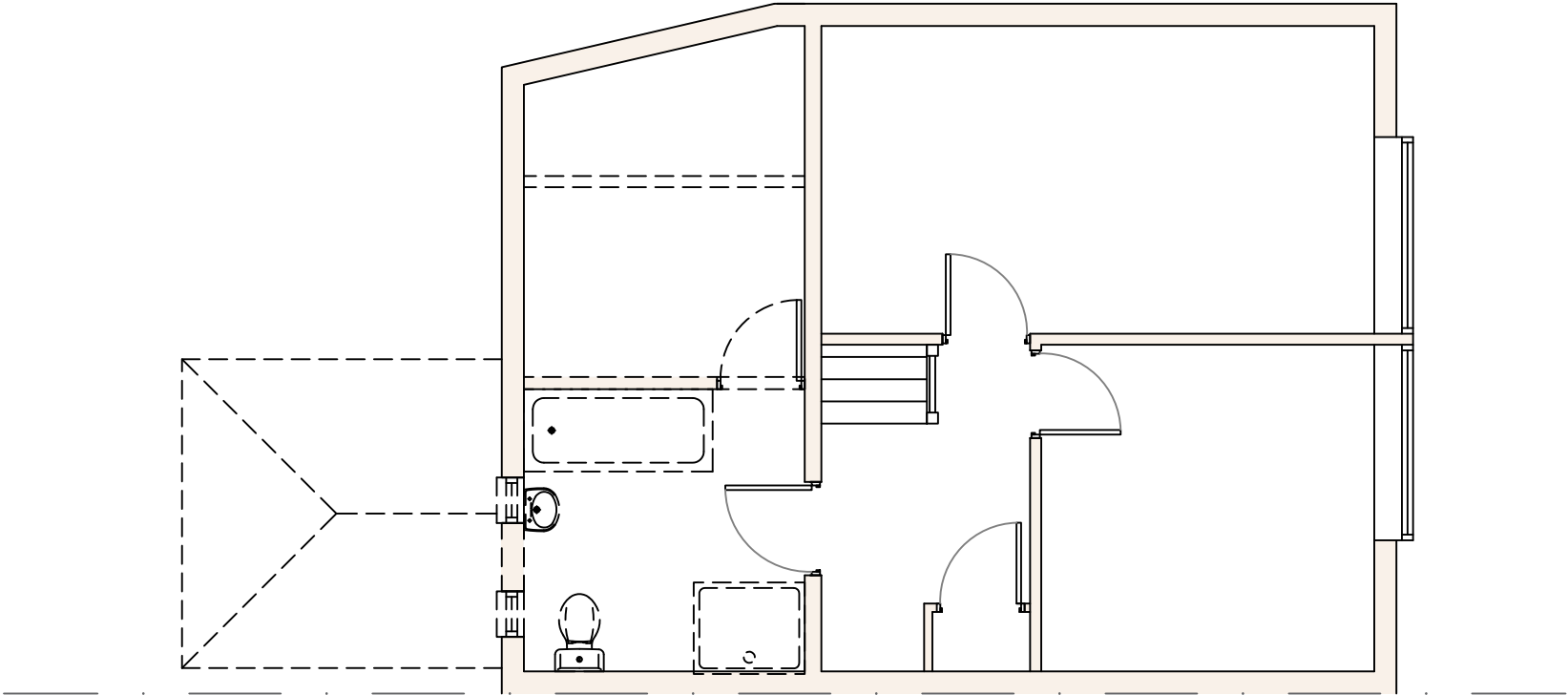
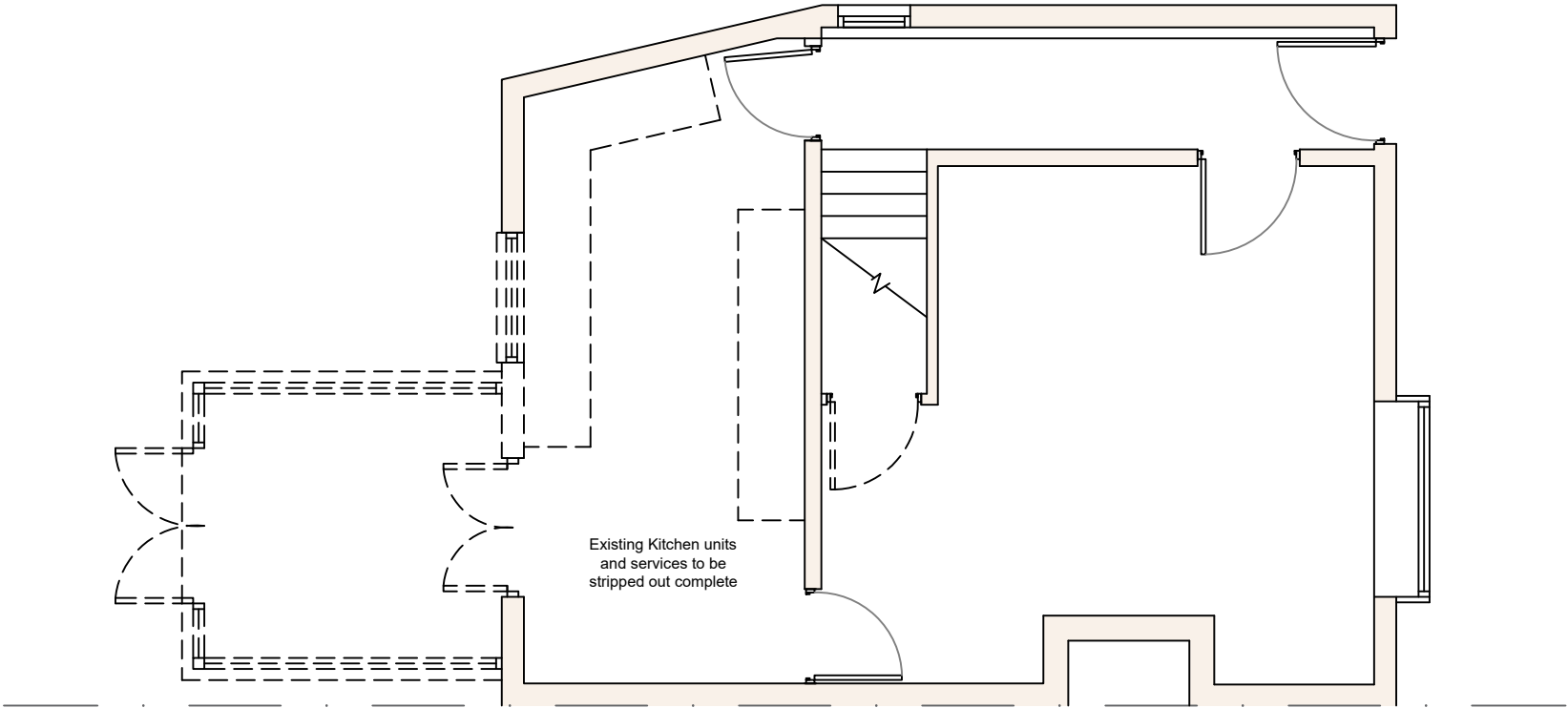


NOTES:
DEMOLITION, EXCAVATION & BACK FILLING.

Carefully clear an area on site as required for storage and access (agree with client). Refer to demolitions drawing for details of walls etc to be demolished. Strip out all redundant cables and pipework. Allow for taking down minor block walls etc, all as indicated on proposed plans. All locations where walls being demolished are assumed to be load bearing and are to be suitably propped during the works.

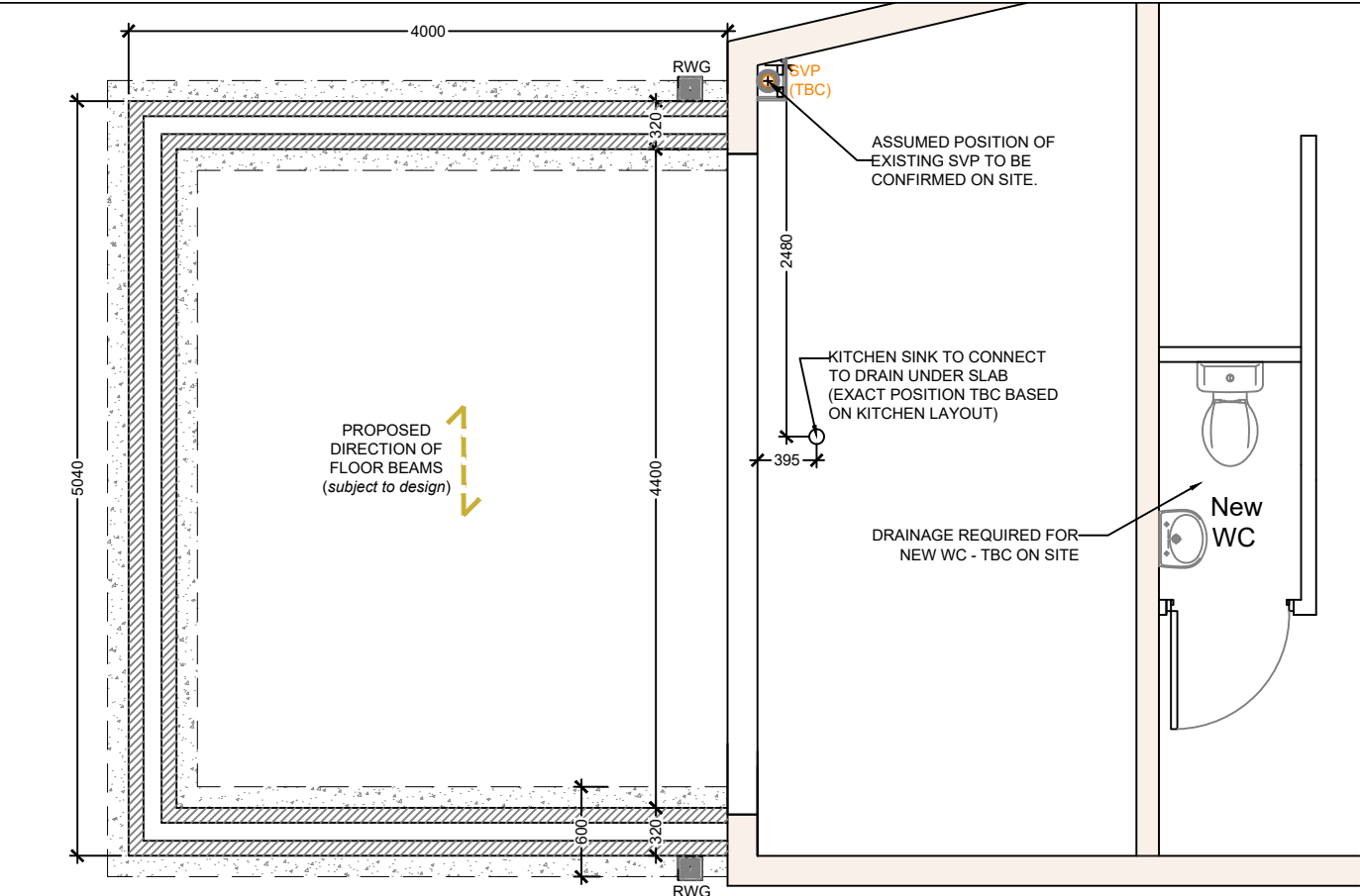
Existing services to be maintained to the property during works. Existing electric and Gas mains enter the house in the Entrance Hall (assumed). Supply to be extended. Water mains supply position to be confirmed.

Existing drain runs/ locations presumed from on-site evidence - all to be confirmed during construction. Ground to be prepared for new strip foundations.



CLIENT			
Lisa Williams			
PROJECT		PACK VERSION:	
Holmlea, Holt		-	
DRAWING TITLE			
Proposed Demolitions			
FOR CONSTRUCTION			
DRAWN	AP	CHECKED	SP
SCALE	1:65	DRAWING No:	REVISION:
DATE	14.07.23	L(5)01	
modusdesigns			

SUBSTRUCTURE



CDM
M.H

MANUAL
HANDLING

USE EITHER MECHANICAL
EQUIPMENT OR 2 MAN LIFT.
SEE LINTEL SCHEDULE FOR WEIGHT

GENERAL NOTES:
SETTING OUT:
ALL DIMENSIONS ARE TAKEN FROM FACE OF BRICKWORK/BLOCKWORK , AND PLASTERBOARD FACE OF STUD PARTITIONS.

LINTELS:
REFER TO MANUFACTURER'S SCHEDULE FOR REFERENCES AND SIZES.

PROVIDE CAVITY TRAYS OVER ALL LINTELS TO GROUND FLOOR AND WHERE WINDOW HEADS ARE EXPOSED E.G. GABLES. CAVITY TRAY TO EXTEND 300mm EACH SIDE OF OPENING WITH A 15mm PROJECTION TO THE FRONT OF THE LINTEL.

WEEPHOLES TO BE PROVIDED TO BRICKWORK OVER LINTELS @ 450CRS MAX IN EXTERNAL OPENINGS.

MOVEMENT JOINTS:
GENERALLY MOVEMENT JOINTS REQUIRED AT 12M CENTRES FOR BRICKWORK AND 6M FOR RENDER.

INSULATION:
REFER TO GENERAL SPECIFICATION NOTES FOR ALL INSULATION REQUIREMENTS.

SECONDARY DPC TO BE PROVIDED TO ACCESS LEVEL THRESHOLDS 150mm ABOVE MAIN DPC, STEPPED DOWN TO MAIN DPC IF NECESSARY

OUTER/ INNER LEAF
BLOCKWORK.

DOOR SCHEDULE				
DOOR No	BRICK OPENING	HEIGHT	STYLE	TOUGHENED GLAZING
D1	3399	2100	EXTERNAL BI-FOLD	Y
D2	1400	2100	FRENCH DOORS	Y
D3	1880	1900	INTERNAL FR BI-FOLDS	N/A
D4	820	2100	INTERNAL DOOR	N/A
D5	820	2100	INTERNAL DOOR	N/A
D6	820	2100	INTERNAL DOOR	N/A
D7	820	2100	INTERNAL DOOR	N/A

WINDOW SCHEDULE					
WINDOW No	BRICK OPENING	HEIGHT	NOTES	TOUGHENED GLAZING	LOCKABLE
W1	1400	1200	-	N	Y
R1	780	1178	ROOFLIGHT	N	Y
R2	780	1178	ROOFLIGHT	N	Y
R3	780	1178	ROOFLIGHT	N	Y

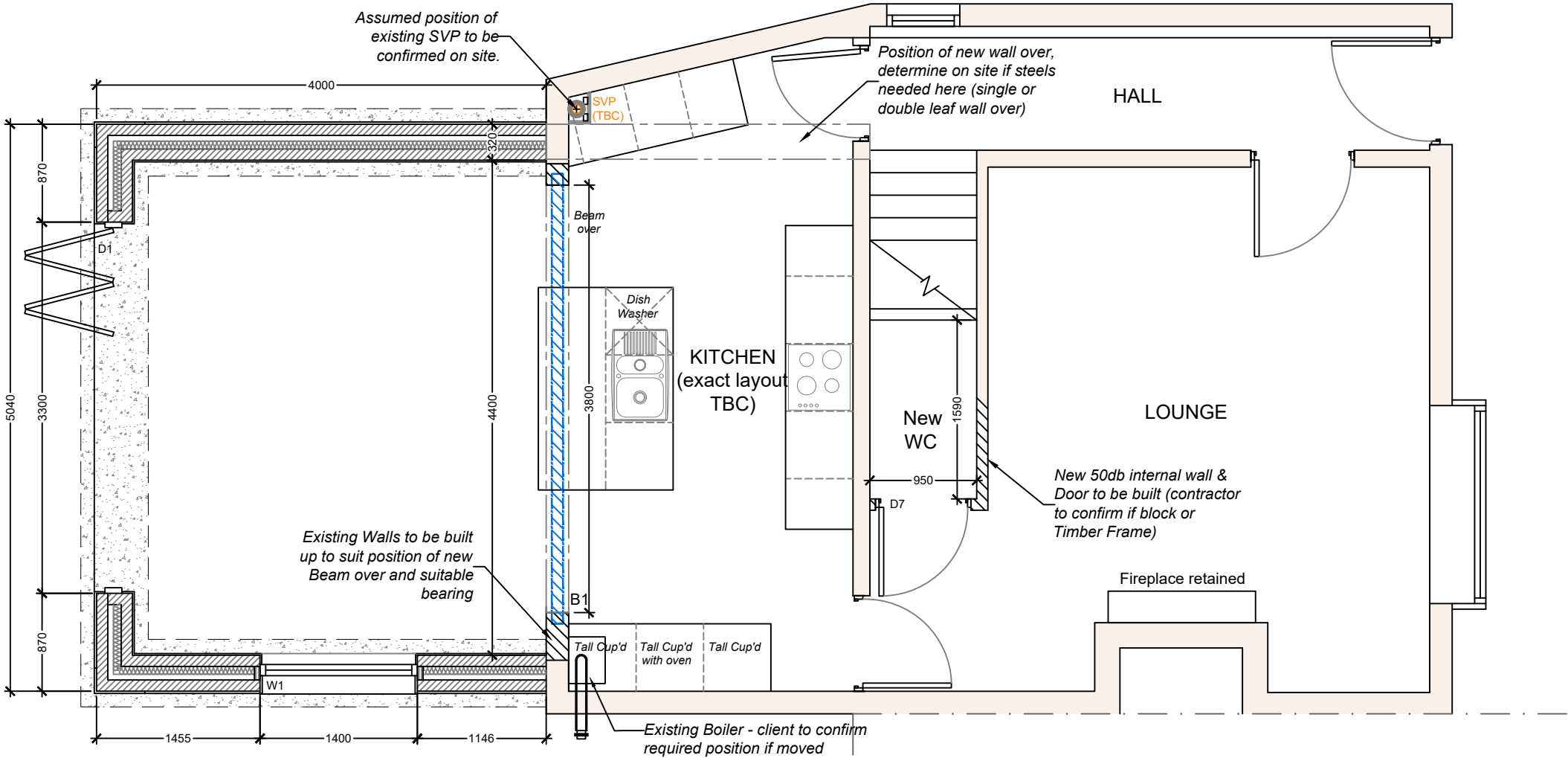
ALL WINDOWS - SAFE CLEAN TO COMPLY WITH BS8213.

ALL WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS IN ACCORDANCE WITH TABLE 5.2a - SYSTEM 1, SECTION 5 OF APPROVED DOCUMENT F - 2010 EDITION. TABLE 'A' WOULD BE RELEVANT FOR AN AIR PERMEABILITY OF LESS THAN 5m³/hm² @50pa AS SPECIFIED UNDER THE HEADING 'AIR LEAKAGE'

NOTE: TO ALL DOOR OPENINGS, RETURN INNER SKIN OF BLOCKWORK AND PROVIDE INSULATED VERTICAL DPC AT JUNCTION BETWEEN FRAME AND EXTERNAL/INTERNAL WALL TO PREVENT COLD BRIDGE.

BUILDING REGULATIONS PART Q.
ALL WINDOWS AND DOORS TO BE MECHANICALLY FIXED TO STRUCTURAL FABRIC. WINDOWS AND DOORS TO BE MADE TO A STANDARD THAT HAS BEEN SHOWN BY TEST TO MEET THE REQUIREMENTS OF BRITISH STANDARDS PUBLICATION PAS 24:2012.

GROUND FLOOR



GENERAL NOTES:
SETTING OUT:
ALL DIMENSIONS ARE TAKEN FROM FACE OF
BRICKWORK/BLOCKWORK , AND PLASTERBOARD FACE
OF STUD PARTITIONS.

LINTELS:
REFER TO MANUFACTURER'S SCHEDULE FOR
REFERENCES AND SIZES.

PROVIDE CAVITY TRAYS OVER ALL LINTELS TO
GROUND FLOOR AND WHERE WINDOW HEADS ARE
EXPOSED E.G. GABLES. CAVITY TRAY TO EXTEND
300mm EACH SIDE OF OPENING WITH A 15mm
PROJECTION TO THE FRONT OF THE LINTEL.

WEEPHOLES TO BE PROVIDED TO BRICKWORK OVER
LINTELS @ 450CRS MAX IN EXTERNAL OPENINGS.

MOVEMENT JOINTS:
GENERALLY MOVEMENT JOINTS REQUIRED AT 12M
CENTRES FOR BRICKWORK AND 6M FOR RENDER.

INSULATION:
REFER TO GENERAL SPECIFICATION NOTES FOR ALL
INSULATION REQUIREMENTS.

SECONDARY DPC TO BE PROVIDED TO ACCESS LEVEL
THRESHOLDS 150mm ABOVE MAIN DPC, STEPPED
DOWN TO MAIN DPC IF NECESSARY

OUTER/ INNER LEAF
BLOCKWORK.

DOOR SCHEDULE				
DOOR No	BRICK OPENING	HEIGHT	STYLE	TOUGHENED GLAZING
D1	3399	2100	EXTERNAL BI-FOLD	Y
D2	1400	2100	FRENCH DOORS	Y
D3	1880	1900	INTERNAL FR BI-FOLDS	N/A
D4	820	2100	INTERNAL DOOR	N/A
D5	820	2100	INTERNAL DOOR	N/A
D6	820	2100	INTERNAL DOOR	N/A
D7	820	2100	INTERNAL DOOR	N/A

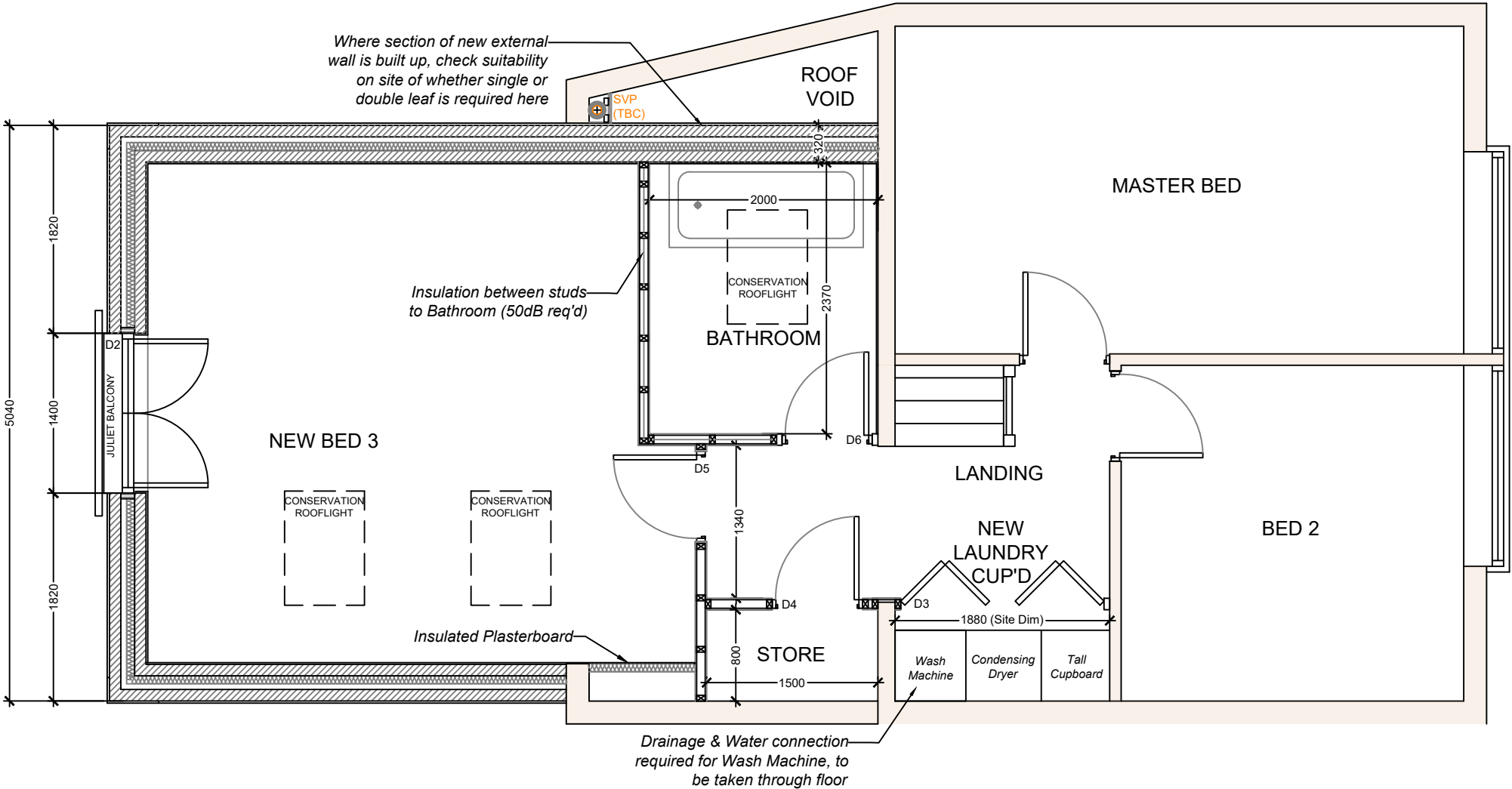
WINDOW SCHEDULE					
WINDOW No	BRICK OPENING	HEIGHT	NOTES	TOUGHENED GLAZING	LOCKABLE
W1	1400	1200	-	N	Y
R1	780	1178	ROOFLIGHT	N	Y
R2	780	1178	ROOFLIGHT	N	Y
R3	780	1178	ROOFLIGHT	N	Y

ALL WINDOWS - SAFE CLEAN TO COMPLY WITH BS8213.

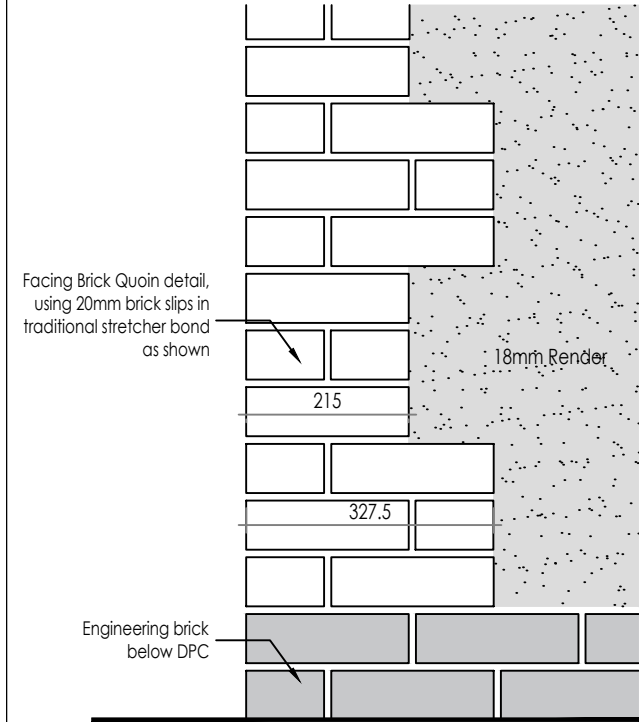
ALL WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS IN
ACCORDANCE WITH TABLE 5.2a - SYSTEM 1, SECTION 5 OF
APPROVED DOCUMENT F - 2010 EDITION. TABLE 'A' WOULD BE
RELEVANT FOR AN AIR PERMEABILITY OF LESS THAN 5m³/hm²
@50pa AS SPECIFIED UNDER THE HEADING 'AIR LEAKAGE'

NOTE: TO ALL DOOR OPENINGS, RETURN INNER SKIN OF
BLOCKWORK AND PROVIDE INSULATED VERTICAL DPC AT
JUNCTION BETWEEN FRAME AND EXTERNAL/INTERNAL WALL
TO PREVENT COLD BRIDGE.

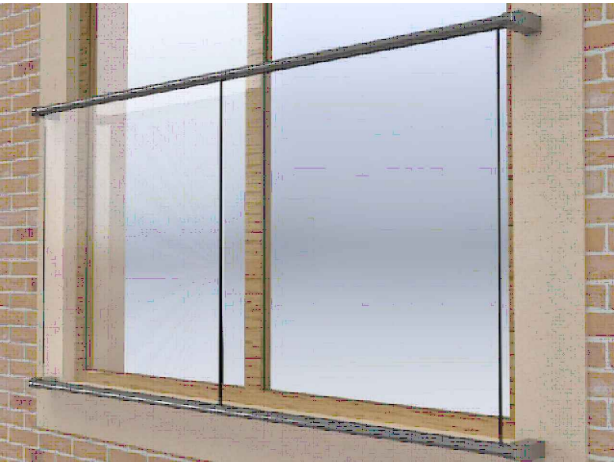
BUILDING REGULATIONS PART Q.
ALL WINDOWS AND DOORS TO BE MECHANICALLY FIXED TO
STRUCTURAL FABRIC. WINDOWS AND DOORS TO BE MADE TO
A STANDARD THAT HAS BEEN SHOWN BY TEST TO MEET THE
REQUIREMENTS OF BRITISH STANDARDS PUBLICATION PAS
24:2012.



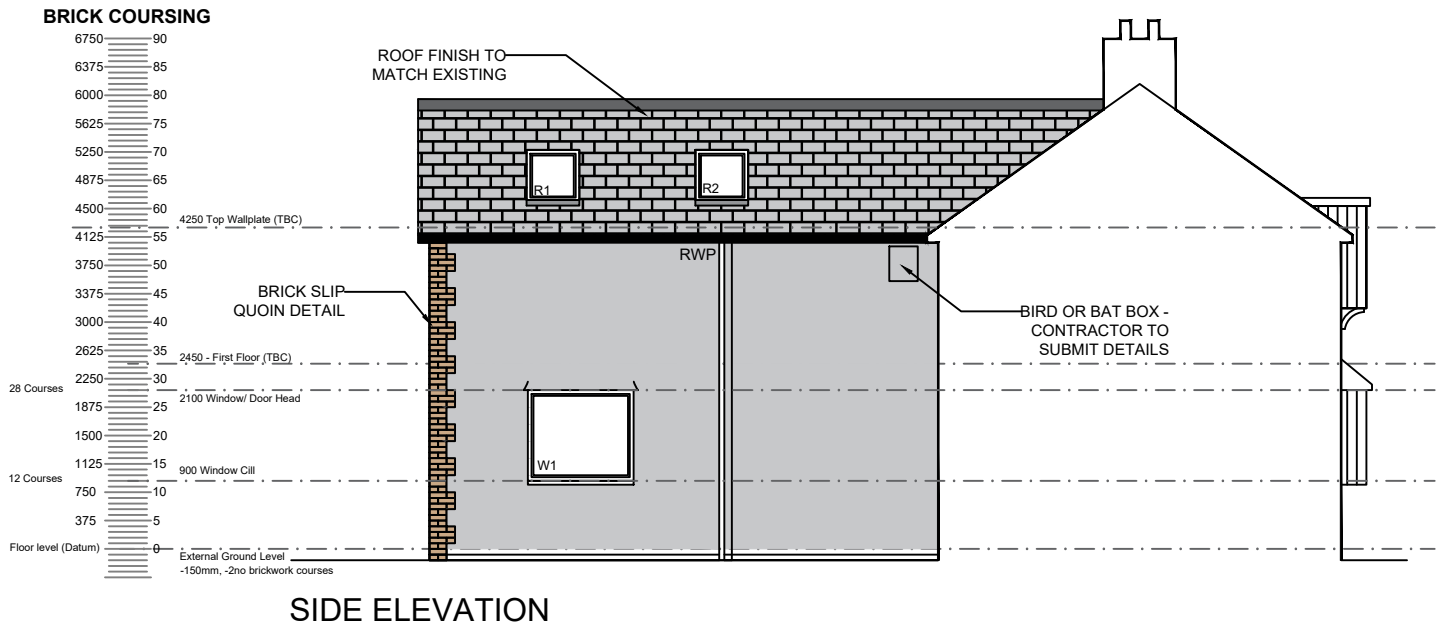
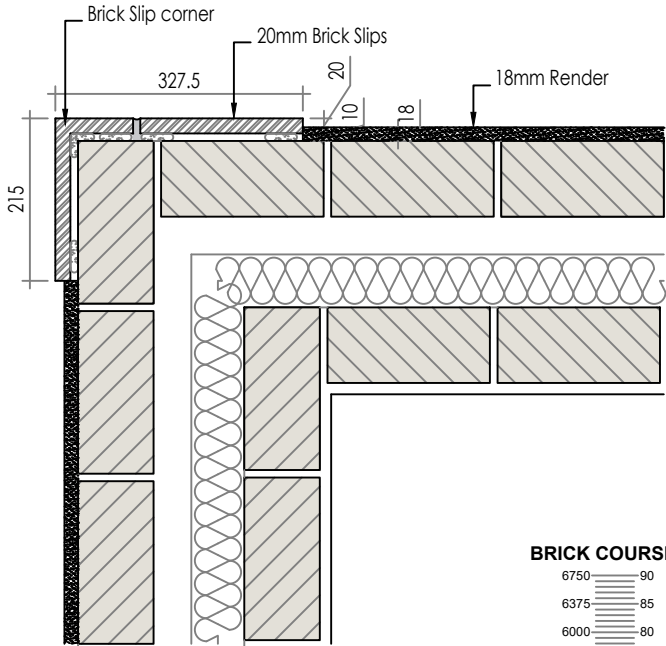
CLIENT			
Lisa Williams			
PROJECT		PACK VERSION:	
Holmlea, Holt		-	
DRAWING TITLE			
Proposed First Floor Plan			
FOR CONSTRUCTION			
DRAWN	SP	CHECKED	AP
SCALE	1:50	DRAWING No:	REVISION:
DATE	16.07.23	L(2)02	
modusdesigns			



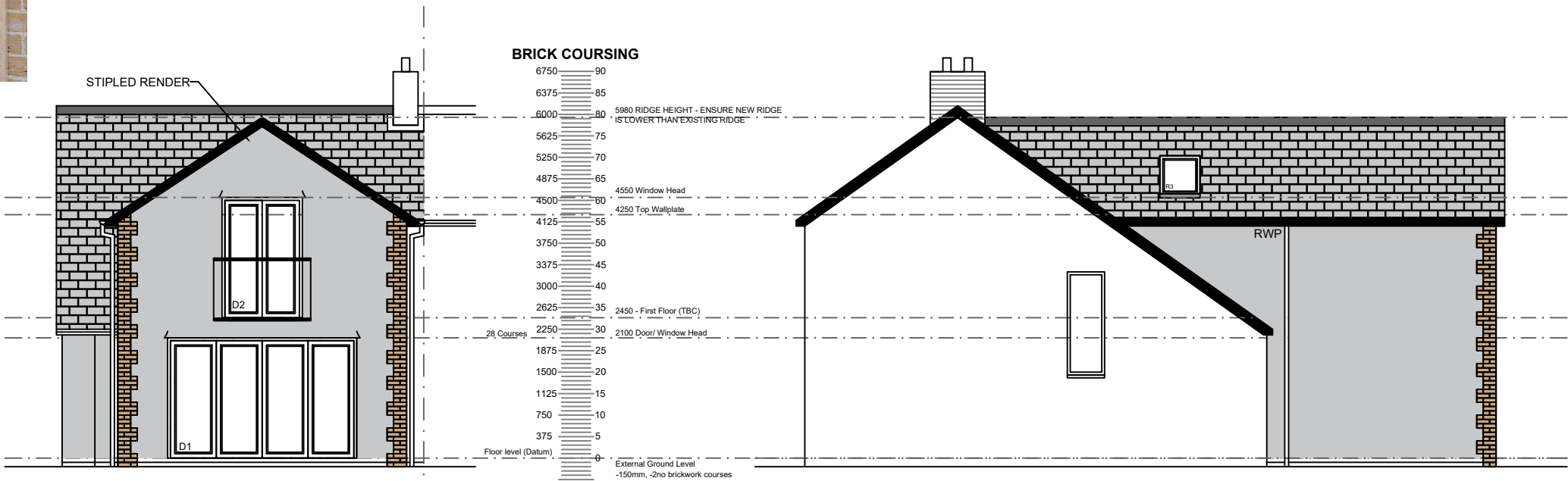
BRICK SLIP QUOIN DETAIL



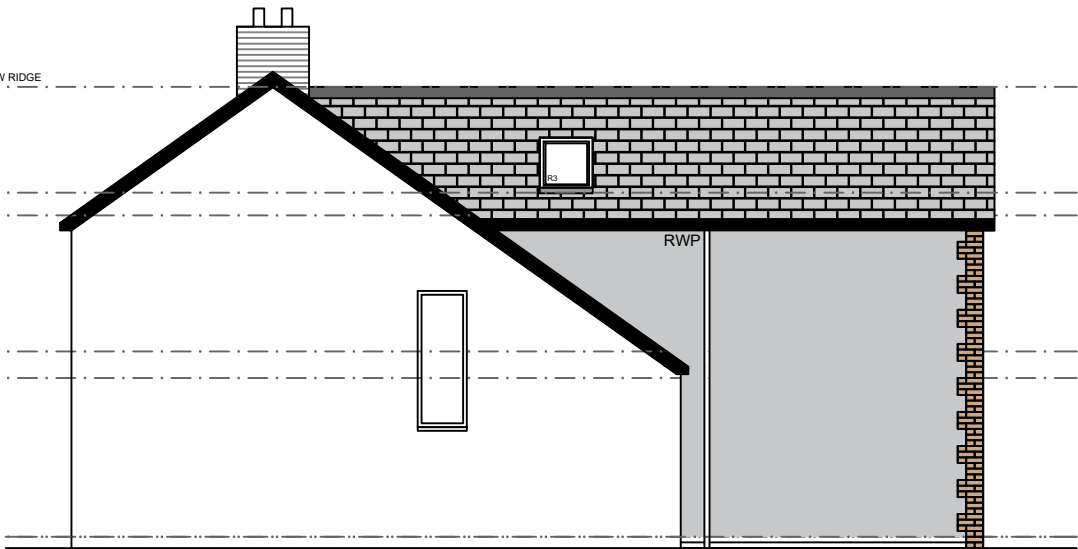
TOP & BOTTOM RAIL GLASS JULIET BALCONY EXAMPLE
(Contractor to submit details for approval including all connection details)



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

- PROPOSED MATERIALS:**
- ROOF - Roof & ridge tiles to match existing.
 - FASCIAS - Painted timber to match existing.
 - RWGS - Black Upvc to match existing.
 - WINDOWS & DOORS - Painted timber, exact colour to be confirmed.
 - FACING FINISH - Traditional stipled white render to match neighbouring properties, belcast to door/window heads & DPC level, reclaimed brick quions as shown.
 - ROOFLIGHTS - Conservation type rooflights with lead flashing.
 - JULIET BALCONY - Toughened glazed finish with black metal handrail, bottom rail and fixings

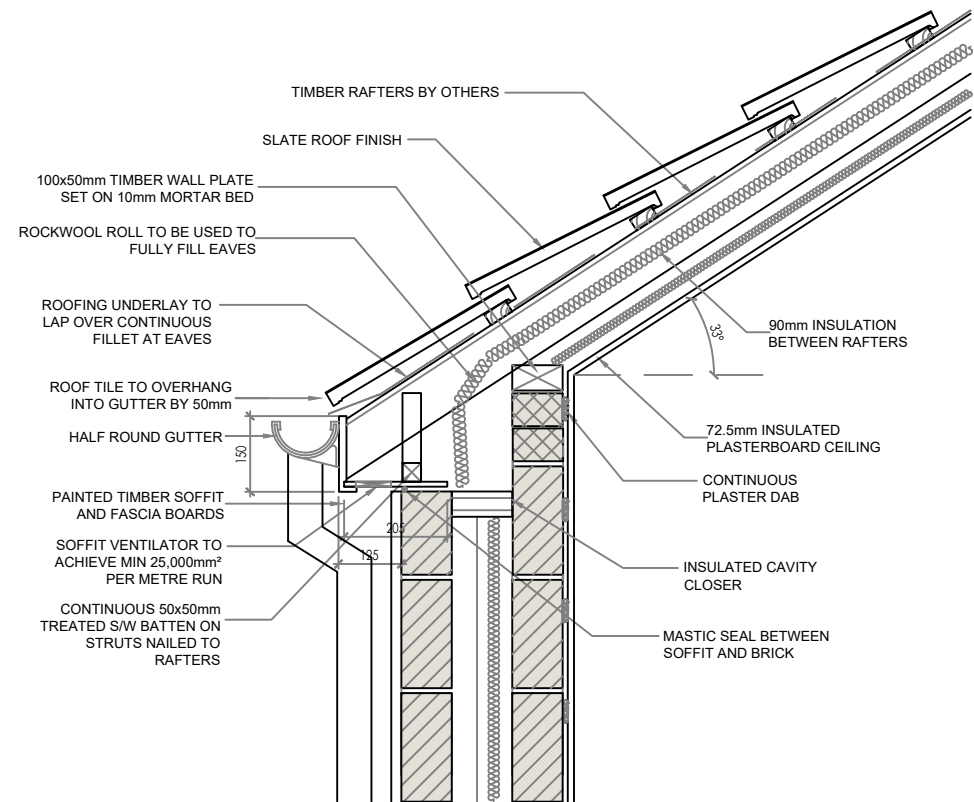
NOTE:
No works proposed to Front Elevation

Bird/ Bat box to be incorporated into side elevation.

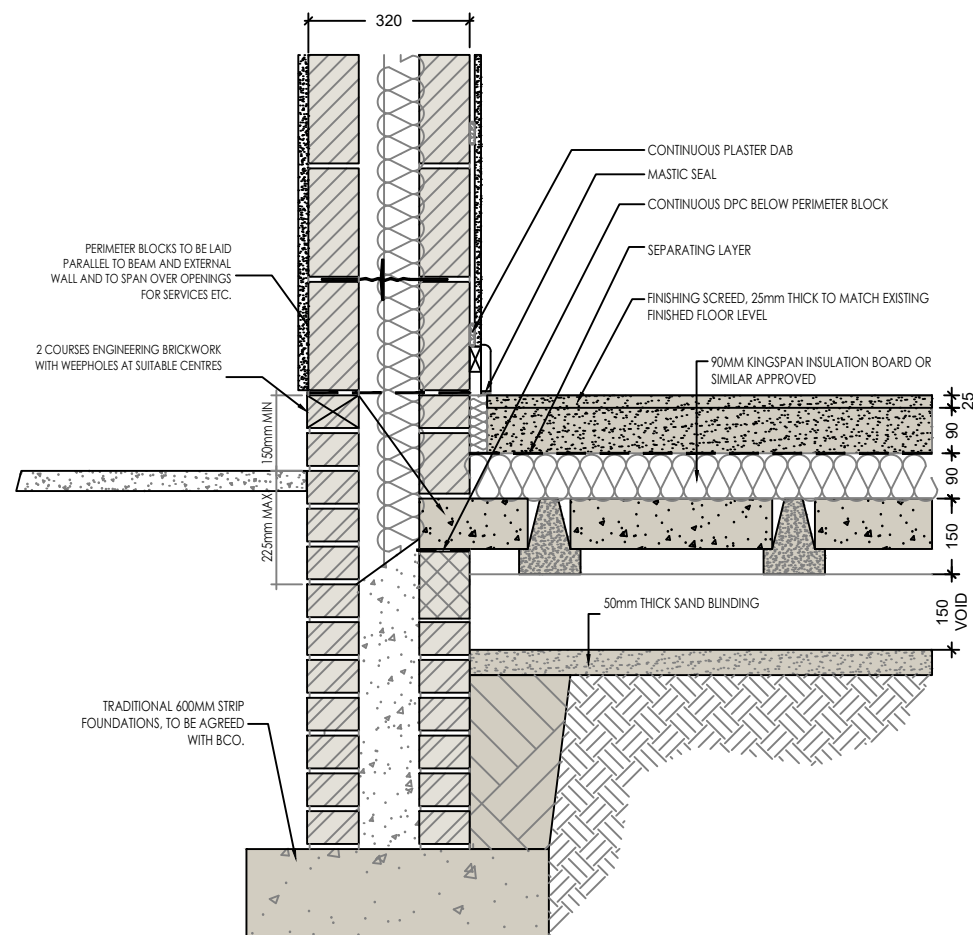
CLIENT			
Lisa Williams			
PROJECT		PACK VERSION	
Holmlea, Holt		-	
DRAWING TITLE			
Proposed Elevations			
FOR CONSTRUCTION			
DRAWN	AP	CHECKED	SP
SCALE	1:100	DRAWING No:	REVISION:
DATE	16.07.23	L(2)03	

The logo for 'modus designs' is located at the bottom of the page. It features a stylized 'm' icon composed of three vertical bars of increasing height, followed by the text 'modus designs' in a lowercase, sans-serif font.



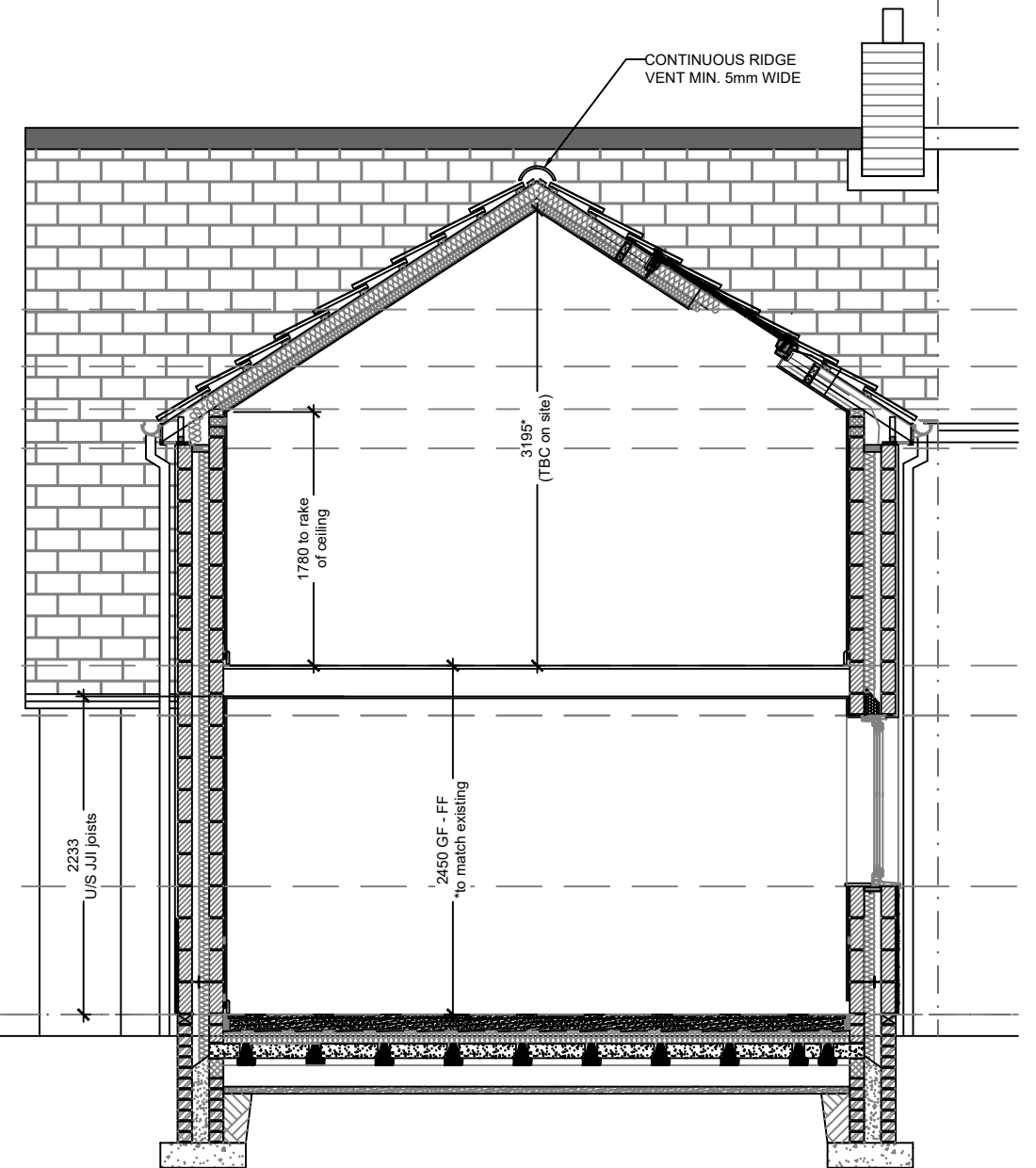
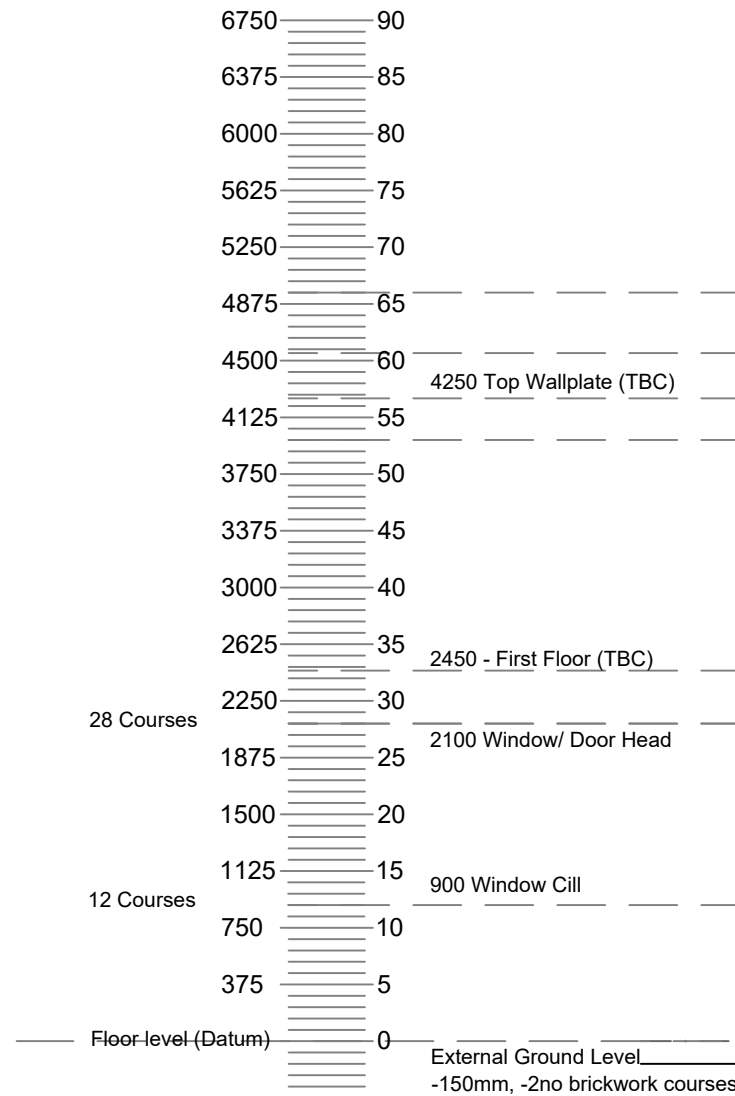


EAVES DETAIL 1:15



DPC DETAIL 1:15

BRICK COURSING



CLIENT			
Lisa Williams			
PROJECT		PACK VERSION:	
Holmlea, Holt		-	
DRAWING TITLE			
Proposed Section, DPC & Eaves Detail			
FOR CONSTRUCTION			
DRAWN	AP	CHECKED	SP
SCALE	1:50	DRAWING No: L(5)02	REVISION:
DATE	16.07.23		
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0 10 20 50mm NATURAL SCALE

Drawing to be read in conjunction with Project Specification & Standard Details. Copyright (C) Modus Designs : The Studio, 27 Longdale Drive, Chester CH1 5AT : www.modusdesigns.co.uk : info@modusdesigns.co.uk

ORIGINAL DRAWING SIZE 420 x 297 (A3)

KEY:

- A

Grade C16 47x195mm (min.) timber JJI joists at 450mm centres.
- B

30mm x 5mm galvanised MS restraint straps built into cavity & fixed across min of 3 joists. 125 x 50 noggins between joists.
- C

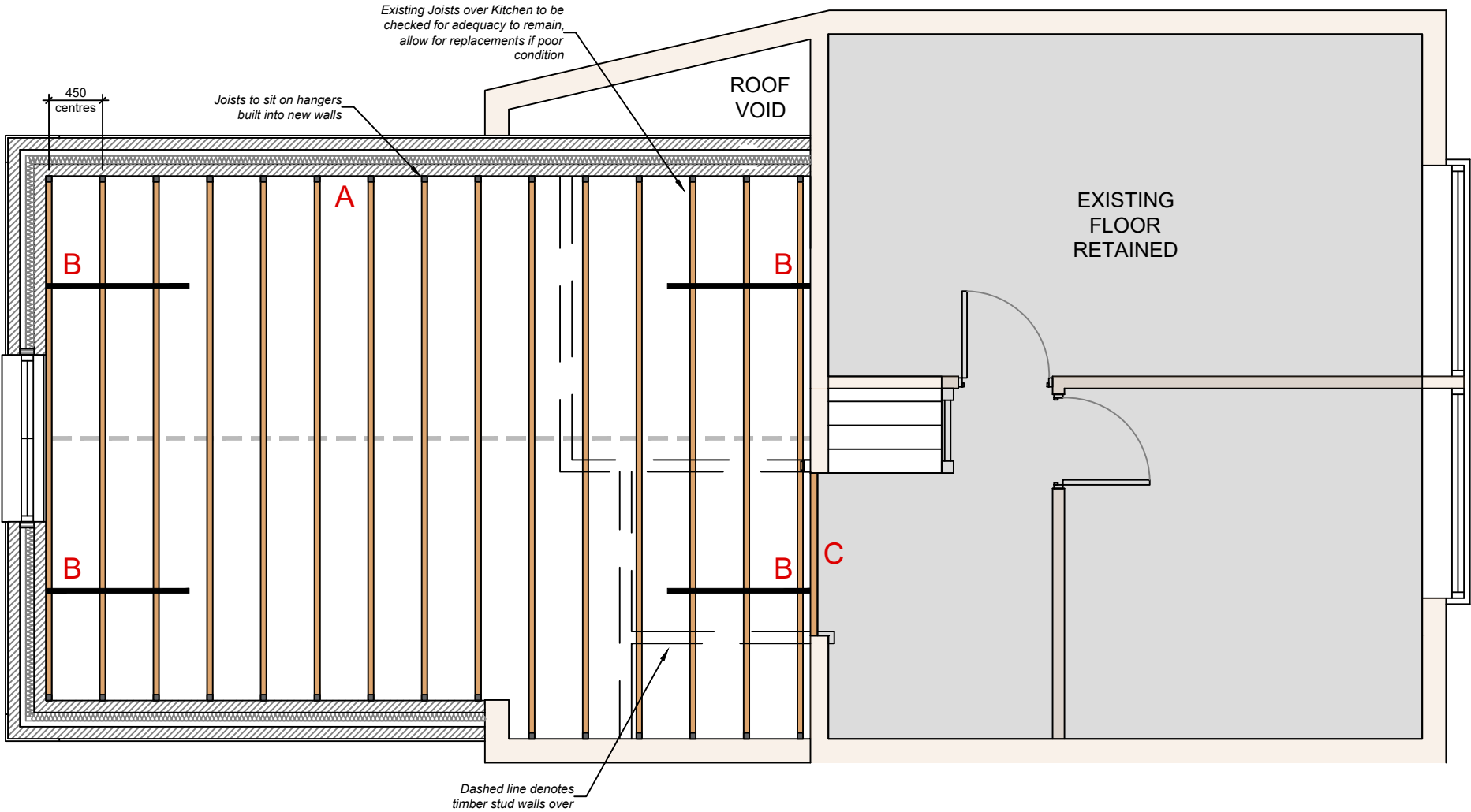
Denotes position of 75 x 195mm Trimmer (TBC)

--- Denotes line of solid or herringbone strutting between joists

JOIST PLAN NOTES:

All joists supported off trimmers to be via joist hangers.
Provide suitably sized swd. perimeter noggins for fixing of plasterboard ceiling.

If Timber I-joists to be used, these are to be designed by specialist and information provided to LABC for approval.



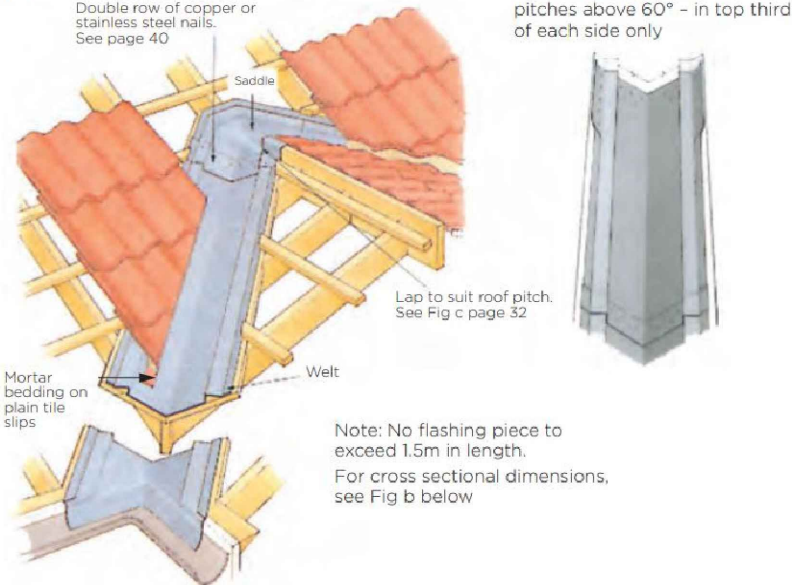
CDM
M.H

MANUAL
HANDLING

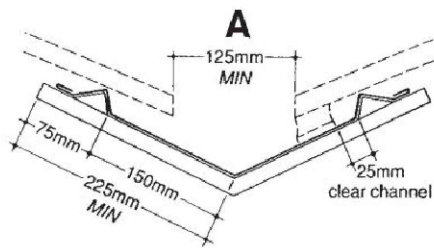
USE EITHER MECHANICAL
EQUIPMENT OR 2 MAN LIFT.
SEE LINTEL SCHEDULE FOR WEIGHT

CLIENT			
Lisa Williams			
PROJECT			PACK VERSION:
Holmlea, Holt			-
DRAWING TITLE			
Proposed Joist Details			
FOR CONSTRUCTION			
DRAWN	AP	CHECKED	SP
SCALE	1:50	DRAWING No:	REVISION:
DATE	16.07.23	L(5)03	
modusdesigns			

a. Details

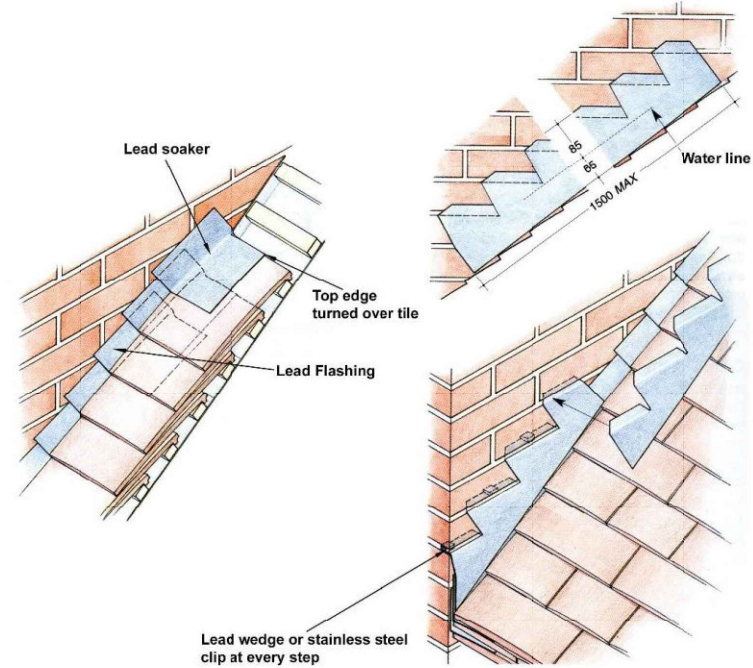


b. Dimensions key

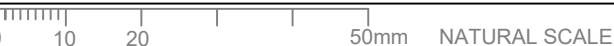


A (mm)	WITH BEDDED TILES Width of lead to line valley (mm approx)	WITH UNBEDDED TILES OR SLATES Width of lead to line valley (mm approx)
	Width of lead to line valley (mm approx)	Width of lead to line valley (mm approx)
100	500	400
125	525	425
150	550	450
200	600	500
250	650	550

LEAD FLASHING VALLEY DETAIL



STEPPED LEAD FLASHING



PROPOSED NEW ROOF:

Slate roof Tiles (colour to match existing, including hip and ridge tiles) on treated battens on Kingspan 'Nilvent' breather membrane underlay, on C16 Timber Trussed rafters at 450mm centres by specialist design. All trusses and bracing to be to specialist design in accordance with BS 5268. Trusses to be fixed to wall plate with galvanized steel truss clips.

All complete with suitable 'Kingspan' eaves carrier or similar approved draping into gutter.

Rafters to be fixed (birds mouthed) over 100 x 50 trtd. sw wall plates / bearers secured over structural block wall with 30 x 5mm galvanised steel straps at 1.8 max. centres.

Gable straps to be 30 x 5mm galvanised steel at max 2m ctrs and bedded under a cut block to bear onto a full block beneath rafter complete with treated soft wood noggin set horizontal to suit. Provide bracing to BS.5268: Part 3:2006.

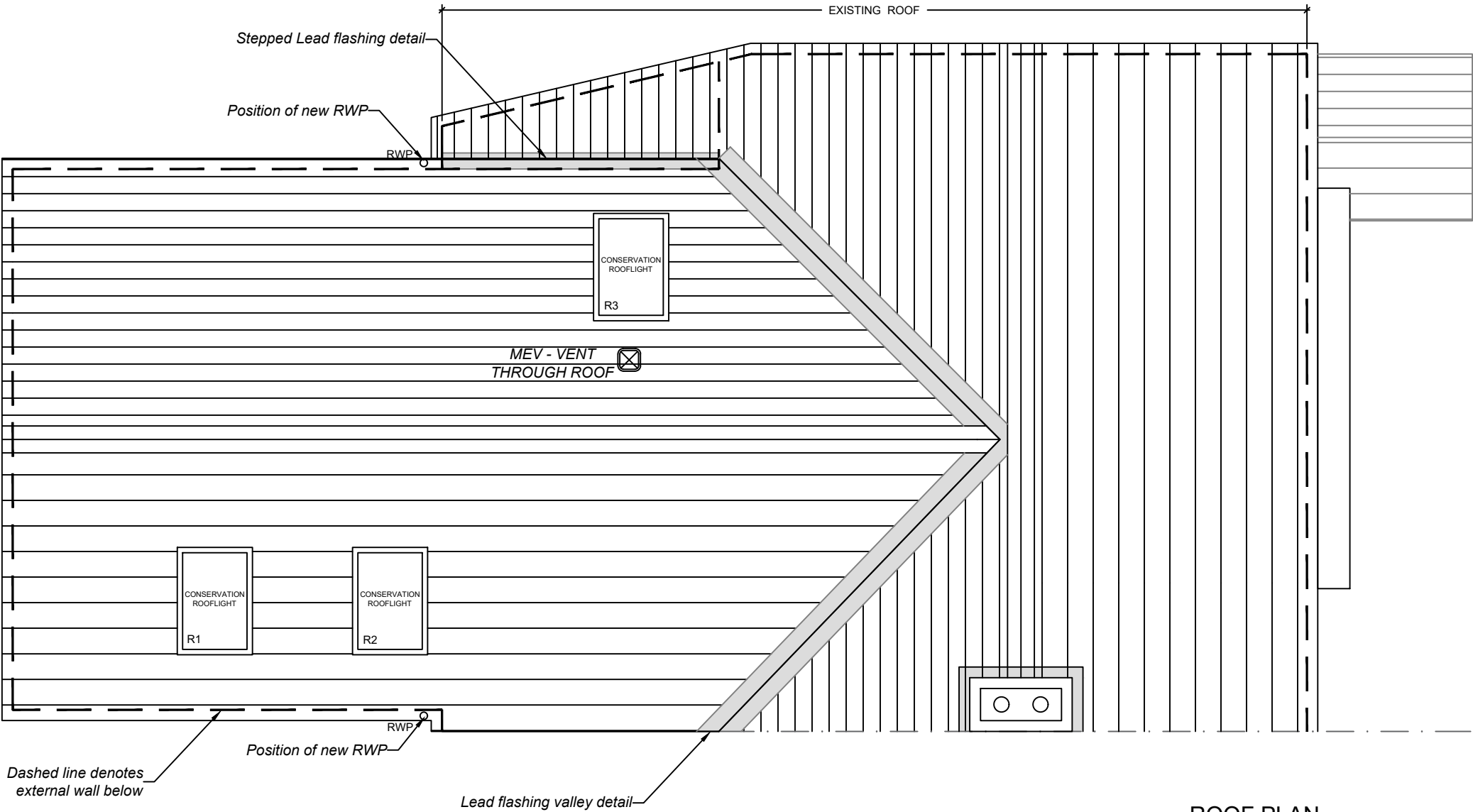
Code 5 lead flashing valley detail to be provided between new roof and existing roof. All as per Lead Associations installation standards. Code 5 stepped lead flashing between new wall and existing roof.

New roof to include 3 conservation rooflights by Velux or similar approved, installed and framed out as per manufacturers details, with all necessary flashings and vapour barriers. Finished internally with 12.5mm insulated plasterboard and painted skim finish.

Rooflight to be central pivot opening, sized as 780mm wide x 1178mm high.

CONDITION ITEM: TRUSS DESIGNS BY SPECIALIST AND TO BE APPROVED BY LABC.

90mm Kingspan Kooltherm K108 board (or similar approved) between rafters, 72.5 insulated plasterboard fixed under. New Roofs to achieve a U-value of 0.13 W/m2k.



ROOF PLAN

CLIENT			
Lisa Williams			
PROJECT		PACK VERSION:	
Holmlea, Holt		-	
DRAWING TITLE			
Proposed Roof Plan			
FOR CONSTRUCTION			
DRAWN	AP	CHECKED	SP
SCALE	1:50	DRAWING No:	REVISION:
DATE	15.07.23	L(7)01	-
modusdesigns			