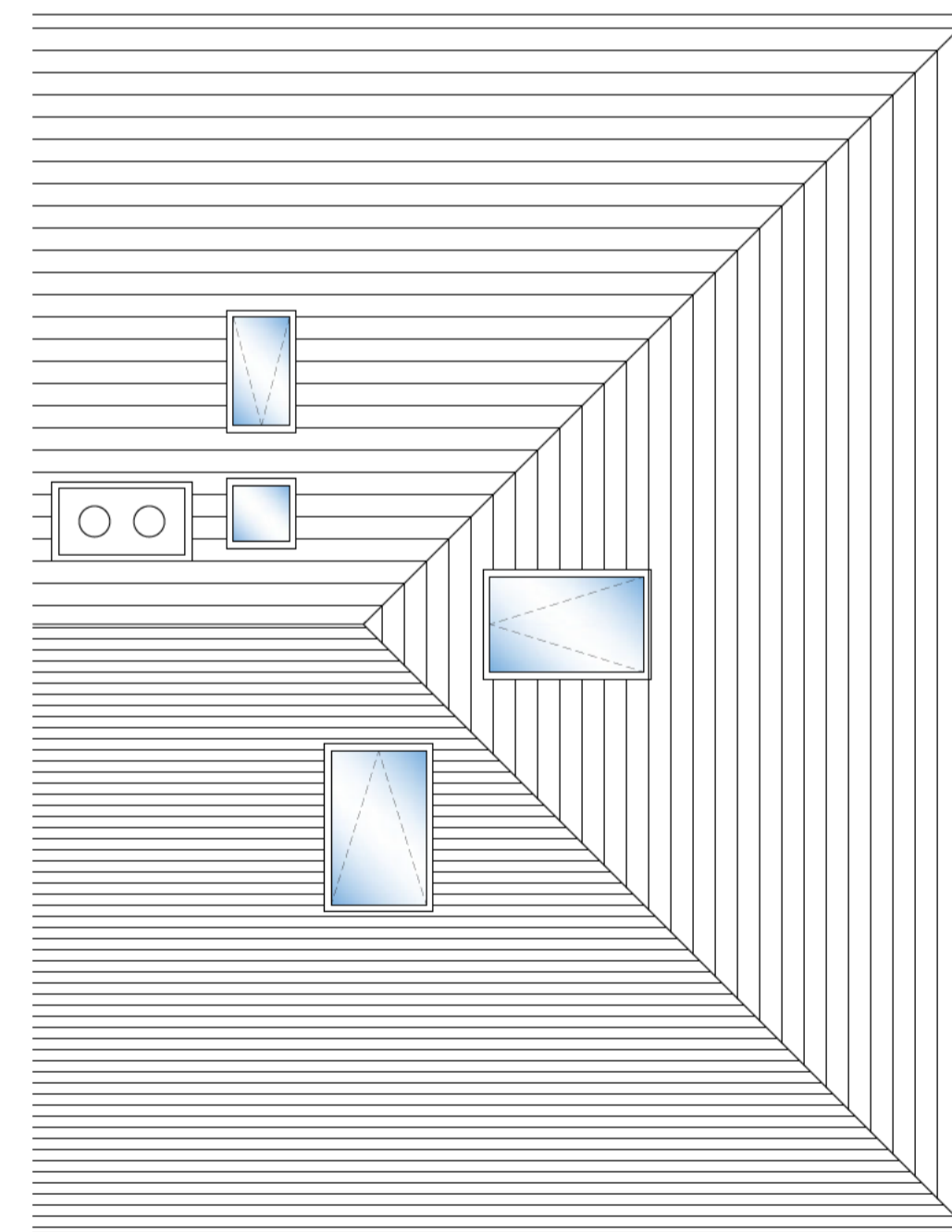


PROPOSED FIRST FLOOR PLAN  
Scale: 1:50



PROPOSED LOFT ROOM PLAN  
Scale: 1:50

Min 2.0m headroom measured vertically above pitch line of stairs and  
e 900mm above the pitchline, handrail to be at least one side if stairs are  
s if they are wider. Ensure a clear width between handrails of minimum  
e unclimbable and should contain no space through which a 100mm sphere



PROPOSED ROOF PLAN  
Scale: 1:50

**NOT FOR CONSTRUCTION**

P01 21.05.24 ISSUED FOR COMMENT

Revision	Date	Remarks
Suitability	Scale 1:50 at A1	Drawn RR
Drawing Status <b>BUILDING REGULATIONS</b>		
Client		
Project 13 HASELFOOT LETCWORTH GARDEN CITY		
Title BUILDING REGULATIONS PROPOSED LAYOUTS		
Project No 0296	Drawing No BR01	Revision P01

Legend	
Symbol	Description
	New steel beam under. See schedule for size
	Indicates crank in steel beam
	Existing structure to be confirmed and reviewed by Structural Engineer / Approved Building Inspector prior to design completion
	Construction / design risk
	Span of new 47x220 C24 timber joists at 400c/s.
	Doubled up C24 joists/rafters bolted together via M12 grade 8.8 bolts at 600c/s.
	Hatch indicates existing structure
	Hatch indicates new lightweight non load-bearing partition unless noted otherwise
	Existing/Proposed structure under

**Steelwork**

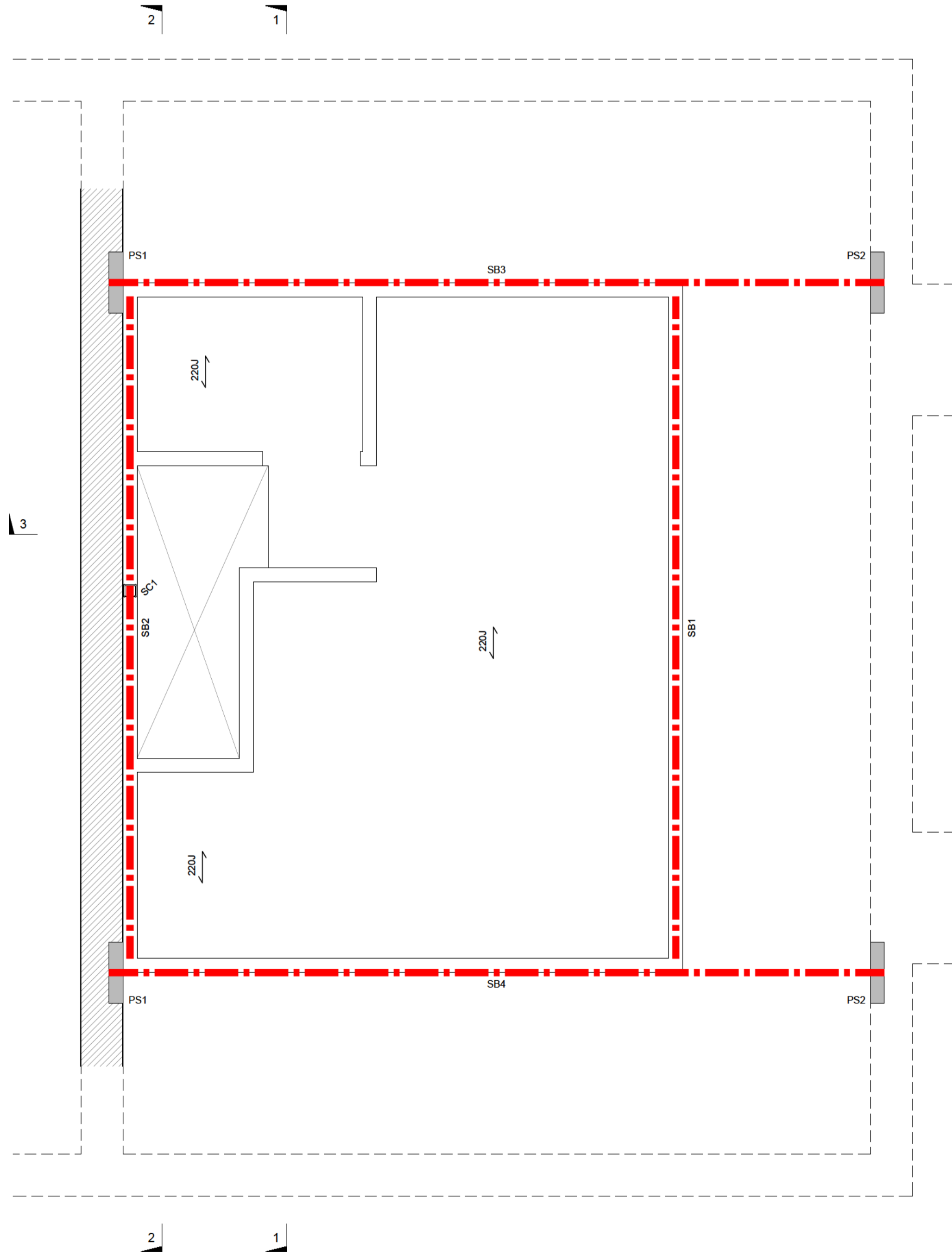
- All steelwork to be hot-rolled grade S355JR in accordance with BS EN 10025
- Hollow sections to be grade S355 (Celsius hot-finished by Tata).
- Steelwork to comply with National Structural Steelwork Specification (NSSS) for Building Construction 5th Edition CE Marking Version.
- All bolts to be min. M16 (grade 8.8) to BS 3692. Min. 4No. bolts per connection, unless noted otherwise.
- Steelwork shot blast cleaned to grade Sa2.5 and painted with two coats of High Build Zinc Phosphate Primer.
- Beam bearings built into solid external walls to be cased in concrete with 50mm cover all round.
- Beams to bear fully on concrete spreaders.
- All galvanized steel to be hot dipped to BS EN ISO 1461:2009 by a member of Galvanizers Association
- Steelwork Fabricator/Contractor to check all setting out prior to fabrication/procurement.
- All fabrication drawings to be based on accurate site dimensions.
- All simple connections to be designed and detailed by the fabricator.
- Connection loads shown on plan thus:

**Timber**

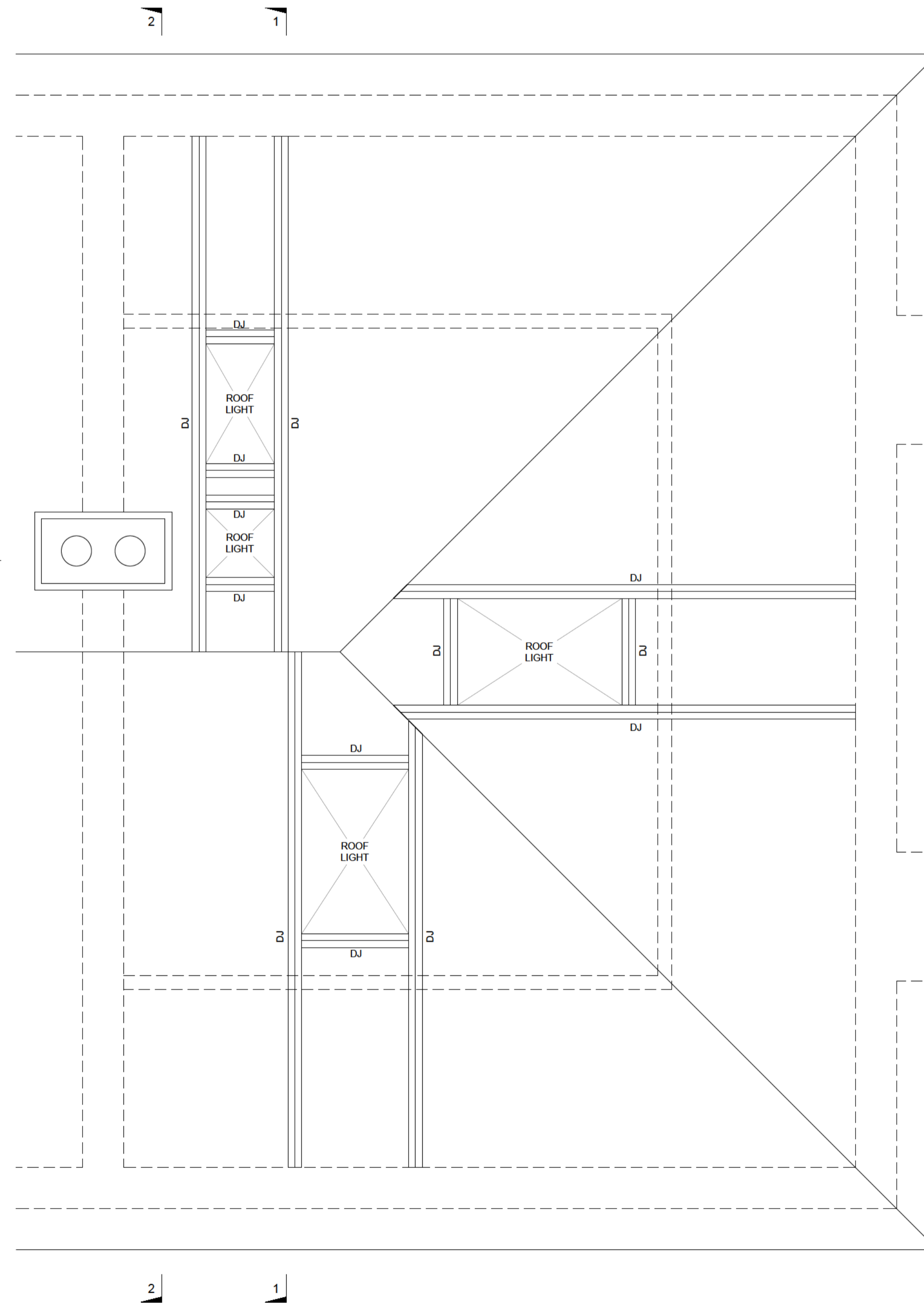
- Unless noted otherwise timbers to be grade C24.
- All timber to be preservative treated by organic solvent impregnation in accordance with the Wood Protection Association Commodity Specification to provide a service life of 50 years.
- All fixings to be galvanised, sherardized or electro zinc plated
- Joist hangers to manufacturers details to comply with BS 6178 Part 1, 1999
- Lateral restraint (LRS) and holding down strap (HDS) positions as per NHBC flat/pitched roof requirements. Lateral restraint straps to be 30x5 galvanised steel, at max 2m centres, length across min 3No. perpendicular to joists/rafters (fixed at noggin positions) or 1200mm if parallel, with min 100mm bearing downturn. Holding down straps to be 30x2.5, min. 1m long at max. 2m centres
- Joists to be doubled up under partitions in same direction as floor span and in bathrooms
- Floor joists to have two rows of solid noggins near supports (spans in excess of 2.5m to have an additional row at midspan and spans in excess of 4m to have an additional two rows at quarter span points).
- Floor joists and rafters to be "regularised" in depth i.e to be tolerance T2 (BS EN 336).
- All doubled up joists and trimmers bolted together with M12 grade 8.8 bolts at 900mm c/c unless noted otherwise.

**General notes**

- This drawing is to be read in conjunction with all other relevant Architect's, Engineer's, Mechanical and Electrical Engineers drawings together with the specifications.
- Design report RIC-XX-XX-RP-S-0001 is to be read in conjunction with this drawing series.
- All dimensions are in millimeters unless noted otherwise.
- Before commencing works the contractor is to ascertain the location of all existing services on and adjacent to the site, and allow for altering, maintaining and protecting where necessary during the works.
- The contractor shall check and confirm all dimensions prior to commencement of the works.
- The contractor shall be responsible for providing all necessary temporary support to the building and any adjacent structures. The contractor is responsible for all temporary works design and a copy of such design shall be passed to the Structural Engineer for checking, prior to commencement.
- The contractor shall verify details of the existing structure and inform the engineer of any discrepancies prior to the procurement of the new structure.
- Unless noted otherwise resin anchors comprise threaded studs (grade 8.8) with minimum embedment as below:  
10mm dia. - 90mm  
12mm dia. - 125mm  
16mm dia. - 150mm
- Anchors in brickwork set into RAWL R-KEM II for masonry
- Anchors in concrete set into RAWL R-KEM II for concrete



**PROPOSED STRUCTURAL LOFT PLAN**  
Scale: 1:25



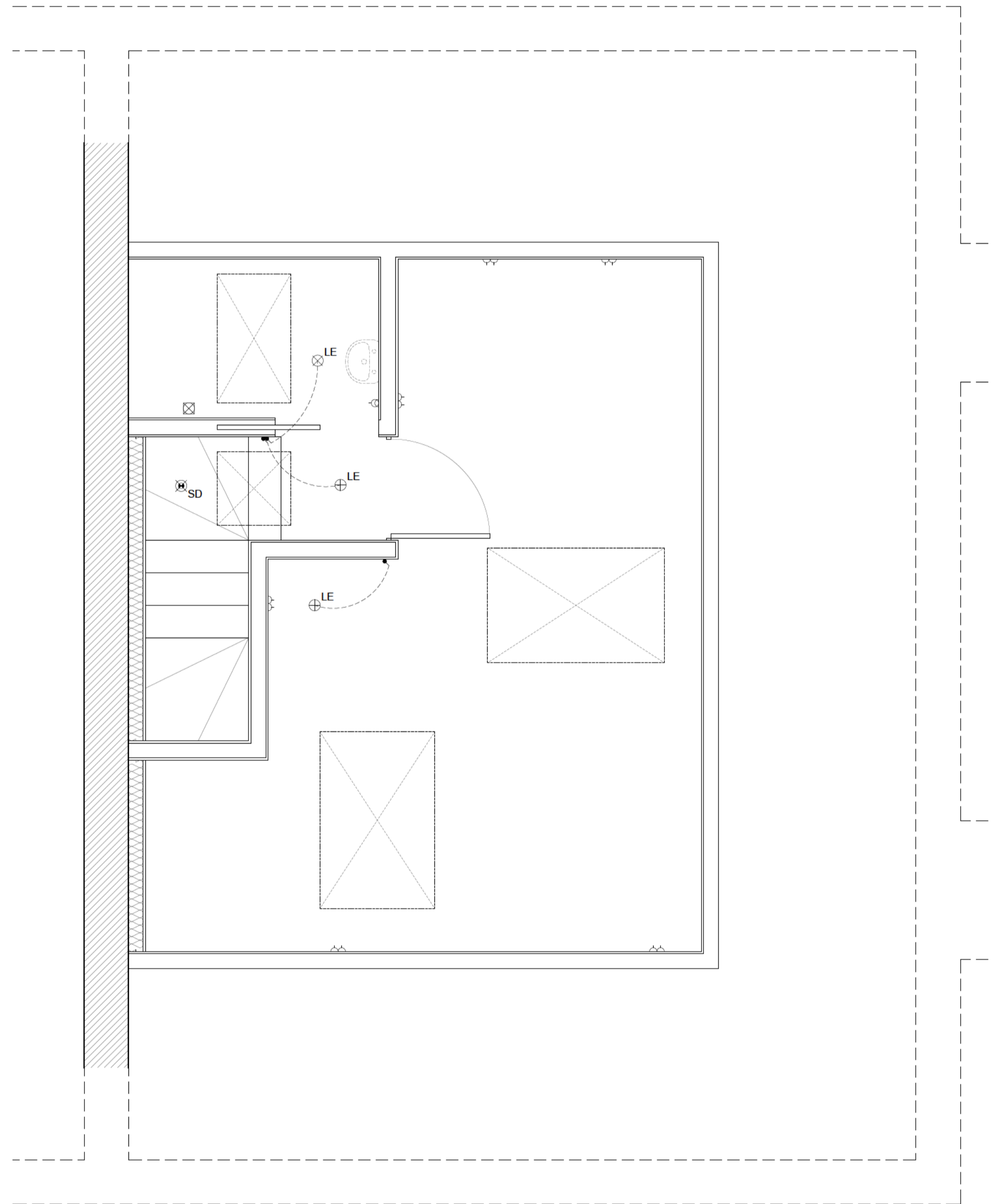
**PROPOSED STRUCTURAL ROOF PLAN**  
Scale: 1:25

P01 19.03.24 ISSUED FOR COMMENT

Revision	Date	Remarks
Suitability	Scale	Drawn
	1:25 at A1	RR
Drawing Status		
FOR COMMENT		
Client		
Project		
13 HASELFOOT LETCWORTH GARDEN CITY		
Title		
BUILDING REGULATIONS PROPOSED STRUCTURAL PLANS		
Project No	Drawing No	Revision
0296	BR02	P01



Electrical Layout Key			
Symbol	Description	Symbol	Description
⊕	Ceiling Pendant	▷	Single Socket
⊕	Ceiling Mounted Spotlight	▷	Double Socket
⊕ <sup>LE</sup>	Low Energy Fitting	▷	Shaver Point
⊗	Bathroom Light	▷ <sub>TV</sub>	Telephone Point
⊕	Ceiling Batten Lamp Holder	▷ <sub>BT</sub>	Telephone Point
▷	Wall Mounted Up-Lighter	▷ <sub>TV</sub> ▷ <sub>BT</sub>	Sky / BT Point
⊕	Directional Spotlight	□	Data Point
▷	Wall Mounted Spotlight	▷	Single Socket Unswitched
⊕	Fluorescent Strip Light	▷	Cooker Connection Unit
⊕	Passive Infra-Red External Light Fitting	▷	Isolator Switch Extract Fan
•	Light Switch	▷	Boiler Switch
• <sub>2</sub>	Light Switch - 2 Way	▷	Fused Spur
⊗ <sub>SD</sub>	Smoke Detector	MAS	Master Appliance Spur
⊗ <sub>HD</sub>	Heat Detector	D	Burglar Alarm Dummy Box
⊗ <sub>CMD</sub>	Carbon Monoxide Detector	B	Burglar Alarm Bell Box
⊕	Thermostat	DC	Burglar Alarm Door Contact
▷	Wall Extract Fan	▷	Burglar Alarm PIR Detector
⊗	Ceiling Mounted Extract Fan	A	Alarm Keypad
⊗	Ceiling Mounted Extract Fan with Light Fitting	AMP	Alarm Master Panel
▷	Cooker / Hob Extract	CU	Consumer Unit
▷	Oven Switch	ELEC	Electric Meter
⊕	Bell Push	GAS	Gas Meter
▷	Door Bell Sounder	CCTV	CCTV Camera
▷	Radiator		



PROPOSED ELECTRICAL LAYOUT  
Scale: 1:25

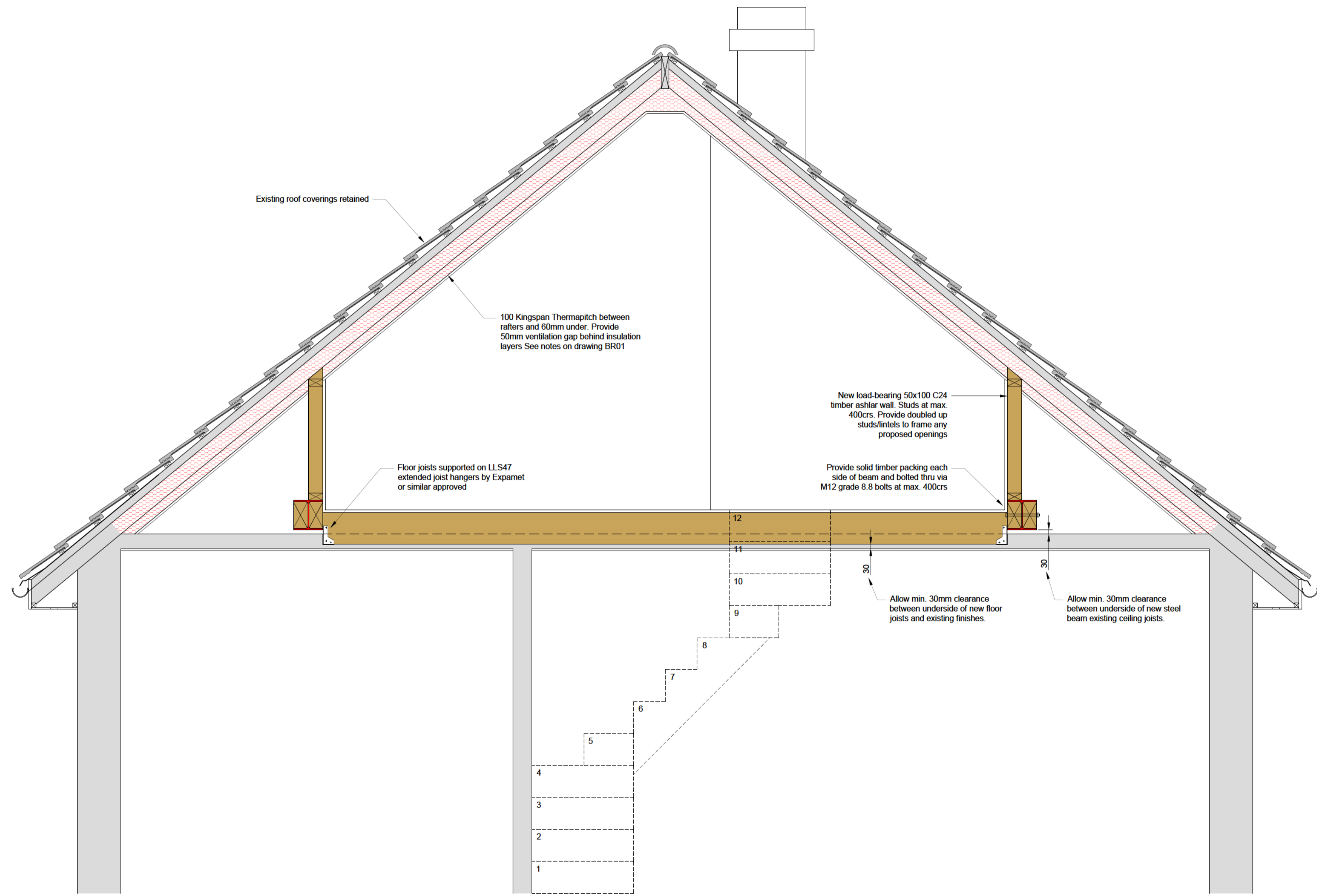
**ELECTRICAL**  
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a Competent Person registered under a Competent Person Self Certification Scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

**EXTRACT TO WC**  
WC to have mechanical ventilation ducted to external air with an extract rating of 15 l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**INTERNAL LIGHTING**  
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

P01 21.05.24 ISSUED FOR COMMENT

Revision	Date	Remarks
Suitability	Scale	Drawn
	1:25 at A1	RR
Drawing Status		
FOR COMMENT		
Client		
Project		
13 HASELFOOT LETCWORTH GARDEN CITY		
Title		
BUILDING REGULATIONS PROPOSED MECHANICAL AND ELECTRICAL LAYOUT		
Project No	Drawing No	Revision
0296	BR03	P01



Existing roof coverings retained

100 Kingspan Thermapitch between rafters and 60mm under. Provide 50mm ventilation gap behind insulation layers. See notes on drawing BR01

Floor joists supported on LLS47 extended joist hangers by Expanet or similar approved

New load-bearing 50x100 C24 timber ashlar wall. Studs at max 400crs. Provide doubled up studs/fenests to frame any proposed openings

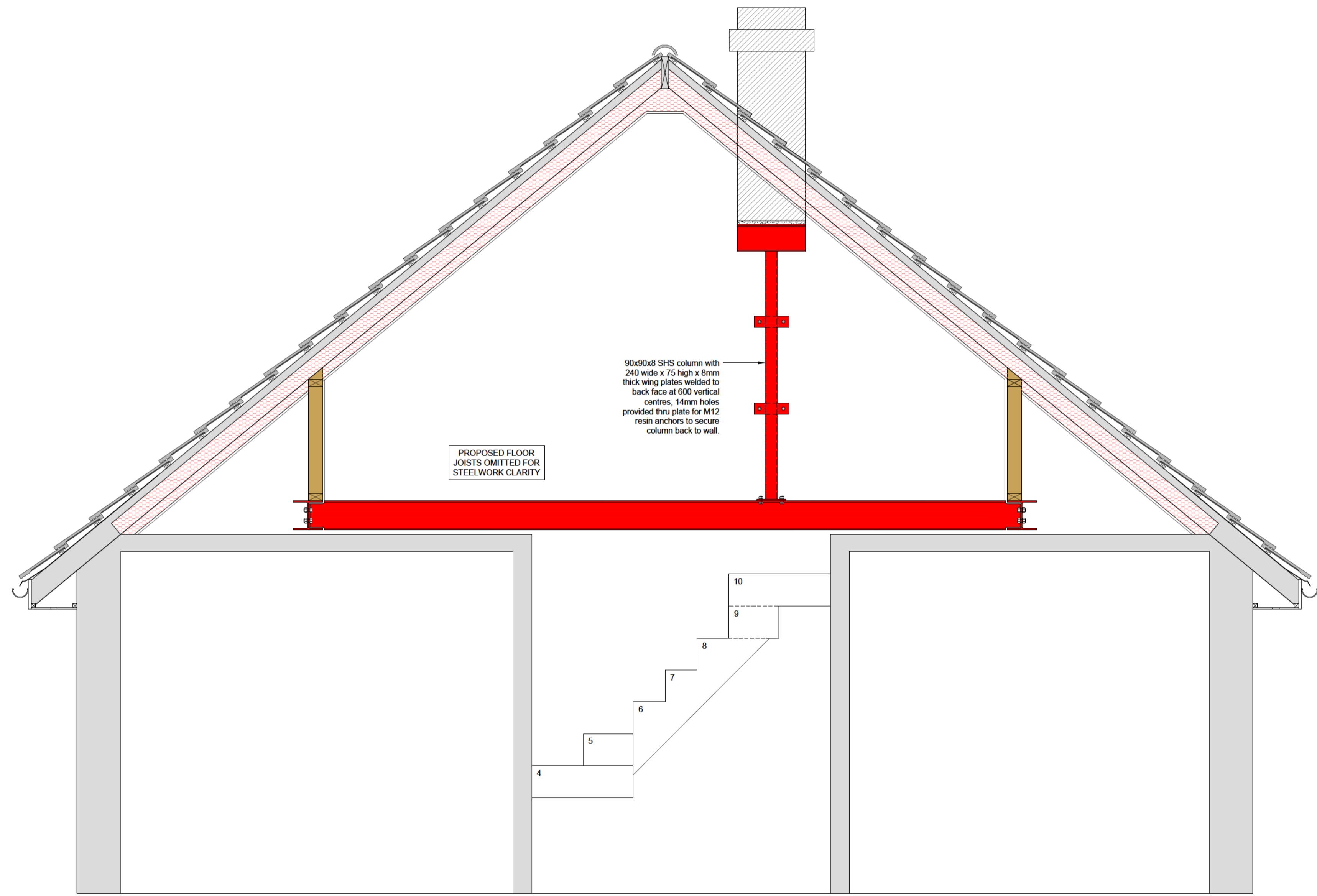
Provide solid timber packing each side of beam and bolted thru via M12 grade 8.8 bolts at max 400crs

Allow min. 30mm clearance between underside of new floor joists and existing finishes.

Allow min. 30mm clearance between underside of new steel beam and existing ceiling joists.

SECTION 1-1  
Scale: 1:20

T01 17.05.24 ISSUED FOR TENDER		
Revision	Date	Remarks
Suitability	Scale	Drawn
	1:20 at A1	RR
Drawing Status		
BUILDING REGULATIONS		
Client		
Project		
13 HASELFOOT LETCWORTH GARDEN CITY		
Title		
GENERAL ARRANGEMENTS PROPOSED SECTIONS		
Project No	Drawing No	Revision
0296	BR04	T01



90x90x8 SHS column with 240 wide x 75 high x 8mm thick wing plates welded to back face at 600 vertical centres, 14mm holes provided thru plate for M12 resin anchors to secure column back to wall.

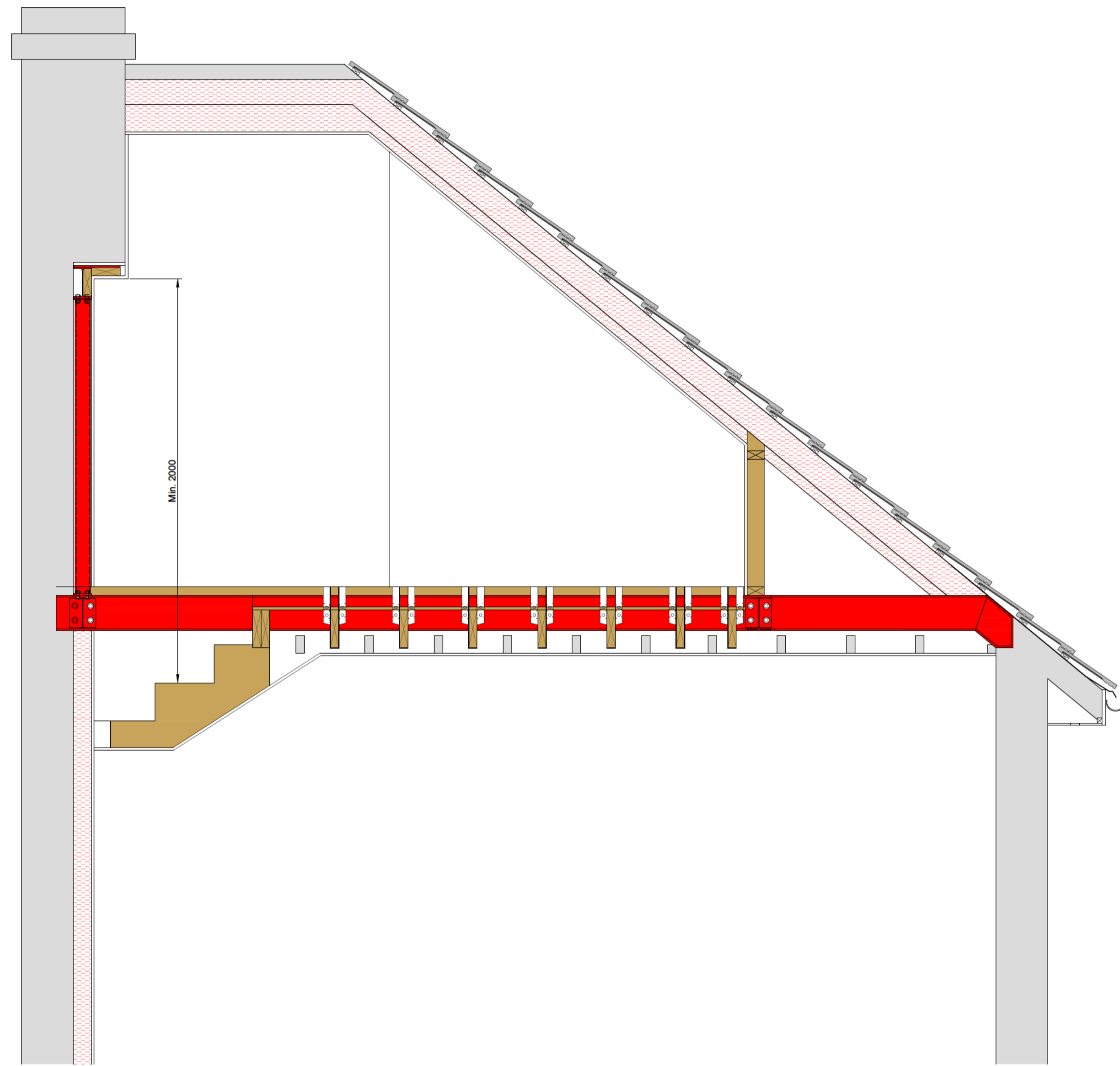
PROPOSED FLOOR JOISTS OMITTED FOR STEELWORK CLARITY

SECTION 2-2  
Scale: 1:20

T01 17.05.24 ISSUED FOR TENDER

Revision	Date	Remarks
Suitability	Scale	Drawn
	1:20 at A1	RR
Drawing Status		
BUILDING REGULATIONS		
Client		
Project		
13 HASELFOOT LETCWORTH GARDEN CITY		
Title		
GENERAL ARRANGEMENTS PROPOSED SECTIONS		
Project No	Drawing No	Revision
0296	BR05	T01





SECTION 3-3  
Scale: 1:20

T01 17.05.24 ISSUED FOR TENDER

Revision	Date	Remarks
Suitability	Scale	Drawn
	1:20 at A1	RR
Drawing Status		
BUILDING REGULATIONS		
Client		
Project		
13 HASELFOOT LETCWORTH GARDEN CITY		
Title		
GENERAL ARRANGEMENTS PROPOSED SECTIONS		
Project No	Drawing No	Revision
0296	BR06	T01