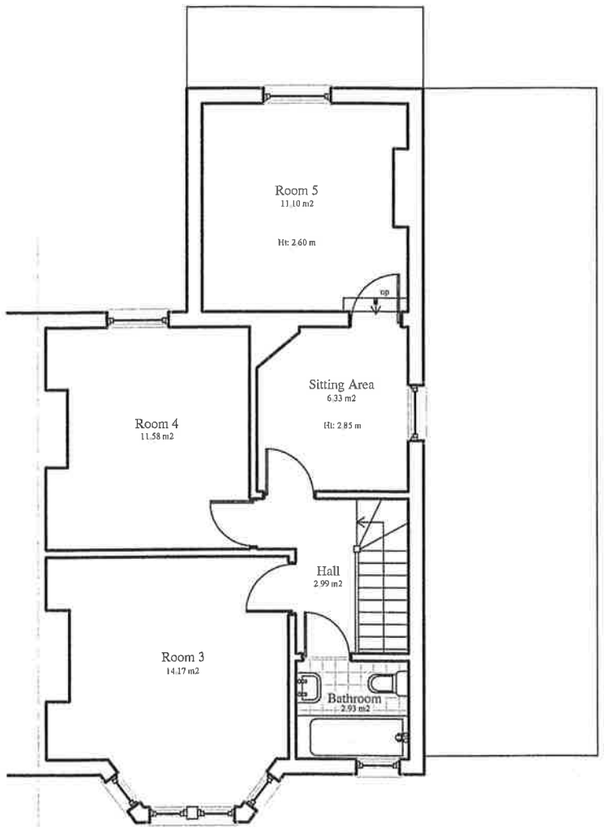
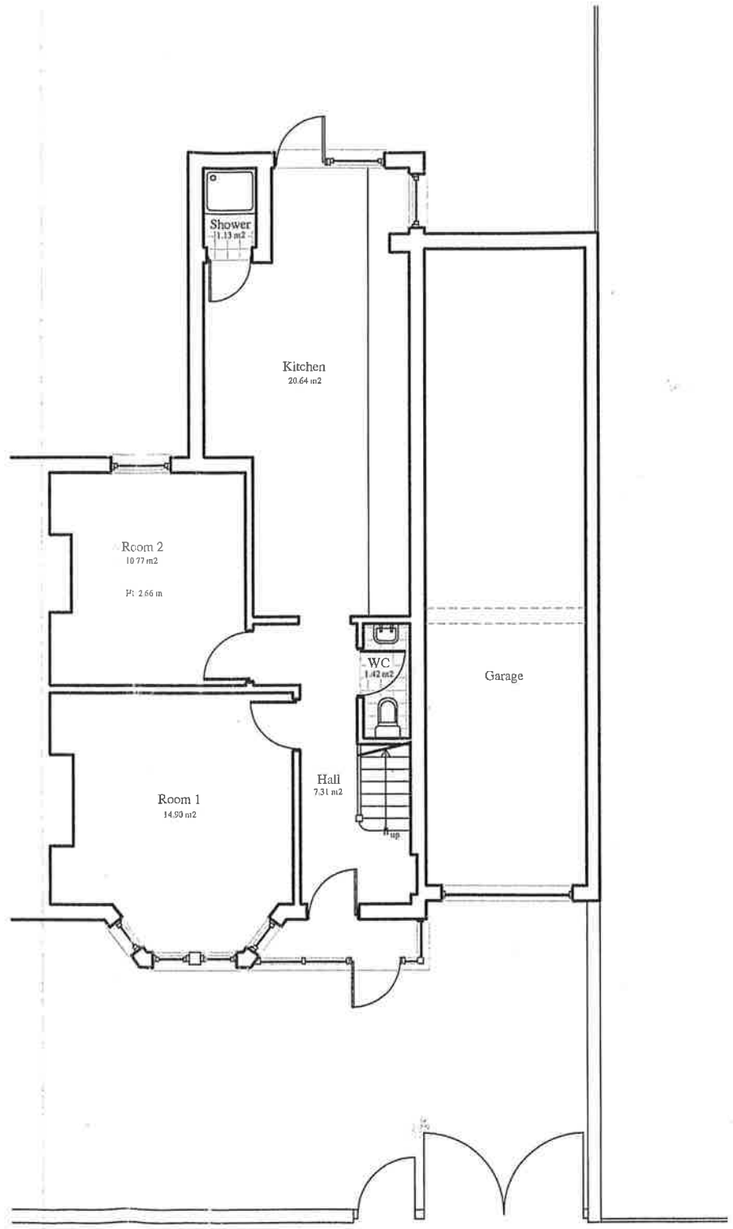


FIRST FLOOR PLAN



GROUND FLOOR PLAN

Bashkal & Associates

12, Albany Road, Edmonton
London N18 2DX

Telephone: 020 8884 1169
Fax: 020 8807 7223
bashkal@globalnet.co.uk

NOTES

The contractors are to check all the dimensions, levels, drain runs and general condition of the site before works commence and inform Bashkal and Associates immediately upon discovery of any error omissions or discrepancies.

All works are to be carried out in accordance with current Building Regulations, British Standards, Code of Practice and Local Authority Requirements.



SCALE BAR

PROJECT

312 ST ANN'S ROAD
LONDON N15

DRAWING TITLE

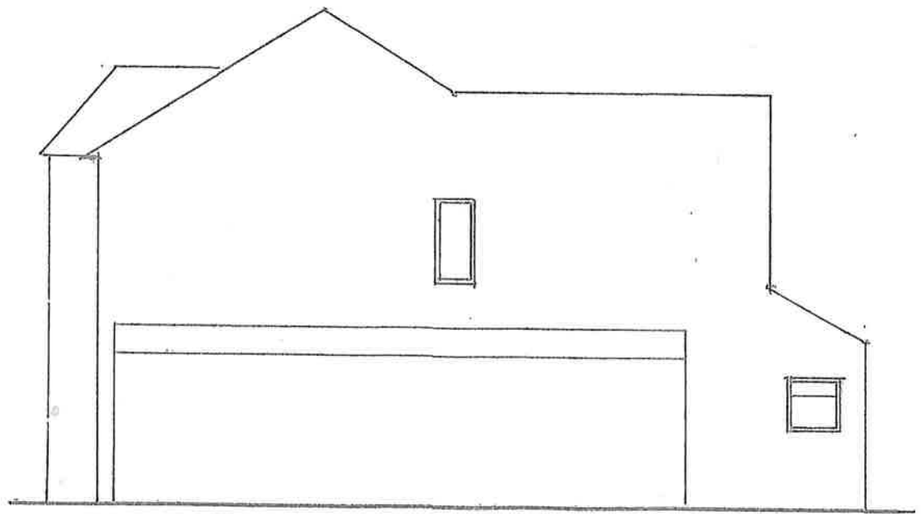
EXISTING
FLOOR PLANS

Drawn By: S.B	Ref: No. 120205-01
Date: Feb '12	Scale 1/100 @ A3

1 2 3 4 5



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

EXISTING ELEVATIONS

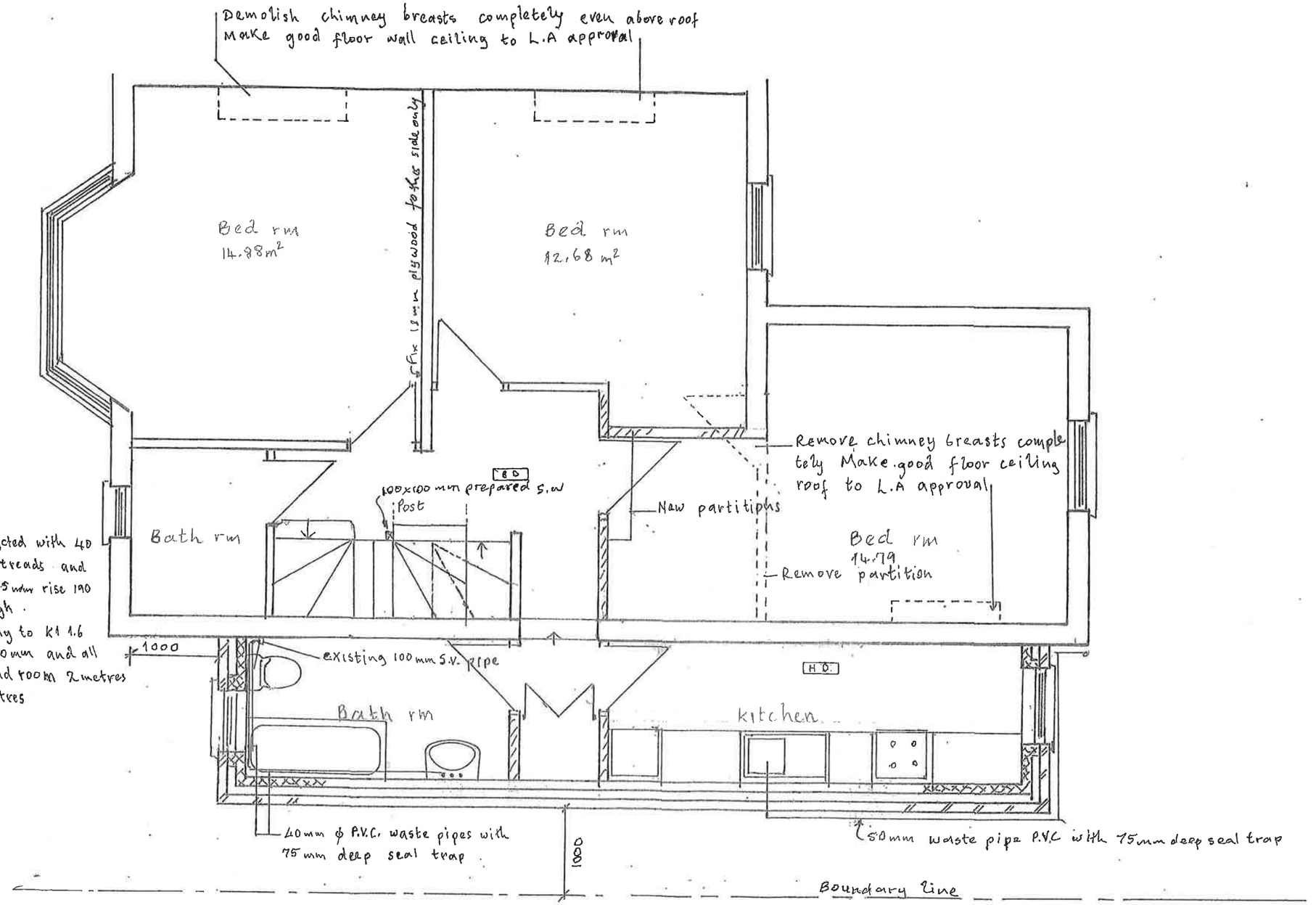
312 ST ANN'S RD N15 3TD

1:100

SULTAN MAQSOOD ESQ

GEORGE HAJICONSTANTIS
6 STURROCK CLOSE
LONDON
N15 5JA

854.6



New staircase constructed with 40 mm stringers 32mm treads and 25 mm risers. Going 225 mm rise 190 mm handrail 900mm high.
Tapered steps to comply to K1 1.6 with minimum going 50mm and all to be equal. Min head room 2 metres
Balustrates 100 mm centres

PROPOSED FIRST FLOOR PLAN

1 2 3 4 5

A/ 10/6/2015

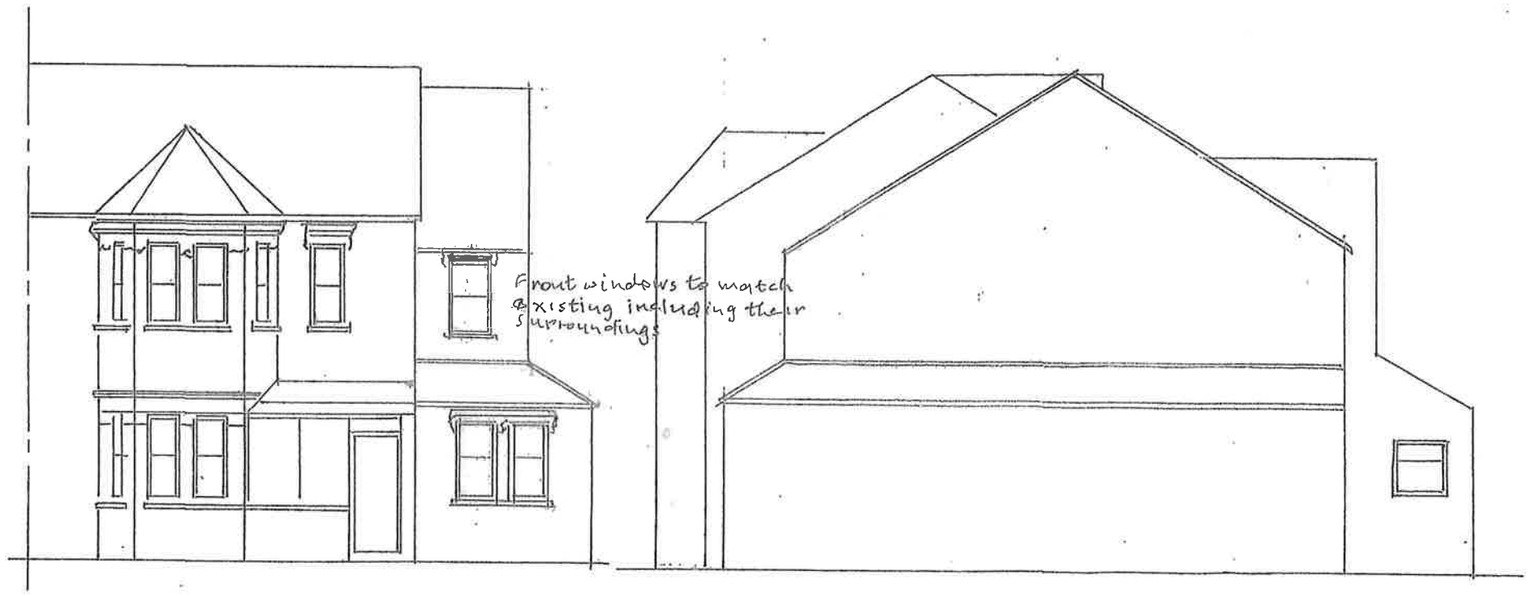
312 ST. ANN'S ROAD - LONDON N15 3TD

1:50

SULTAN MAQSOOD ESQ

GEORGE HAJICONSTANTIS
6 STURROCK CLOSE
LONDON
N15 5JA

854.9A



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

PROPOSED ELEVATIONS

1 2 3 4 5

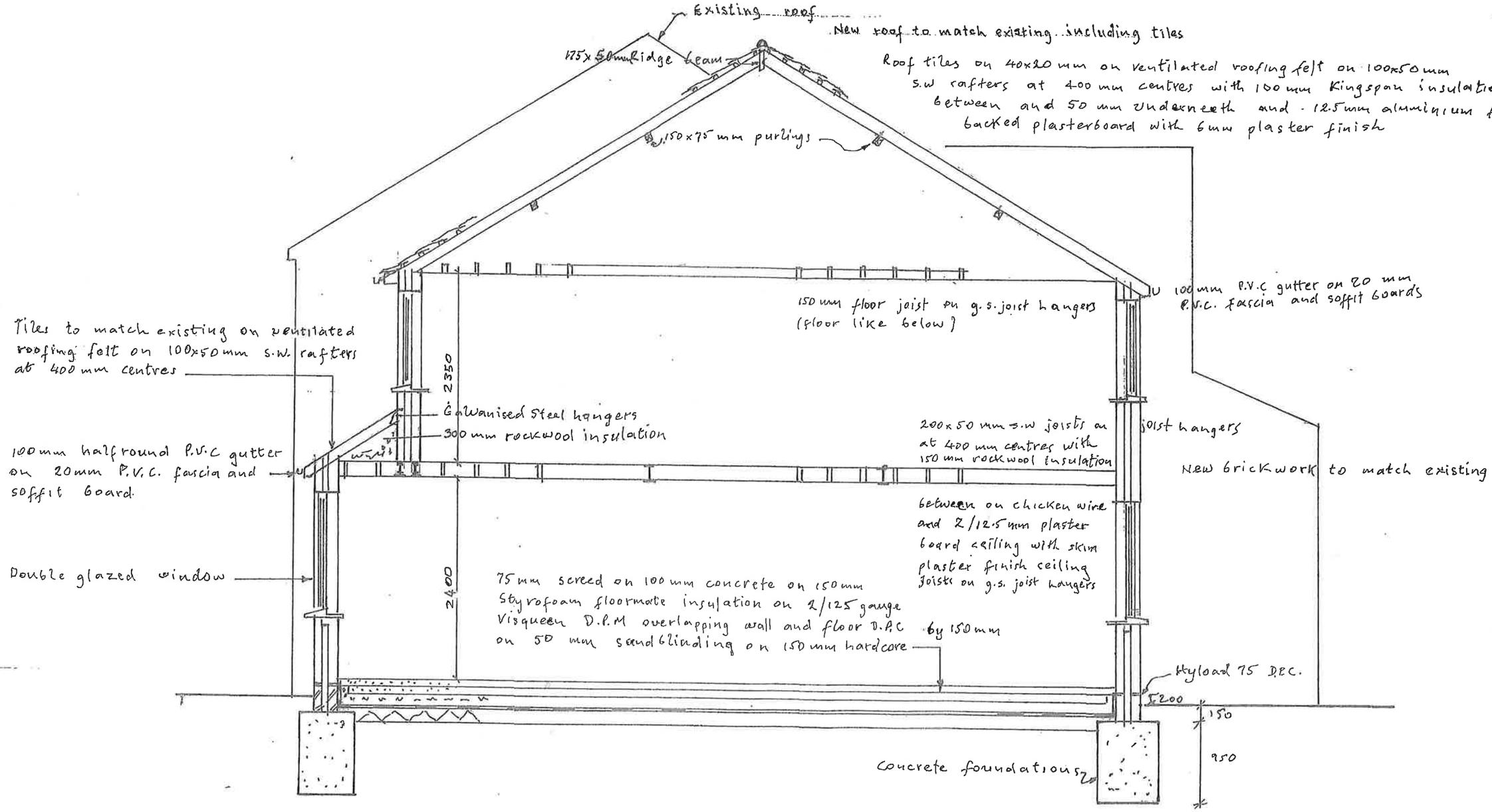
312 ST ANN'S ROAD LONDON N15 3TD

1:100

SULTAN MAQSOOD ESQ

GEORGE HAJICONSTANTIS
6 STURROCK CLOSE
LONDON
N15 5JA

854.10



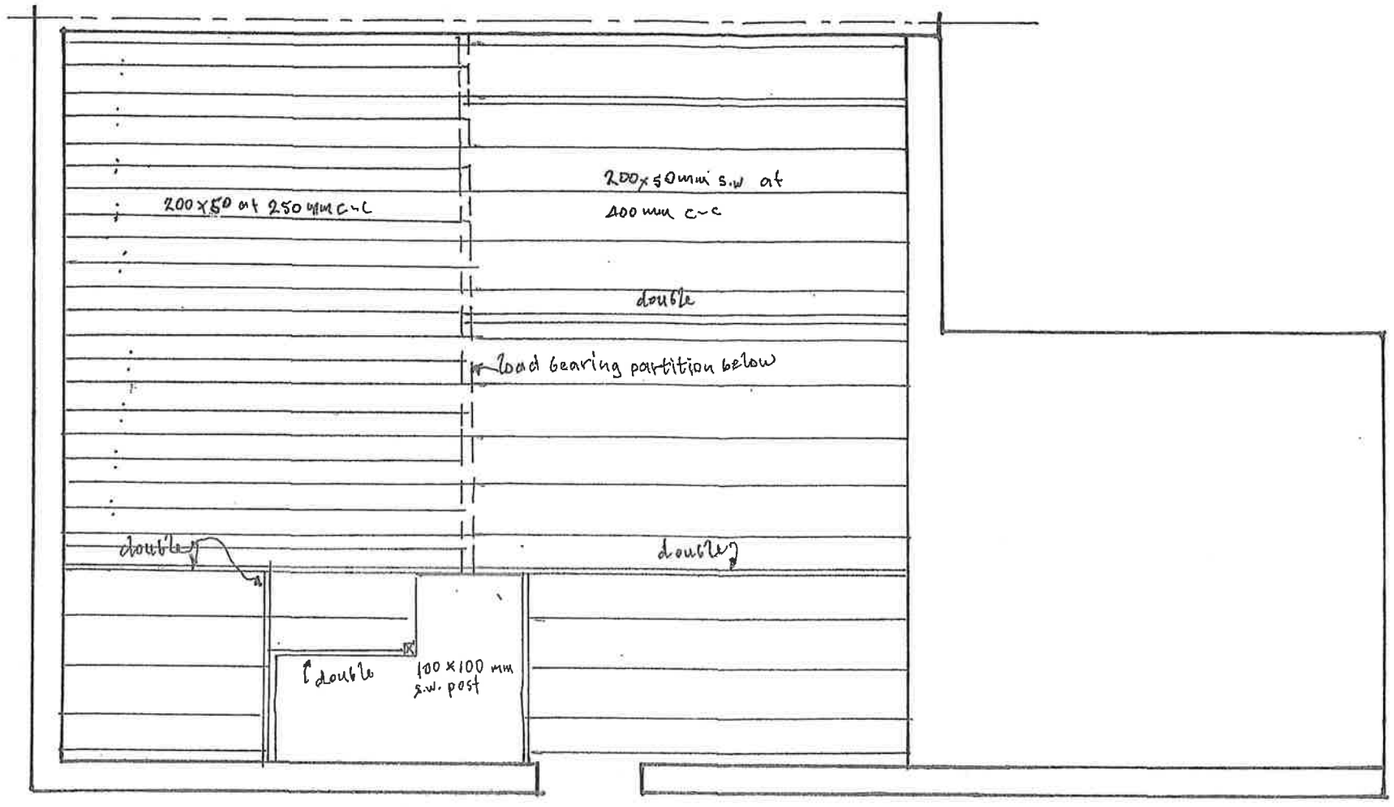
SECTION C - D

312 ST. ANN'S ROAD LONDON N15 3TD

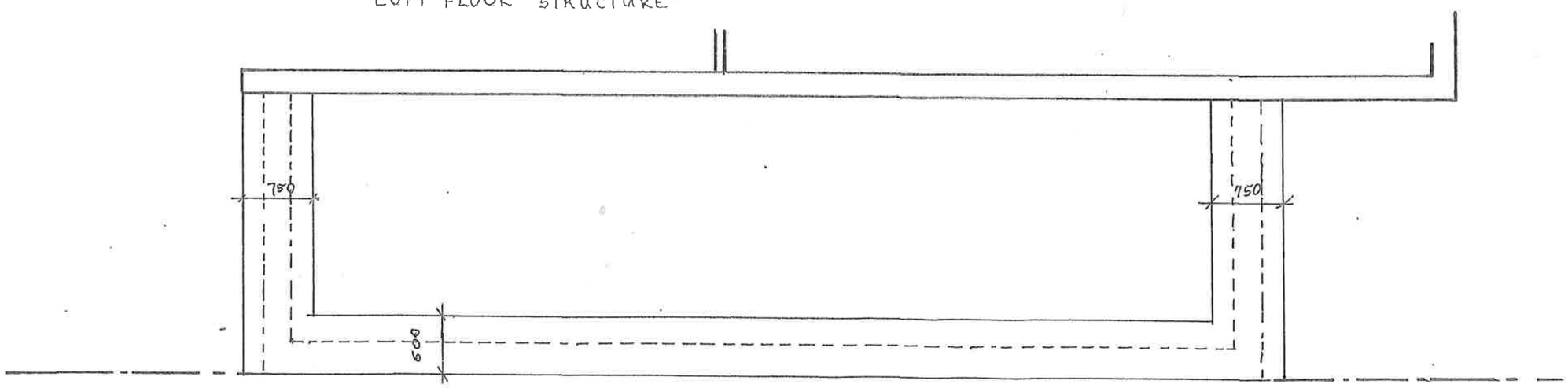
SULTAN MAQSOOD ESQ

1:50

854.11



LOFT FLOOR STRUCTURE



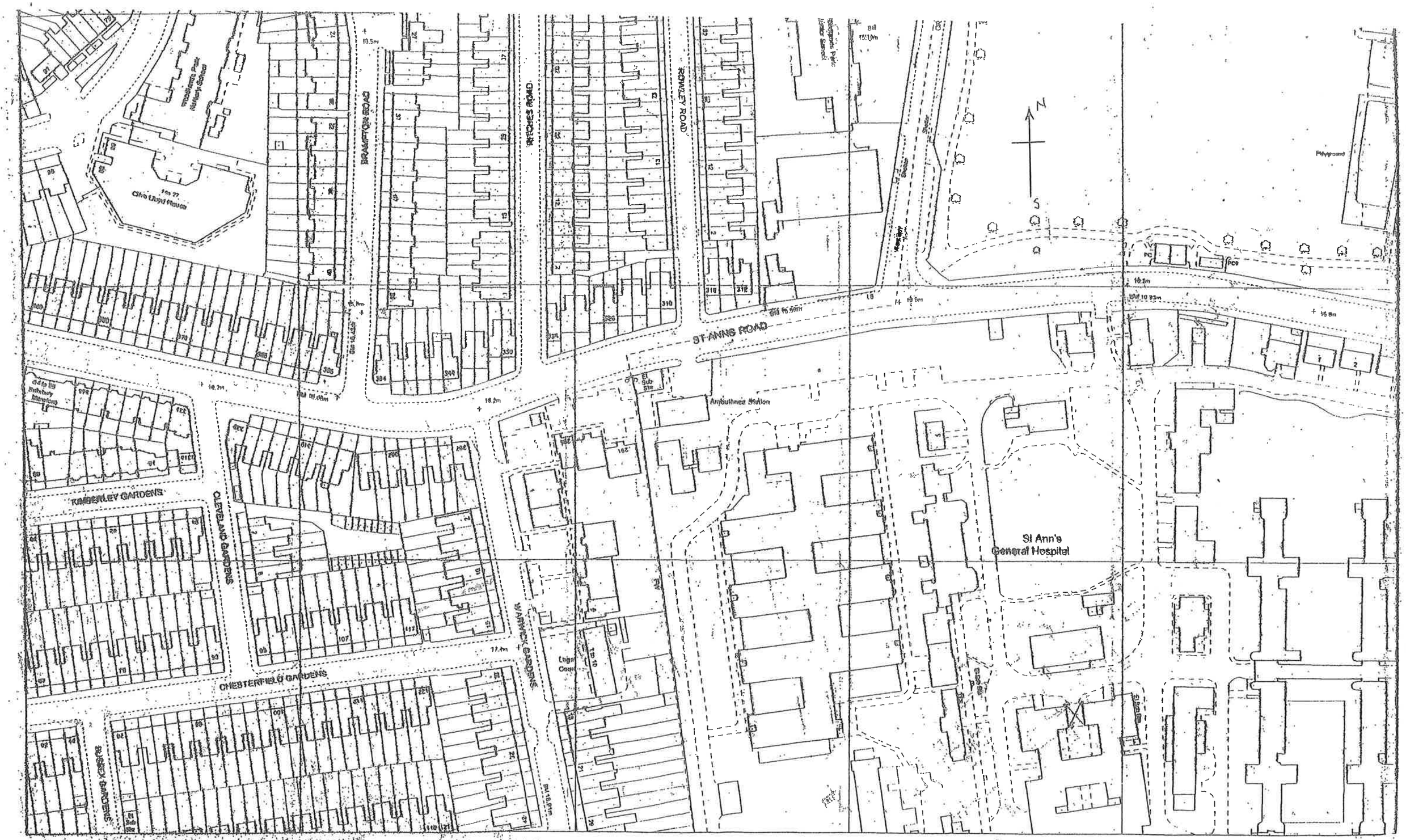
FOUNDATION PLAN

312 ST ANN'S ROAD LONDON N15 3TD

SULTAN MAQSOOD ESQ

1:50

854-12



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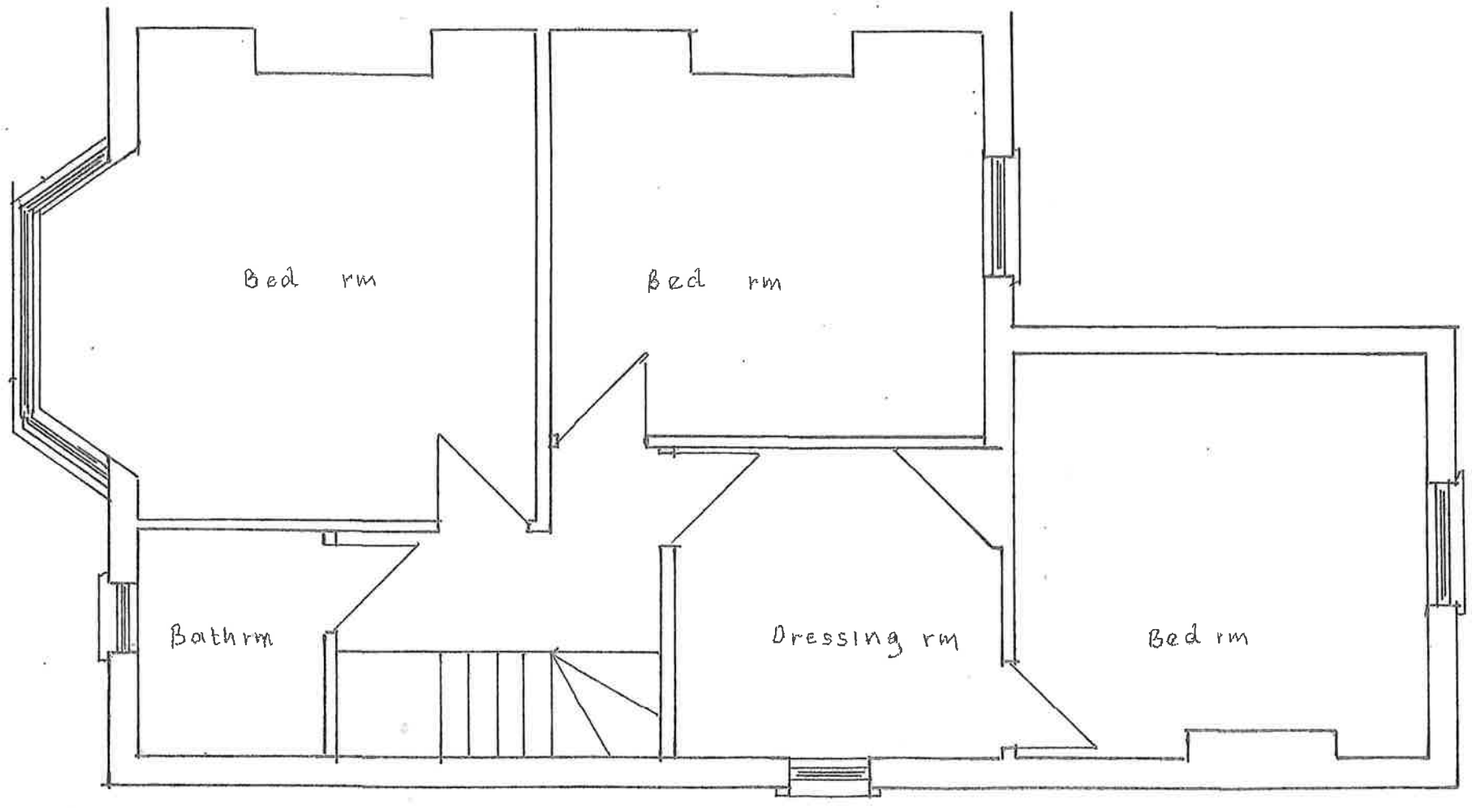
All works to be carried out to the local authorities approval.
Wall taking additional load to have foundations exposed.
If not adequate to be underpinned to local authorities approval.
Beams taking additional load to be exposed. If not adequate to be reinforced to local authorities approval.
Roof joists to have restraining straps 1200 x 30 x 5 (also floor joists) galvanised steel at 1500 mm centres.
The size and direction of drains to be agreed on site with the local authorities.
On every bend to have a roding eye.
Soil pipes to comply to CP301 , wastes to CP 304 , plumbing to BS 5572. New drains to BS 8801.
Sink and bath wastes are 40mm dia and basins and showers 32 mm dia.
All to have 75 mm deep seal traps. Stub pipes to be filled with air entrained valves.
Provide 230 x 230 m air bricks at high level controllable in every room.
Provide mechanical ventilation to kitchens and bathrooms. To kitchen to give 60 litres per second and to bathrooms and Wcs 20 litres per second starting with the electrical lights and having 20 minutes over run.
Glass below 1500 mm to comply to BS6206 and approved document L1 (2002)
Steel beams and SV pipes to be boxed with 50 x 25 mm battens and two fire line boards 12.5 mm wrapped with 2mm steel wire and 6 mm plaster finish or painted with fire escent paint.
All double beams and joists to be bolted together with 12 mm dia steel bolts at 500 mm centres having steel washers at both sides and spaces in-between.
New partitions constructed with 100 x 50 sw head and base plate, noggings and studs at 400 mm centres.
To have 12.5 mm plaster board on both sides with 6mm plaster finish and to have 100mm rock wool insulation. between
All joists running parallel with partitions too be double.
All electrical work to be done by an approved electrical engineer.
All wiring and works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671 of the IEE 16 edition wiring guidance and building regulations Part P (electrical safety) prior to covering all wiring or cables. The installation to be completed by a competent electrician NICEIC registered.
On completion of the works a copy of the installers certificate compliant to be BS 7671 to be provided to the owner and building control department.
Height of sockets tobe 450 mm from the ground and electrical switch 1200 mm .
new electrical lights to be enerty saving lighting.
All internal doors to be C30 with intumescent stripes 25mm door stop glue and screw and self closing.
All windows to be able to be used as fire escape.
All double glazing to have 25mm gap filled with argon and have tricle vantilation.
Radiators to be steel panel giving a temperature of 18 - 22 Celsius and be fitted with thermostatic radiator valves for temperature control.
All pipes to be copper to BS standard and insulated.
Test all mechanical systems and deposit with the local authority.

noggings and studs at 400 mm centres.
To have 12.5 mm plasterboard on both sides with 6 mm plaster finish and have 100 mm rock wool insulation. Between studs.
All joists running parallel with partitions over to be double.
Separate brickwork from blockwork to all opening with thermabate cavity closers.
All electrical work to be done by an approved electrical engineer.
All wiring and works to be designed, inspected and tested in accordance with the requirements of BS7671 the IEE 16 Edition wiring guidance and building regulations Part P (electrical safety)
Prior to covering all wiring and cables the installation to be inspected by a competent electrician NICEIC registered.
On completion of the works a copy of the installers electrical installation test certificate compliant with BS7671 to be provided to owners and building control department.
Height of sockets to be 450 mm from ground and electrical switches 1200 mm.
The central heating is to be gas fired using a condensing combination boiler with Band A sedbuck valve.
The system generally to be provided with a thermostatic room controls a 24 hour time clock for hot water and central heating controls to be wired from a 5 amp circuit taken from a suitably fused supply to the boiler.
Radiators to be steel panel giving a temperature of 18 - 22 Celsius and be fitted with thermostatic radiator valves for temperature control.
All pipes are copper and to BS standard and insulated.
Also the contractor to provide the following certification to building control Department.
A boiler certification, electrical installation certificate on SAB/ (heating loss of building)
Heating engineer - plumber to be registered safe gass.
All internal doors to be FD 30s with luminescent strips.
New electrical lights to be energy saving lighting.
All internal doors are C30 with intumescent strips 25mm door stop glue and screw and self closing.
All windows to be able to be used as fire escape.
All double glazing to have 25mm gap filled with argon and have tricle ventilation.
Existing drains to be exposed and encased with 150 mm concrete to local authority approval.
To comply to all requirements of Thames Water Authority.
Test all mechanical systems and deposit with the Local authorities.
Provide a min 450 x 450 window opening on the first floor for fire escape.



EXISTING FIRST FLOOR PLAN

1 2 3 4 5

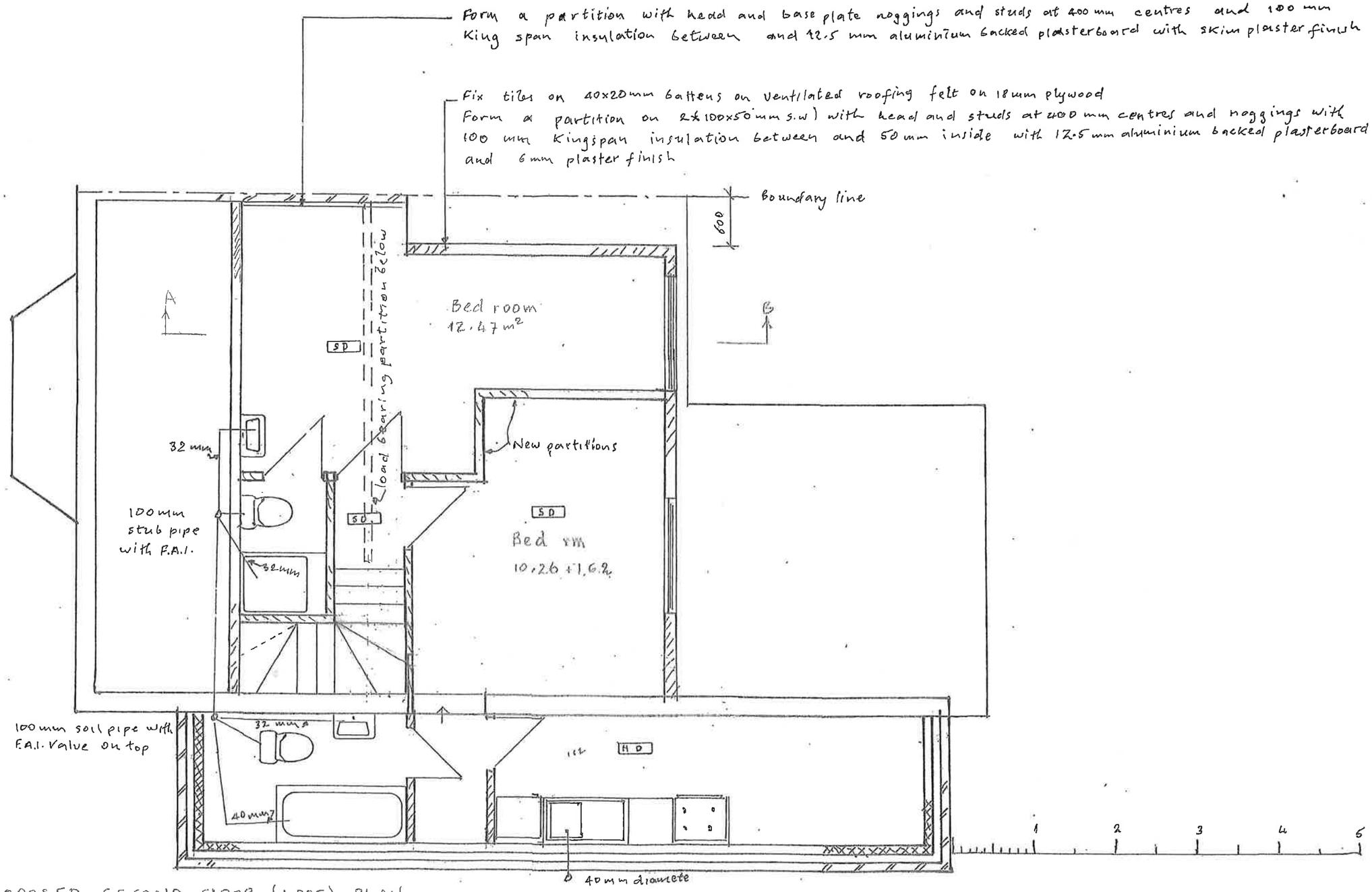
312 ST ANN'S ROAD LONDON N15 3TD

SULTAN MAQSOOD ESQ

1: 50

GEORGE HAJICONSTANTIS
6 STURROCK CLOSE
LONDON
N15 5JA

854.2



PROPOSED SECOND FLOOR (LOFT) PLAN

A 18/5/2015 B 10/6/2015

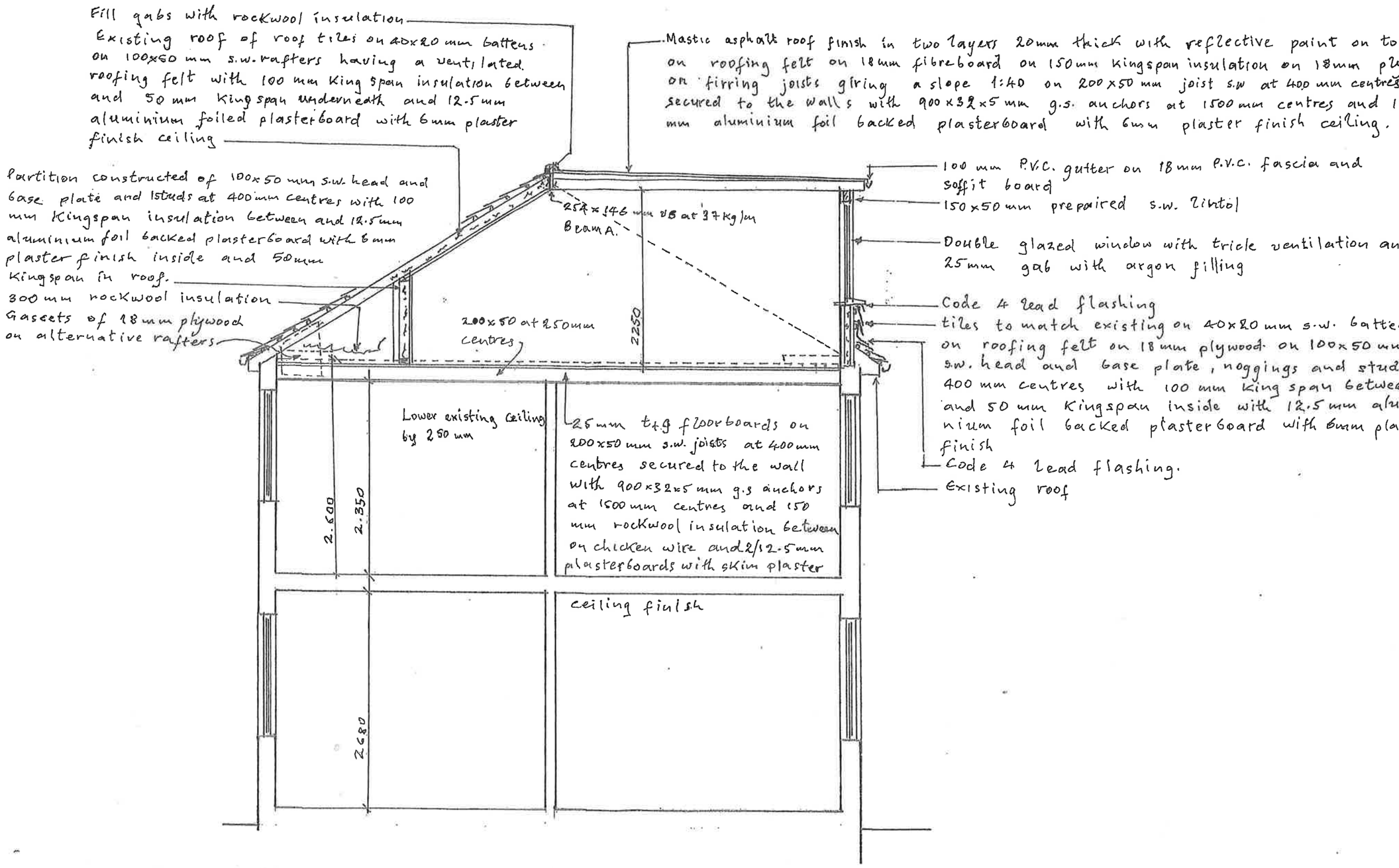
312 ST ANN'S ROAD LONDON N15 3TD

SULTAN MAQSOOD ESQ

1:50

GEORGE HAJICONSTANTIS
6 STURROCK CLOSE
LONDON
N15 5JA

854. 4 of 8



PROPOSED SECTION A-B

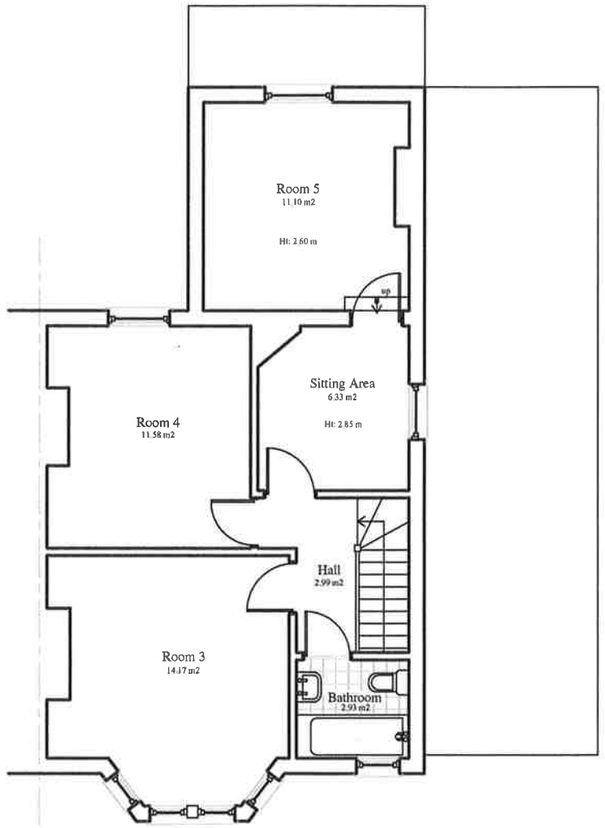
1:50

312 ST ANNS ROAD LONDON. N15 3TD

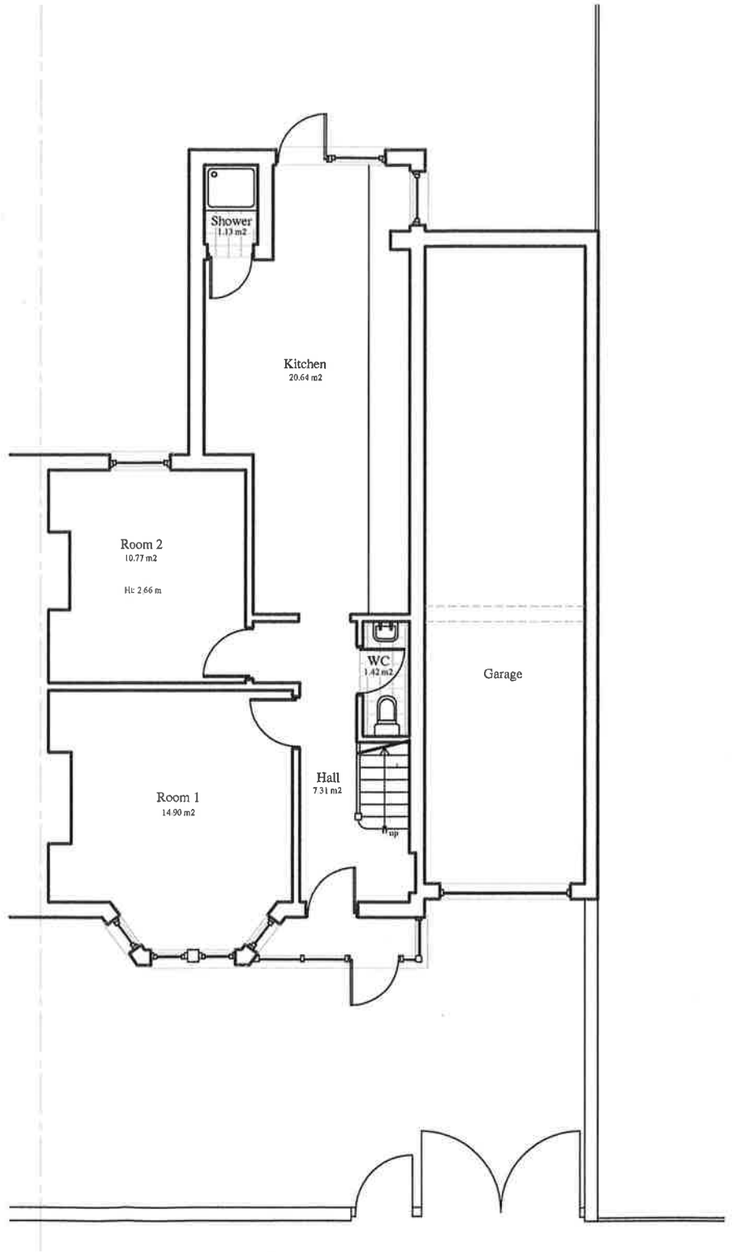
SULTAN MAQSOOD ESQ

GEORGE HAJICONSTANTIS
6 STURROCK CLOSE
LONDON
N15 5JA

854.5



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Bashkal & Associates

12, Albany Road, Edmonton
London N18 2DX

Telephone: 020 8884 1169
Fax: 020 8807 7223
bashkal@globalnet.co.uk

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SCALE BAR

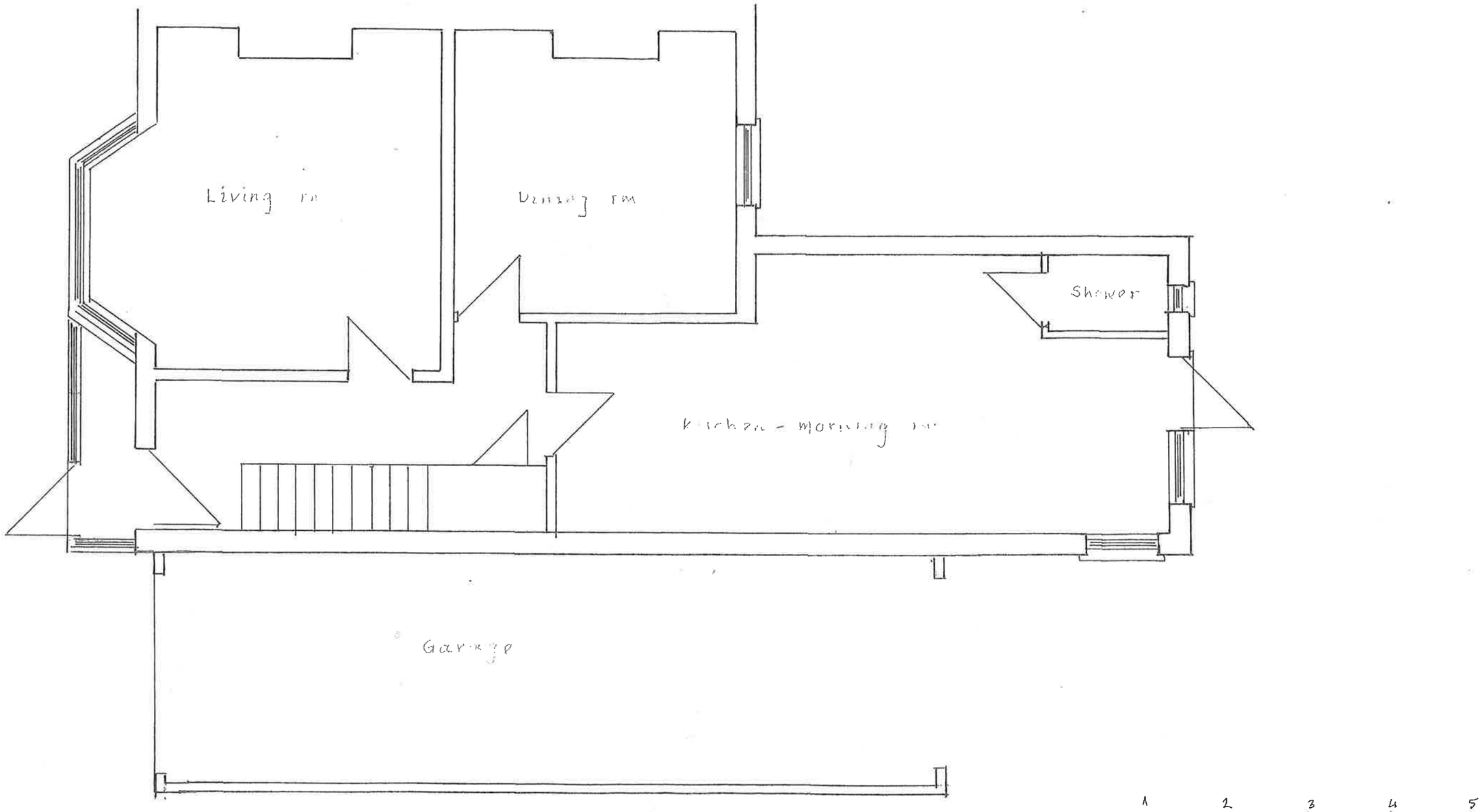
PROJECT

312 ST ANN'S ROAD
LONDON N15

DRAWING TITLE

EXISTING
FLOOR PLANS

Drawn By: SB	Ref: No. 120205-01
Date: Feb '12	Scale 1/100 @ A3



EXISTING GROUND FLOOR PLAN

1 2 3 4 5

312 ST. ANN'S ROAD LONDON N15 3TJ

1:50

SULTAN MAQSOOD ESQ

GEORGE HAJICONSTANTIS
6 STURROCK CLOSE
LONDON
N15 5JA

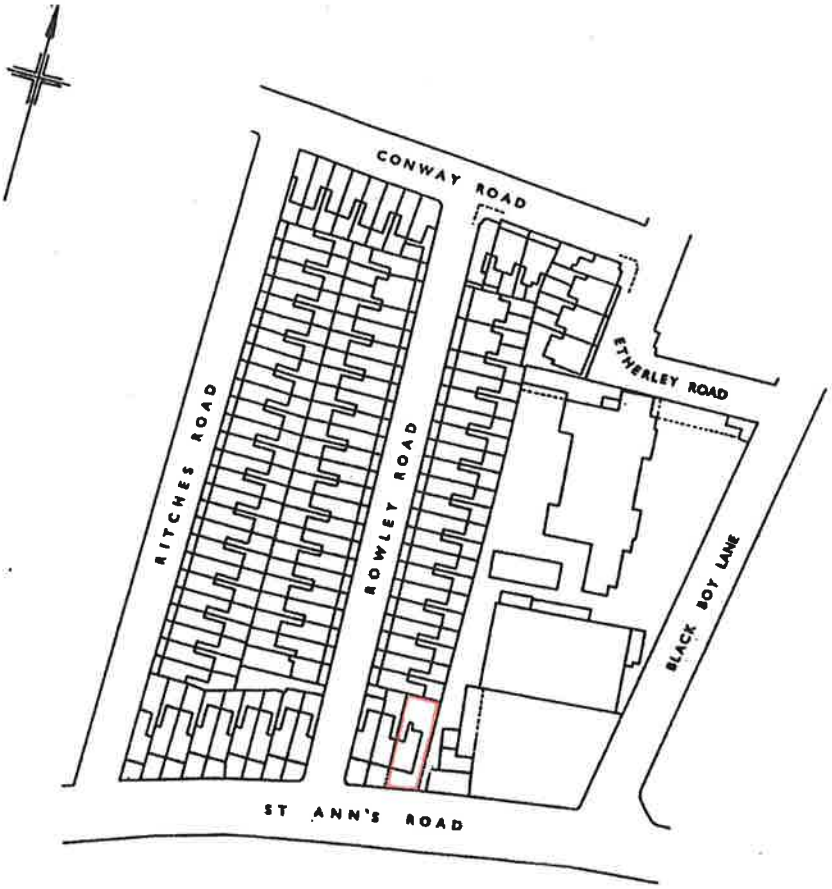
854.1

H. M. LAND REGISTRY GENERAL MAP

MIDDLESEX SHEET TQ 3288 · SECTION F
(NATIONAL GRID)

Scale 1/1250

TOTTENHAM PARISH



H.M. LAND REGISTRY PLANS BRANCH 6/62

Old Reference MIDDLESEX XII 4 DC

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