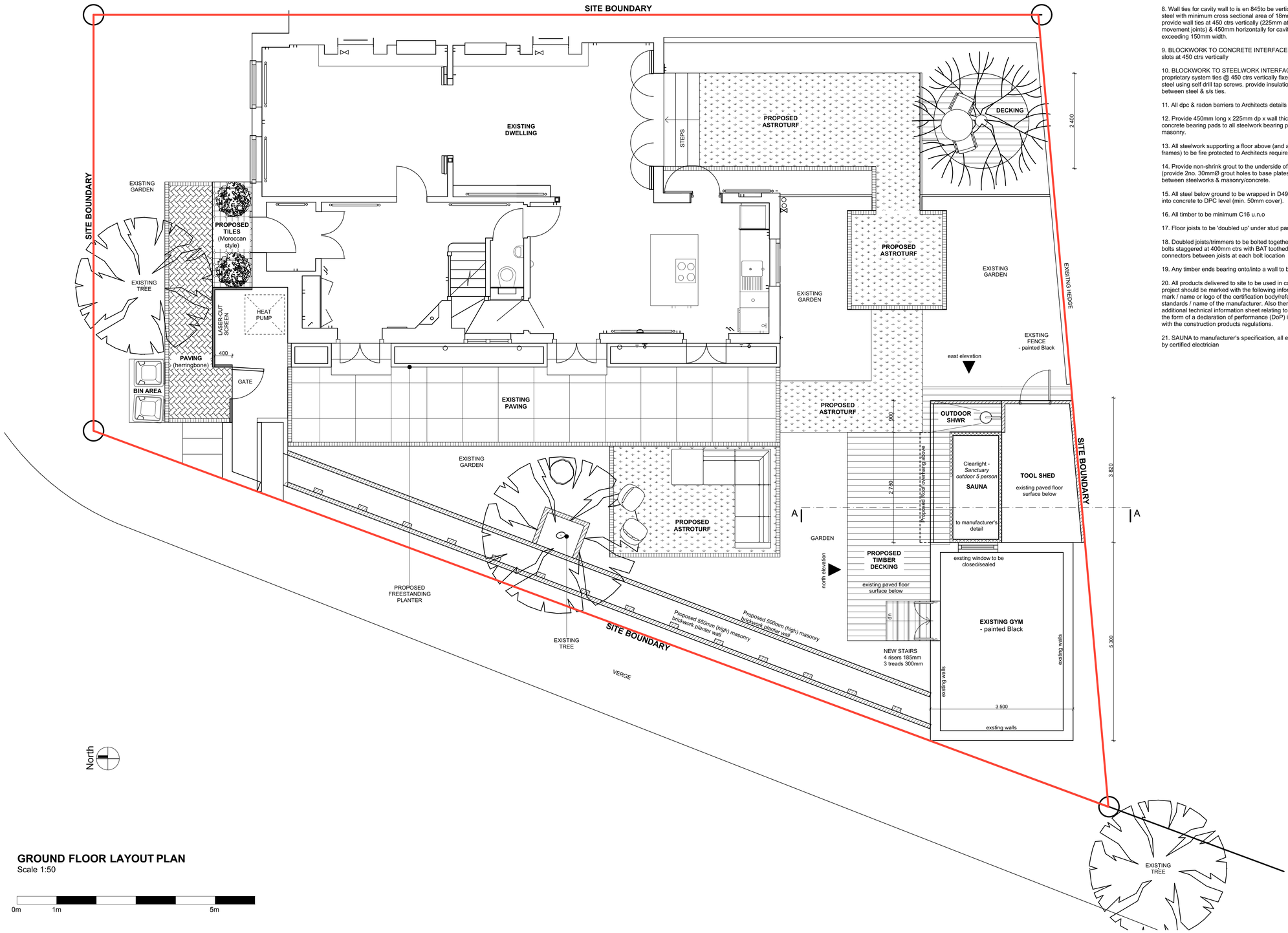


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3. Do not scale from this drawing. Use only figured dimension after checking against architects details. All site dimensions to be confirmed

4. Concrete grade to be C28/35. XC2 u.n.o.

5. All blockwork materials and construction shall be in accordance with the recommendations of BS EN 771,

6. SUBSTRUCTURE BLOCKWORK shall be to BS EN 771, shall be 100mm and 215mm dense aggregate solid blocks (minimum compressive strength 15.0n/mm²) and shall be frost resistant.

7. BLOCKWORK ABOVE GROUND FLOOR LEVEL shall be to BS EN 771, and shall be medium density solid blocks (minimum compressive strength 7.5 n/mm²) unless noted otherwise.

8. Wall ties for cavity wall to is en 845to be vertical twist stainless steel with minimum cross sectional area of 18mmx2.5mm, provide wall ties at 450 ctrs vertically (225mm at side of opes & movement joints) & 450mm horizontally for cavities not exceeding 150mm width.

9. BLOCKWORK TO CONCRETE INTERFACES: provide abbey slots at 450 ctrs vertically

10. BLOCKWORK TO STEELWORK INTERFACES: provide proprietary system ties @ 450 ctrs vertically fixed directly to steel using self drill tap screws. provide insulation membrane between steel & s/s ties.

11. All dpc & radon barriers to Architects details

12. Provide 450mm long x 225mm dp x wall thickness mass concrete bearing pads to all steelwork bearing points onto masonry.

13. All steelwork supporting a floor above (and all members of portal frames) to be fire protected to Architects requirements.

14. Provide non-shrink grout to the underside of all base plates (provide 2no. 30mmØ grout holes to base plates) and to all gaps between steelworks & masonry/concrete.

15. All steel below ground to be wrapped in D49 mesh and encased into concrete to DPC level (min. 50mm cover).

16. All timber to be minimum C16 u.n.o

17. Floor joists to be 'doubled up' under stud partitions.

18. Doubled joists/trimmers to be bolted together using M12 coach bolts staggered at 400mm ctrs with BAT toothed plate connectors between joists at each bolt location

19. Any timber ends bearing onto/into a wall to be chemically treated

20. All products delivered to site to be used in construction of the project should be marked with the following information: CE mark / name or logo of the certification body/reference to these standards / name of the manufacturer. Also there should be an additional technical information sheet relating to the products in the form of a declaration of performance (DoP) in accordance with the construction products regulations.

21. SAUNA to manufacturer's specification, all electrical installations by certified electrician

GROUND FLOOR LAYOUT PLAN

Scale 1:50

Project:	**HOUSE IRVINE**
Client:	Charles Irvine
Address:	4 The Chine London N10, 3QA
Description:	**PROPOSED SAUNA, OUTDOOR SHOWER, TOOL SHED, PLANTER and BOUNDARY WALLS**

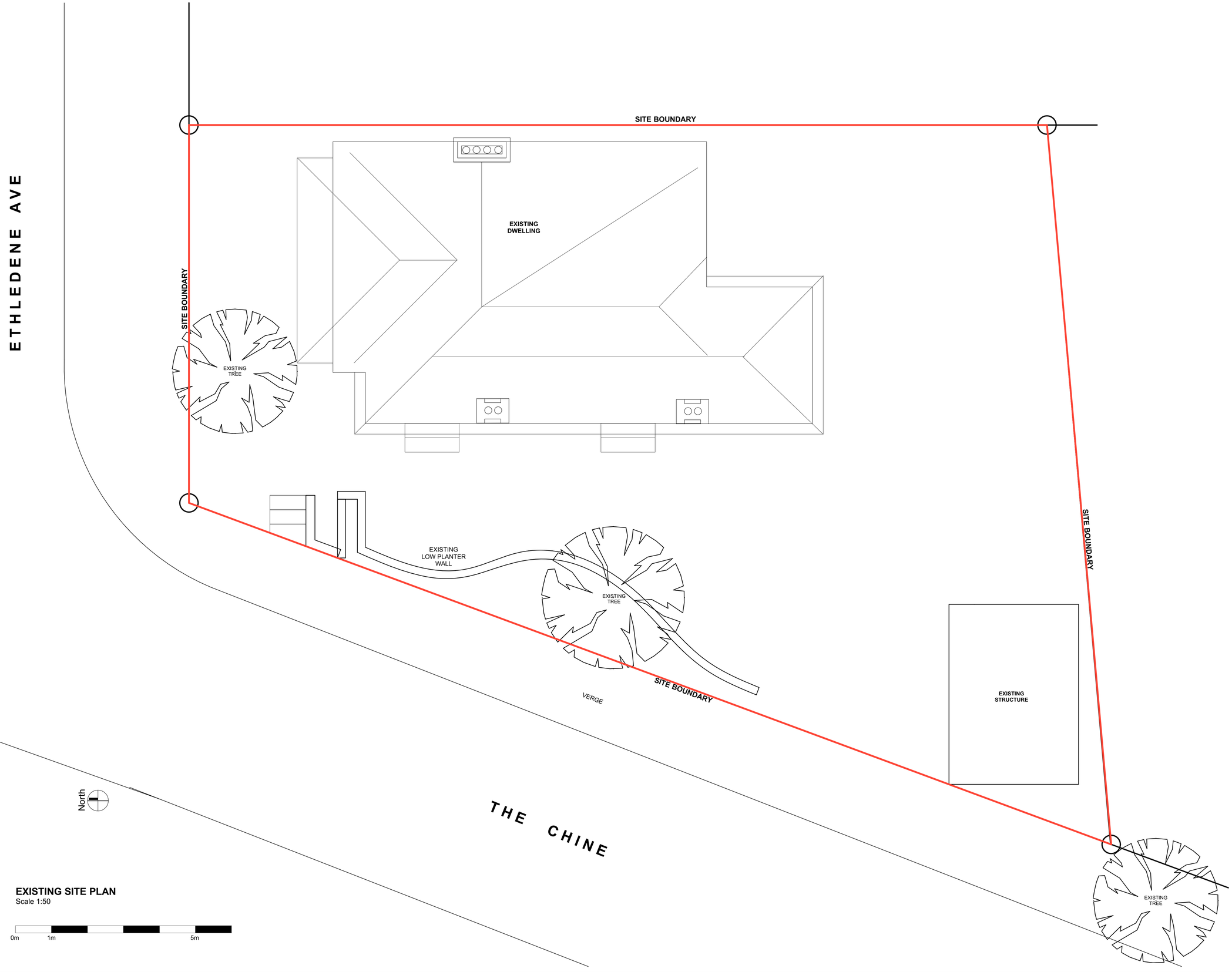
.tanya visser. true to your roots

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P.O Box 184 Botha's Hill
3660

Designed By	**Tanya Visser**	Drawing Date	**21/10/2026**
Drawn By	**C.M / M.M**	Scale	**1:50 @ A1**
		Drawing No.	**GA 1002**
Signature		Revision No.	00

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EXISTING SITE PLAN
Scale 1:50

Project:	**HOUSE IRVINE**
Client:	Charles Irvine
Address:	4 The Chine London N10, 3QA
Description:	**EXISTING SITE PLAN**

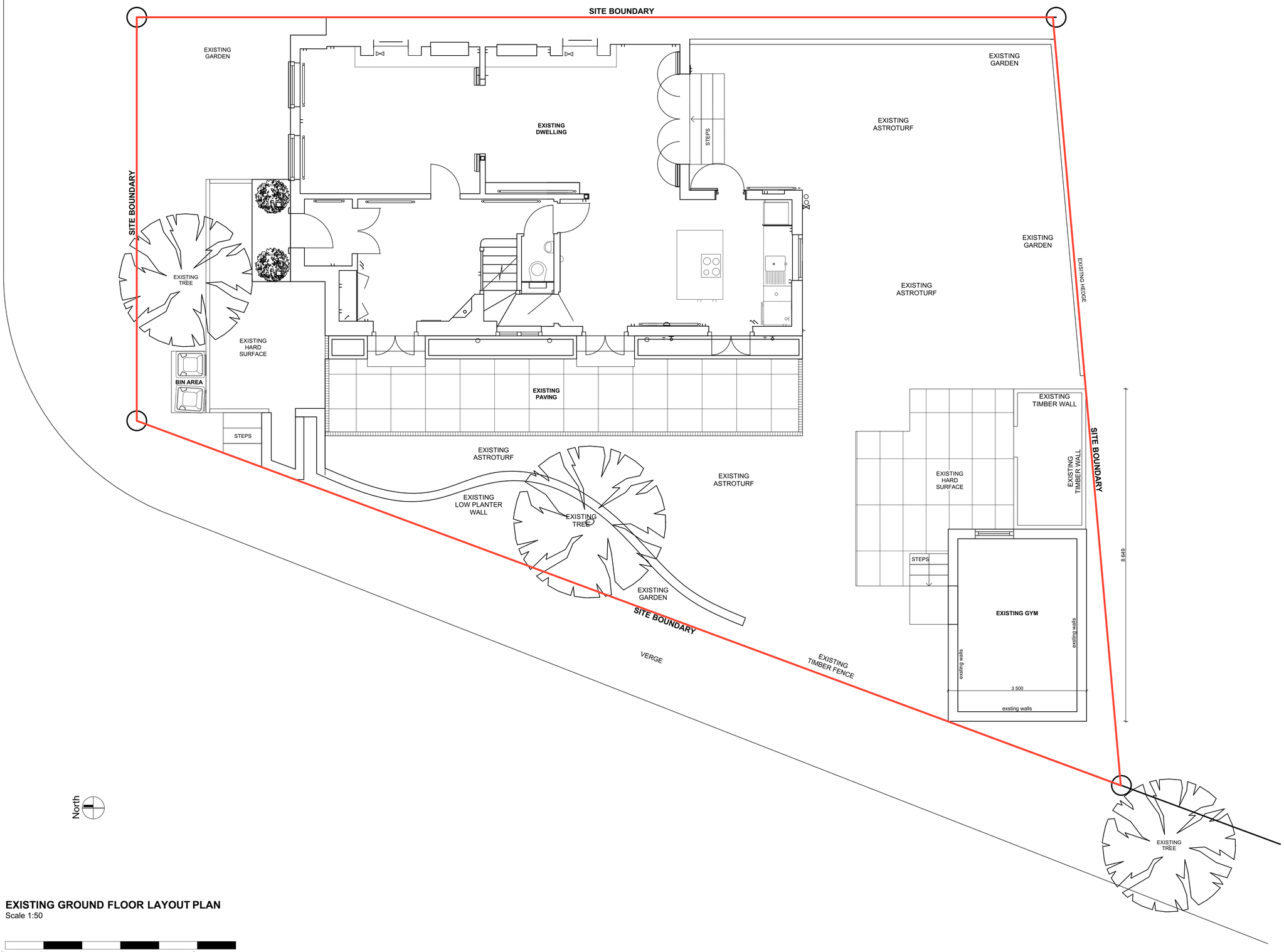
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3660

Designed By	**Tanya Visser**	Drawing Date	**21/10/2026**
Drawn By	**C.M / M.M**	Scale	**1:50 @ A1**
		Drawing No.	**GA 1003**
Signature		Revision No.	00

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EXISTING GROUND FLOOR LAYOUT PLAN

Scale 1:50

Project:	**HOUSE IRVINE**
Client:	Charles Irvine
Address:	4 The Chine London N10, 3QA
Description:	**EXISTING GROUND FLOOR LAYOUT PLAN**

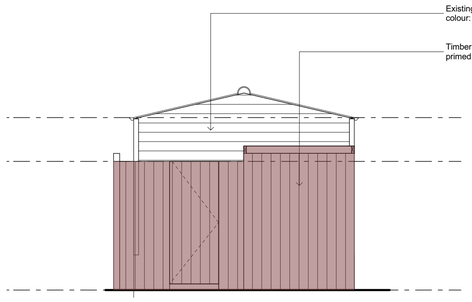
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Designed By	**Tanya Visser**	Drawing Date	**27/10/2026**
Drawn By	**C.M / M.M**	Scale	**1:50 @ A1**
		Drawing No.	**GA 1004**
Signature		Revision No.	00

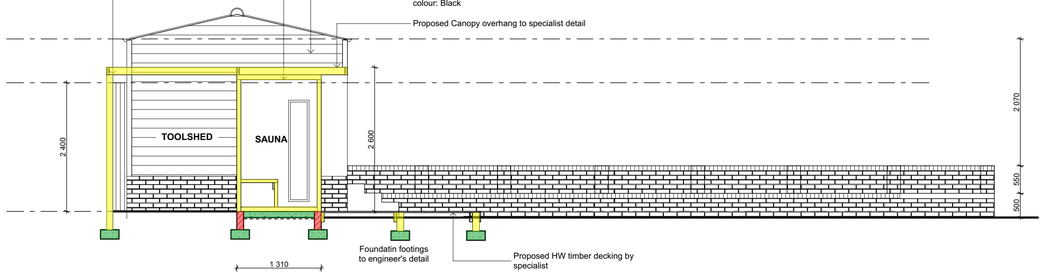
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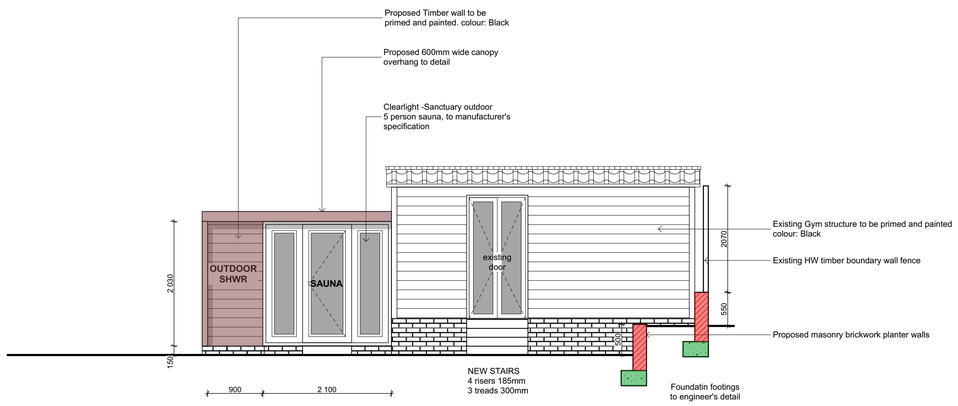
EAST ELEVATION
Scale 1:50



TYPICAL SAUNA 3D VIEW
Scale NTS



SECTION A-A
Scale 1:50



NORTH ELEVATION
Scale 1:50

0m 1m 5m

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Drawn By	C.M / M.M	Scale	1:50 @ A1
		Drawing No.	GA 1001
Signature		Revision No.	00

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