

FURTHER NOTES / RECOMMENDATIONS :

NEW FLAT ROOF COVERING ALL TO BE LAID IN STRICT ACCORDANCE WITH THE MANUFACTURERS DETAILS AND RECOMMENDATIONS.

FASCIAS TO BE CONSTRUCTED OF 200x25mm S.W. TREATED FASCIA BOARD FIXED BACK TO THE END OF THE ROOF TIMBERS, WITH 9mm THICK EXTERNAL QUALITY PLY SOFFIT FIXED BACK TO EX. 50x50mm S.W. TREATED FRAME AND HANGERS.

PROVIDE DPC CAVITY TRAY OVER NEW OPENINGS

ROOF LIGHTS TO BE CENTRALISED OVER INTERNAL CEILING, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS

NEW SKIRTING BOARDS TO BE CONFIRMED BY CLIENT

BREAK THRO' AND PROVIDE ENLARGED OPENING AS NEEDED, ALL PADSTONES & BEAMS TO BE CONFIRMED BY STRUCTURAL ENGINEER- BEAMS HIDDEN IN FLOOR VOID IF POSSIBLE

CLASS B ENGINEERING BRICK BELOW DPC LEVEL

WEAK MIX CONCRETE CAVITY FILL WITHIN 225mm OF DPC

SIZE AND DEPTH OF NEW CONCRETE STRIP FOUNDATIONS TO SATISFACTION OF THE LOCAL AUTHORITY / BUILDING CONTROL

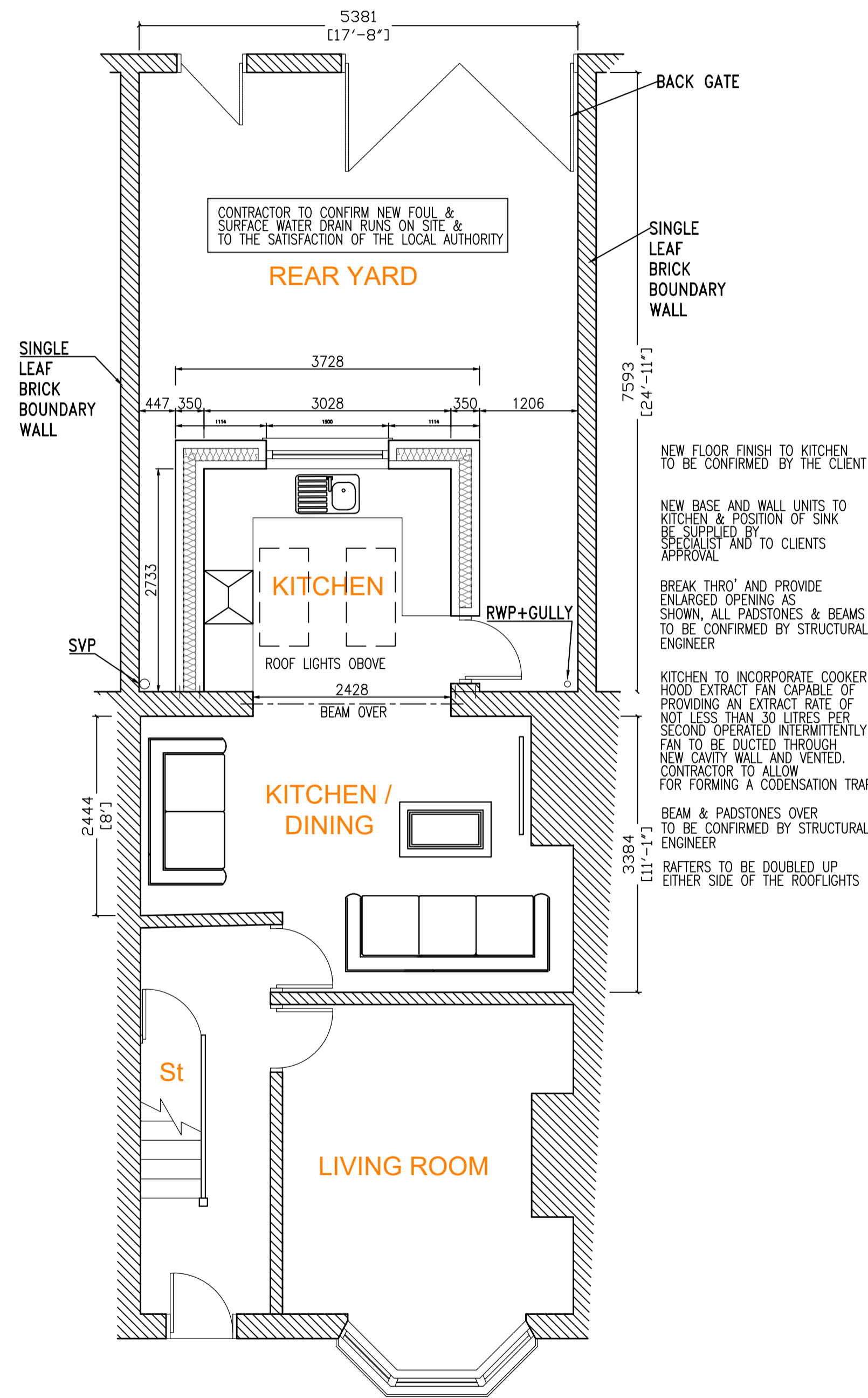
NEW BEAMS INDICATED TO BE ENCASED IN 15mm THICK FIRELINE BOARD TO PROVIDE 1 HOUR FIRE RESISTANCE ALL SUPPLIED BY BRITISH GYPSUM AND INSTALLED IN ACCORDANCE WITH THEIR PRINTED INSTRUCTIONS. ALL JOINTS TO BE TAPED AND PLASTERBOARD TO HAVE A

ALL NEW BEAMS TO BE BOLTED TOGETHER, TO BE CONFIRMED BY STRUCTURAL ENGINEER.

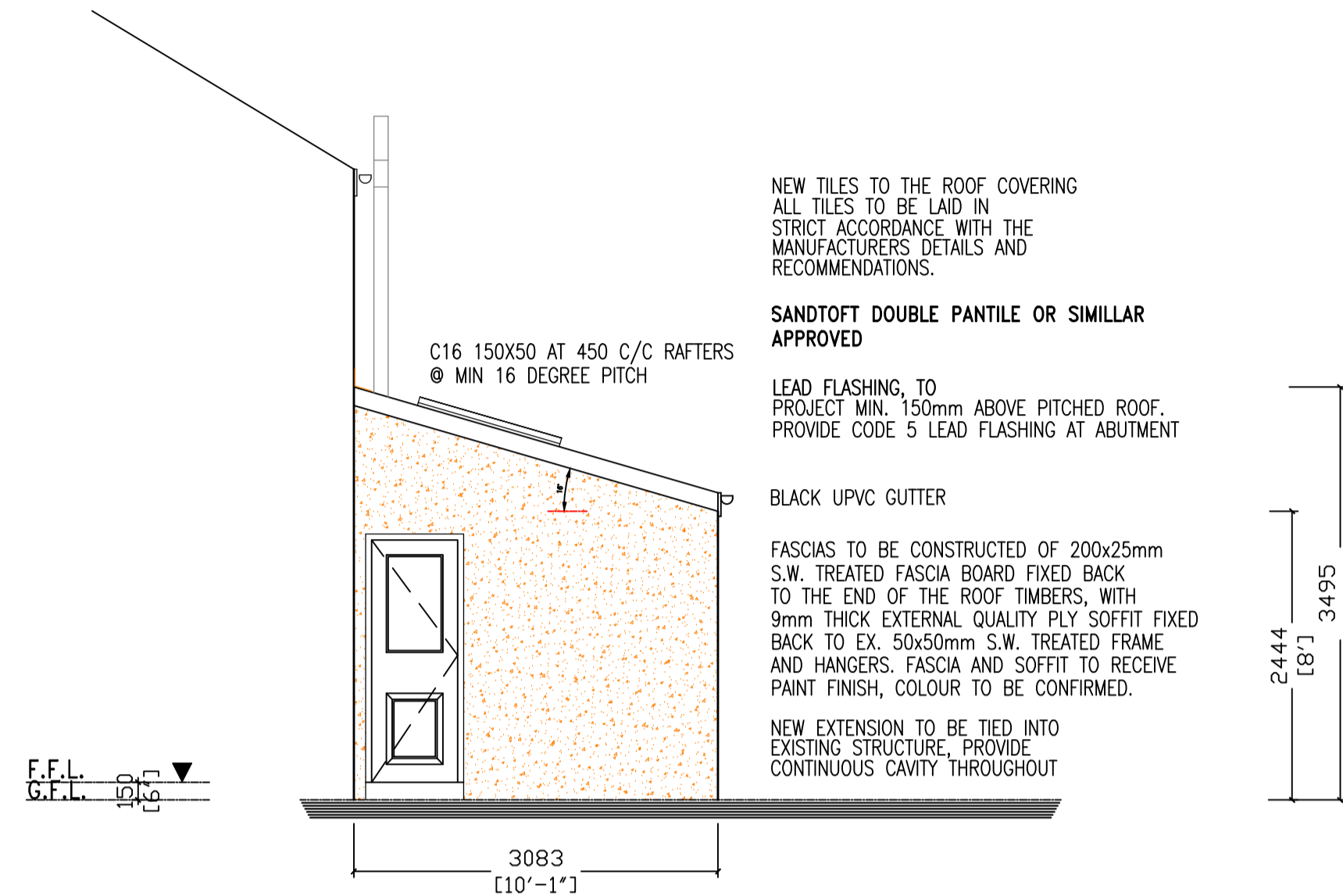
NEW BLACK UPVC RAINWATER GUTTER TO BE FIXED BACK TO 200x25mm S.W. FASCIA BOARD FIXED TO RAFTER ENDS. GUTTER LAID AT 1 IN 350 FALL

NEW WHITE UPVC DOUBLE GLAZED DOOR TO MATCH EXISTING

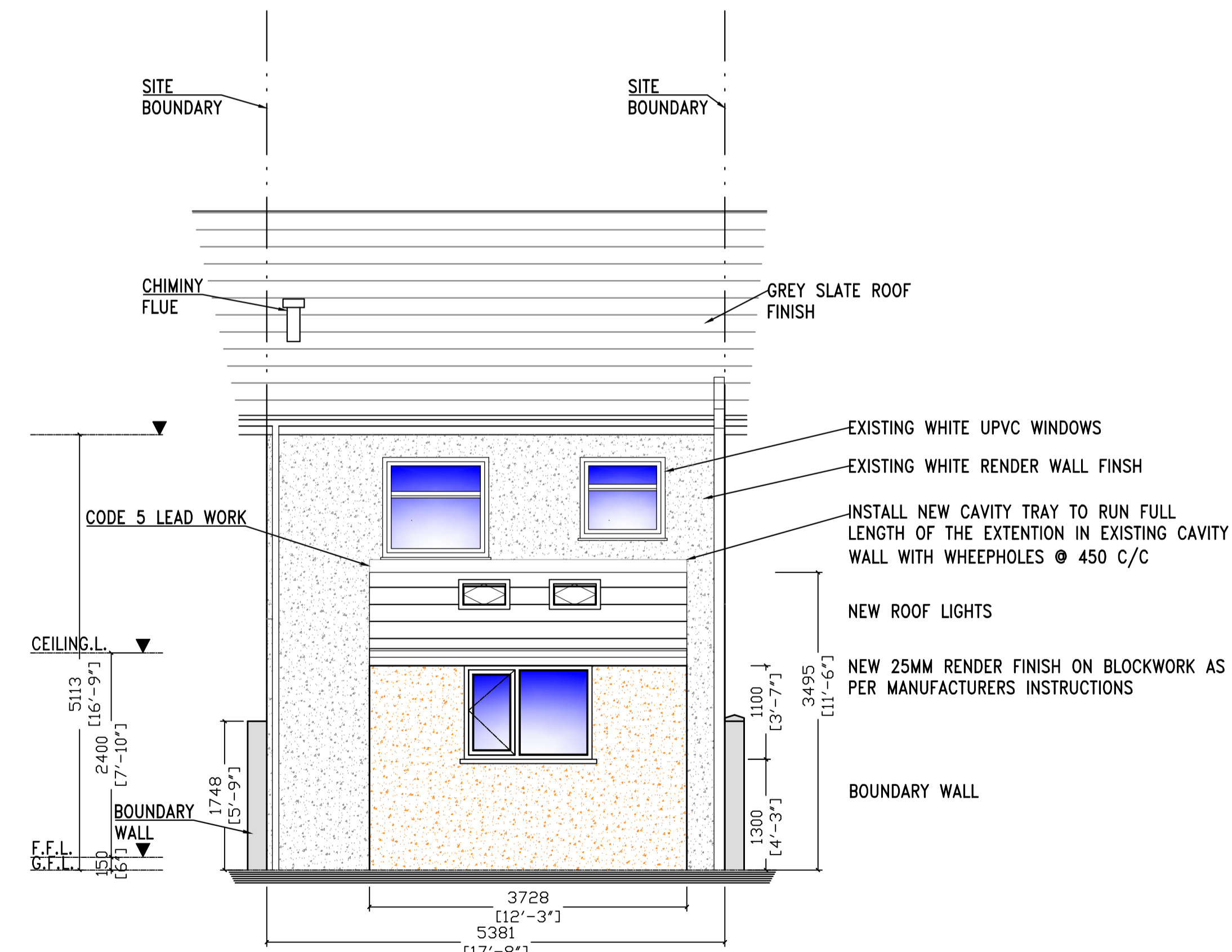
EXISTING OPENING TO BE PARTIALLY BLOCKED UP AS SHOWN ALL AREAS MADE GOOD UPON COMPLETION



As Proposed Ground Floor Plan



As Proposed Side Elevation



As Proposed Rear Elevation

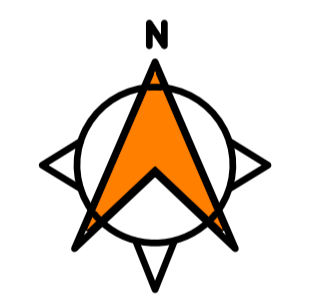
NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. LEVELS ARE IN METRES A.O.D.
4. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/FABRICATOR PRIOR TO COMMENCEMENT OF ANY WORK.
5. DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS, DRAWING SUBJECT TO DETAIL DESIGN.
6. THIS DRAWING IS INDICATIVE AND FOR DESIGN INTENT PURPOSES. ALL LEVELS ARE INDICATIVE AND SUBJECT TO DETAIL DESIGN AND FINAL CONFIRMATION.
7. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO US, THE MAIN CONTRACTOR & THE STRUCTURAL ENGINEERS PRIOR TO ANY WORK COMMENCING OR ORDERING OF ANY MATERIALS OR LABOR.
8. THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN DIMENSIONS. CONTRACTOR/ SUB-CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT ANY ANOMALIES AND / OR OMISSIONS OR ERRORS.
9. IN ADDITION TO OTHER RELEVANT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS AND DOCUMENTS: ALL RELEVANT BUILDING REGULATIONS / MANUFACTURERS INSTRUCTIONS, STRUCTURAL ENGINEER'S SPECIFICATION AND DRAWINGS AS APPLICABLE, FOR ALL WORKS / REQUIREMENTS. ALL RELEVANT M & E SERVICES ENGINEER'S SPECIFICATIONS AND DRAWINGS AS APPLICABLE, FOR ALL MECHANICAL AND ELECTRICAL SERVICES WORKS / REQUIREMENTS.

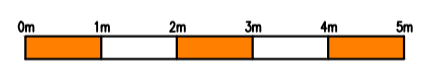
STRUCTURAL REQUIREMENTS

ALL AND ANY STRUCTURAL ALTERATIONS TO STRUCTURAL ENGINEERS DETAIL / DESIGN, TO LOCAL AUTHORITY BY STRUCTURAL ENGINEER, 28 DAYS MINIMUM BEFORE WORK COMMENCES ON SITE.

ALL STRUCTURAL CALCULATIONS AND DETAILS, TO BE SUBMITTED FOR APPROVAL TO LOCAL AUTHORITY BY STRUCTURAL ENGINEER, 28 DAYS MINIMUM BEFORE WORK COMMENCES ON SITE.



REV A 31/07/25
External leaf changed to render on block as per clients request.



H.F.S
Architectural
Services

Client:
Miss Juile

Project Title:
Gregory Avenue, Bolton

Drawing Title
As Existing Floor Plans & Elevations

DWG No. **HFS-10/07/25-02A**

Drawn By: FIT Scale: 1:50 / 100 on A1
Checked, Confirmed and Approved By: Date: 31 / 07 / 2025 Clients & Contractor

© DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS. ALL WORKS ARE SUBJECT TO THE CONTRACTORS INDIVIDUAL MEASUREMENTS.