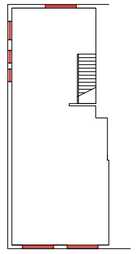


EXISTING GROUND FLOOR PLAN - 1:200



EXISTING FIRST FLOOR PLAN - 1:200



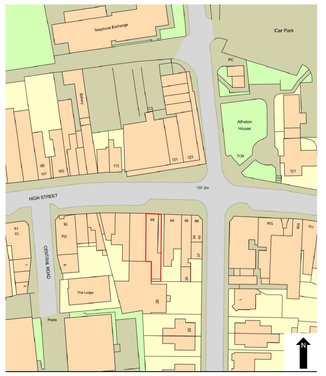
EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100







SITE PLAN 1:1250

DRAINAGE

Sanitary ware pipework to be in accordance with "Approved Document H:1 Section 1" or BS: 5572: 1978 Clauses 3, 4, 7 - 12. Discharge stack to be 100mm diameter PVC reducing to 75mm diameter above highest branch, and terminating 900mm minimum above any opening to the dwelling within 3.0m, with a plastic cage or purpose made vent tile, in areas with rodent problems metal cages should be used.
Sanitary pipework should not allow light through (as it encourages damage by rodents). 75mm deep seal trap to basin, bidet, sink, bath and shower.
All traps to be removable or to be fitted with a cleaning eye. Where access for cleaning discharge pipes cannot be provided by removing traps, then rodding points are to be included these must be above the spill over level of the lowest connected appliance.
Where appropriate, waste pipes at ground floor level to discharge into back inlet gulley or below gulley grating.
50mm deep seal trap to W.C. 32mm waste to basin and bidet, 40mm waste to sink, bath and shower. Vertical ducts such as boxing in to SVPs are to be closed at top and bottom.
Waste pipes to hand basins should be increased to 40mm for runs over 1.7m (3.0m maximum) and 50mm for baths/showers over 3.0m (up to 4.0m maximum), where waste pipes exceed the maximum permitted lengths in Approved Document H then anti-syphon traps to be used.
Boiler Condensate may connect to sanitary pipework - pipes to be min 22mm diameter with 75mm trap. Foul and rainwater drainage to be in accordance with "Approved Document H1 Section 2 and H3 Section 3" or BS: 8301: 1085.

Access points to be provided at any change in gradient, any change in pipe size (unless each run can be cleared from an access point).
Drains running water under or near to a building to be provided with minimum 100mm granular surround.
Drains passing through walls or foundations to be provided with minimum 50mm clearance all around with reinforced concrete lintel over and a sheet of rigid material fixed both sides of wall void to be filled with compressible sealant to prevent entry of gas.

Drain trenches near foundations to be filled with concrete up to the same level as foundation soffit. All drains to be minimum 100mm diameter unless noted.
Drainpipes to be flexible jointed vitrified clay to BS: 65: 1991 or UPVC drainage systems to BS: 5955: Part 6: 1980 and BS: 8005: 1987. Pipeline installation to BS 5955 Part 6 1980 & BS EN 1610: 1997 all self-cleansing with min. gradient of 1 in 40 to branch drains & 1 in 80 to main drains.
The choice of bedding and backfilling is dependent on the depth, - size and strength of pipes all to comply in accordance with "Approved Document H Section 2 Tables 8, 9 and 10 diagrams 10, 11 and 12".
Rigid pipes laid under driveways less than 1.2m deep & flexible pipes less than 0.9m deep should be encased in concrete not less than 100mm thick with flexible joints at either every socket joint or not more than 5m intervals. Flexible pipes encased in concrete to be reinforced as appropriate.

Access Points:
Rodding eyes to be in accordance with B.B.A. Certificate No. 83/1135.
Shallow inspection chambers (clay) up to 600mm invert to be in accordance with B.B.A.
Certificate No. 83/1135 (225mm dia).
Inspection chambers (G.R.P.) 600mm to 1000mm invert to be in accordance with B.B.A.
Certificate No. 83/1135 (475mm dia).
Manholes (precast concrete rectangular sections) 1000 - 2700mm invert to BS 5911:
Part 2: 1982 (1200 x 750mm).
Manholes (semi-engineering brickwork) 1000 - 2700mm invert to BS 3921: 1985 (1200 x 750mm).

Inspection chamber covers to be non-ventilating and be secured i.e. key operable.
Half round channels, concrete benching (1:12 slope) and 150mm concrete base.
Rainwater gutter and pipes to be UPVC 112mm half round and 68mm diameter respectively to BS: 4576: Part 1: 1989 and all in accordance with "Approved Document H3 Section 1".

Contractor to check invert location and invert depths of existing drainage runs (eg Sewer). If drainage layout shown not possible, RDC (Drawing office) are to be notified as soon as possible.

LIGHTING

Provision to be made for energy efficient lighting that number not less than three per four of all the light fittings in the main dwelling space of those areas.
Luminaires to have efficient lighting points and to be provided within dwelling where lighting can be expected to have most use to comprise fixed lighting (comprising either basic lighting outlets or complete luminaries) that only take lamps having a luminous efficacy greater than 45 lumens per circuit-watt and a total output greater than 400 lamp lumens. Light fittings whose supplied power is less than 5 circuit-watts

External-lighting, excluding garages and carports, to have lamp capacity that does not exceed 100W per light fitting and effective controls i.e. extinguish when there is enough daylight and when not required at night or alternatively light fittings to be limited to take lamps with an efficacy greater than 45 lumens per circuit watt and all lamps automatically controlled so as to switch off when daylight is sufficient. Light fittings are to be controlled manually by occupants.

All in accordance with paragraph 2.15 of Approved Document L1A and Domestic Building Services Compliance Guide, Section 12: Table 42.

ELECTRICAL

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
Switches and sockets for lighting and other equipment within habitable rooms to be located between 450mm and 1200mm above finished floor level.

The consumer unit shall be positioned so that the switches are within 1350-1450mm above finished floor level and shall be of a temper-proof box of metal design in accord with the IEE Regulations.



ACCESSIBLE SWITCHES AND SOCKETS OUTLETS IN DWELLINGS

FIRE DETECTION AND ALARM SYSTEMS AND CO2 ALARMS

To be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS5389-6:2004 to at least a Grade D Category LD3 standard.

SMOKE ALARMS

There should be at least one smoke alarm on every storey of the dwelling house and be interconnected and to be positioned as indicated on plan, in accordance with manufacturer's instructions and to BS5446: Part 1.
The power supply for a smoke alarm system to be derived from the dwelling house's mains electricity supply.
The electrical installation should comply with Approved Document P (Electrical safety).
Smoke alarms / detectors should be sited so that there is a smoke alarm in the circulation space within 7500mm of the door to every habitable room; to be a minimum 300mm away from light fittings and walls; the sensor in ceiling-mounted devices is between 25mm and 600mm below the ceiling (25-150mm in the case of heat detectors or heat alarms).
Alarms / detectors should be possible to reach to carry out maintenance (testing / cleaning), should not be fixed next to or above heater or air-conditioning units or in bathrooms or places where steam, condensation or fumes could give false alarms. Alarms / detectors should also not be places in places that are known to get very hot, such as boilers rooms etc.
Provide mains carbon monoxide detector with a fixed wiring connection with a sensor failure warning device to BS EN 50291:2001. Detector to be ceiling mounted min 300mm from a wall & b/n 1m & 3m horizontally from the appliance.

VENTILATION

Background ventilation of 8000mm² provided to all habitable rooms and background ventilation of 4000mm² to be provided to non-habitable rooms eg Kitchen, WC, Bathroom, Ensuites and Utility.
Overall ventilation free area in accordance with Approved Document Part F, table 5.2a (System 1) - New Dwelling.
Utility to have opening window (no minimum size) to have trickle vents (4000mm² free air) and extractor fan (30L/S). Rapid ventilation equal to 1/20th of the floor area is required to habitable rooms.
Kitchens to have ducted cooker hood with extractor capacity of 108m³/h (30L/S) or wall mounted extractor fan with extract fan ducted to outside air with extract capacity of 21litre²/h (60L/s).
Bathrooms to have ventilation provided by opening casements with minimum area of 1/20th of floor area and a mechanical extract fan ducted to outside air with extract capacity of 54m³/h (15 L/S).
Separate sanitary accommodation (wc) to have opening casement or top hung fan light with minimum opening area of 1/20th of floor area or mechanical extract fan operated by light switch and ducted to outside air with extract capacity of 6 L/S, and be fitted with a 15 minute over-run.
Extractors serving Bathrooms and Ensuites without windows to be operated by light switch to give extract of 15 litres/second and be fitted with 15minute over-run facility.
Air input to be provided by ensuring 10mm gap under door.

FIRE STOPPING

Separating wall fire stopped at underside of roof covering with reinforced mineral wool between tiling battens on roofing felt on 75mm reinforced wool on closed cavity.
Fire stopping within boxed eaves to be provided by fixing 50mm reinforced mineral wool or 9mm insulation board across void in line with separating wall. Where a ceiling mounted extractor fan is provided the duct in the floor void should be fire protected, using 15mm Gyproc fire line boarding with staggered, filled and taped joints. Provide half hour fire resistant boxes around any surface mounted light fittings within the floor space to maintain the floors fire resistance.
Where SVP's pass through separating floors provide a proprietary fire collar & 15mm gyproc fire line boarding to boxing.

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Separate sanitary accommodation (wc) to have opening casement or top hung fan light with minimum opening area of 1/20th of floor area or mechanical extract fan operated by light switch and ducted to outside air with extract capacity of 6 L/S, and be fitted with a 15 minute over-run.
Extractors serving Bathrooms and Ensuites without windows to be operated by light switch to give extract of 15 litres/second and be fitted with 15minute over-run facility.

Air input to be provided by ensuring 10mm gap under door.

HYGIENE, SANITARY AND WASHING FACILITIES, BATHROOMS & HOT WATER STORAGE

Wholesome water to be provided for the property by local water supply undertaker.
Supply to be provided for the purposes of drinking, food preparation and for washing and the flushing of toilets.
A water calculation (based on the methodology adopted by the DCLG) demonstrating the maximum water usage for the dwelling not in excess of 125 litres/person/day including a fixed factor of 5 litres/person/day for outside water usage to be provided to the Local Authority no later than 5 days following the completion of works on site.
As an alternatively the fittings approach as given in paragraph 2.5 of Approved Document G could be used and should be stated on the notice given to the Local Authority.
Any fixed bath to be supplied with a suitable in line blending valve or appropriate temperature control device (including measures to prevent it easily being altered by building users) to limit the hot water temperature at the tap to not in excess of 48 degrees centigrade.
Where separate hot and cold taps are provided, the hot tap is to be sited on the left-hand side always.

COLD WATER SUPPLY

Wholesome water supplied from statutory water undertaker, mains to rise inside
building. Provide direct supply from rising main to any sink likely to be used for food preparation & drinking water draw off. Cold water pipes to be insulated to BS: 5422: 1977.
Loft access provided to storage tank in roof space where applicable.
Where applicable, cold water storage tank on 75 x 45mm and 150 x 47mm timber bearers in roof space, placed as close to the node points as possible. Trussed rafters designed to support tank. Capacity of cold water storage as required by local water authority.
Wholesome or softened wholesome water to be provided to all washbasins, bidets, baths & showers.

WATER EFFICIENCY

The potential water consumption of wholesome water by persons occupying the dwelling must not exceed 125 litres/person/day and a notice must be provided to the local authority no later than 5 days after completion specifying the potential consumption as calculated in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings. As an alternatively the fittings approach as given in paragraph 2.5 of Approved Document G could be used and should be stated on the notice given to the Local Authority.

INTERNAL WALLS

Load bearing partitions will be constructed from 100mm concrete blocks to BS 6073: Part 2 1981 (Minimum 2-8N/mm²). (Mortar mix 1:5 Masonry Cement: Sand). With 9.5mm wallboard on dabs with 3mm skim coat to wall. Internal type lintels (Naylor or IG lintels) to all internal openings in 100mm blockwork.

Non-load bearing partitions will be 75mm x 50mm timber studs at 400mm maximum centres, c/w 12.5mm plasterboard and skim each side with 25mm 'Isowool' Acoustic Partition Roll (1200) in the cavity to give a min sound insulation of 40 RwdB.

LINTELS & STEEL BEAMS

To be galvanised steel lintels in external cavity and internal load bearing walls with minimum end bearings as per manufacturers requirements.
IG standard insulated lintel type L1 S/100 for cavities between 95-110mm for standard duty loading conditions and type L1 HD/100 for cavities between 95-110mm for heavy duty loading conditions over all opening in cavity walls or equal approved.
Lintels to have a min. end bearing of 100mm for spans up to 1200mm and 150mm end bearing for spans greater than 1200mm.
Cavity trays with stop ends to be installed above all openings with weepholes fitted 450mm apart with min. 2 weepholes per cavity tray. Internal type lintels (Naylor or IG lintels) to all internal openings in 100mm blockwork.

D.P.C's and cavity trays to be provided to meter boxes. Flashing to be Code 4 lead.
All steel beams to be encased with half hour fire resistant material comprising 2no. layers of Gyproc Fireline board screwed to Gyproc Steel strapping and angles or two layers of 12.5mm Gyproc wallboard nailed to timber cradles not less than 44x44mm spaced at 600mm centres, with all joints staggered.

WINDOWS/DOOR OPENINGS

PVCU Windows manufactured to BS:7412, BS7413 & BBA Certificate Approved. Glazing to give a min centre pane U value 1.2W/m²K & Kite Marked to BS:5713 conforming to BS:6262. See External Materials Schedule for Window Finish.
Guarding to be provided to any glazed opening area below 800mm from floor level in accordance with Approved Document "K" Section 2 and 3. All reveals to be closed against VOPC using proprietary cavity closers, cavity closures are to be insulated with min thermal resistance path of 0.45m²K/W to avoid the effects of cold bridging. Also, ensure there is a minimum frame/cavity closer overlap of 30mm. ½ hour fire resistance door and frame incorporating 25mm rebates and an automatic self-closing device are to be provided to openings from integral garage to dwelling.
Glazing within 1500mm of floor level local to doors and within 800mm of floor level for windows, both are to be glazed in accordance with BS 6262 and BS 6206 with either toughened or laminated safety glass. All frames should be sealed to brickwork to prevent air infiltration. Sealant is to be provided to the front and back of frame's/sill's to prevent air leakage.
All casement windows to include background trickle ventilation of at least 4000mm², with habitable rooms provided with 8000mm². Rooms without opening casement are to have trickle ventilation of 10,000mm².All windows above ground floor level should be fitted with projecting hinges for cleaning purposes in the interests of health & safety. Windows to open a minimum of 30º.
Except for kitchens, all habitable rooms should be provided with an emergency egress window (to be fitted with fire escape projecting hinges), apart from rooms on the ground floor that open directly onto a hall leading to a suitable exit. In addition, on a three-storey dwelling, a protected stairway should be provided to the upper storeys, which leads to a final exit.
Windows provided for emergency egress purposes and any external door should comply with the following conditions:
a) The windows should have a minimum unobstructed openable area that is at least 0.33mm² and at least 450mm high x 450mm wide (a clear opening of 450mm x 750mm achieves the minimum requirements).
b) The bottom of the openable area should be not more than 1100mm above the floor.

Sealant is to be provided to the front and back of frame/sill to prevent air leakage.
Continuous ribbons of adhesive are to be used to fix the Dry lining around the perimeter of openings on external walls.

PART Q (Security - Dwellings)
Doorsets to be manufactured to PAS 24:2012 or Appendix B of Approved Document Part Q. Frames mechanically fixed to building in accord with manufacturer's instructions, lightweight frames to incorporate a resilient layer such as timber sheathing 9mm thick, expanded metal or similar. Provided to full height of door and 600mm either side. Any easily accessible doorsets shall be secure doorsets, including garage doors (where internal interconnecting door provided) and external/ internal flat entrance doors. Letter plates to provide restricted access/ be hinder proof, i.e. conforming to DHF specification TS 008:2012. The main doorset into the dwelling/ flat should have a door viewer (unless other means are available, i.e. clear glass in door/ side panel). This doorset should also be fitted with a door chain or door limiter.

Windows or doors within 2000mm of an accessible surface or within 2000mm vertically of a sloping or flat roof (pitch less than 30 degrees) itself within 3500mm of ground level shall be constructed to PAS 24:2012. Frames mechanically fixed to structure as above. Purpose made joinery to be constructed to reflect the above standards and fixings accordingly. Use of toughened glass, substantial timber sections, regular mechanical fixings and a fitted locking mechanism to be provided to bespoke products used on site.

STAIRS

Staircase to consist of 13 no. risers, each max 220mm, going min 220mm, max pitch 42°. To be measured on site prior to manufacture to ensure correct rise & goings comply with regulations. Balustrades to be vertical bars with a maximum opening between of 99mm. Balustrades to be capable of withstanding loads specified in "Approved Document 'K' 2/3". Section 3 Diagram 11.
Handrails to be a minimum of 900mm vertically above pitch line on flights of stairs and above floor level on landings. Minimum clear width of staircase to be 800mm, maximum width to be 1000mm. Tapered treads to have a going of 220mm minimum measured centrally and 50mm minimum at narrow end. Staircases designed to be in accordance with "Approved Document K1 Section 1" Paragraphs 1.8 to 1.20.A 2.0m headroom is to be provided to the staircase.
At the top and bottom of every flight provide landings the width and length at least as great as the smallest width of the flight.

TIMBER

All carcass timber to be stress graded in accordance with BS: 5268: Part 2: 1991. All exposed timber e.g. fascia board, feature boarding, canopy supports etc. to be pre-treated with a clear joinery preservative to BS:1282: 1975.
Wherever possible use UPVC or prefabricated GRP elements at height rather than timber to avoid future maintenance health & safety issues.

POSI JOIST FIRST & SECOND FLOOR

To be as per Specialist Design (Hardowa or similar approved) at 600mm centre's with 22mm moisture resistant Type (PS) T&G chipboard to BS: 5669: Part 2: 1989 on 'Posi-joists' to manufacturers design & specification with min.10kg/m2 mass per unit area 15mm plasterboard (Gyproc wallboard 10 or equal) and skim ceiling below.
Horizontal restraint straps, bracing straps are required to be fixed to loadbearing walls perpendicular to Posi-joist. This member must be continuous over a minimum of 3 Posi-joists. All straps to be fixed in strict accordance with manufacturer's instructions.
35/47 x 72mm timber twice nailed to each joist using minimum 3.35x65mm long galvanised nails. Strap fixed with minimum of four fixings of which at least one is to be over the third joist.

Never cut, notch or drill the timber chords. Never cut. notch, bend or remove the metal webs.
Details of floor joists and calculations to be submitted for approval before manufacture.

Use temporary Acro-props at 1800mm c/c & 2No scaffolding boards laid flat to support the joists for any load being applied until a min height 675mm of set blockwork is in position above the supporting flange/ top of joist.

Provide 100mm mineral wool of minimum density 12kgm3 between floor joists to meet the requirements within Building Regulations Part E as a separating floor. (see BRE BR 262 for special precautions for electrical cables) - may not be necessary as some floors achieve E2 sound insulation without quilt.

Ceilings to be 15mm thick x 900mm wide Gyproc Wallboard to both trussed roof ceilings & to joisted ceilings (in dwellings where stairs are fire protected use 15mm fire line board to underside of joists) all fixed with staggered joints with drywall screws at 300mm centres generally and 200mm at external edges, 'artex' finish or plain ceiling.

PART R

Physical infrastructure for high-speed electronic communication networks. High-speed electronic communications networks (Part R). The dwelling or building unit should be provided with at least one network termination point.
Suitable ducting should be provided to connect the network termination point to an appropriate access point.
Reference to be made to the guidance in Approved Document R and PAS 2016:2010 - next generation access for new build homes - guide.
On completion of the works a 'Completion Pack' should be compiled to include the following;
Heating & hot water commissioning certificates
Fixed building services - operating & maintenance instructions
SAP Rating (EPC) - Dwelling Emission Rate & Target Emission Rate
Electrical & Mechanical installation and commissioning certificates
Copy of flue notification plate
Results of Pressure Test
Results of any sound testing (if required)

DWELLING ACCESS - PART M

Main entrance door to have level threshold (maximum 15mm upstand). Main entrance door leaf to provide minimum 775mm clear opening width, measured from door leaf face to frame/doorstop on other side of opening. Main entrance to be provided with approach from where a visitor would alight from their parked vehicle with max. 1in 20 gradient, minimum 900mm wide and of a firm surface.
Where the drive provides the access to the dwelling a minimum width of 3m should be provided (allowing 900mm clear of a parked car). When there is a drop of more than 600mm all flights,landings and ramps should be provided with guarding at the sides as per internal staircases.
Dwelling Entrance Storey door widths Internal doors to provide minimum 750mm clear opening width (838mm door leaf's/910mm structural openings) width measured from door leaf face to frame/doorstop on other side of opening.
Minimum 1050mm wide corridors when using 838mm door leaf's providing 775mm clear opening when approach
not 'head on'. Doorway clear opening widths depend on corridor widths but must comply with Table 4, Section 7, Approved document M1 of the Building Regulations 2004. The disabled access arrangement to the dwelling will be constructed in accordance with guidance in Approved Document M of the Building Regulations 2015.
Corridor & Passageways to be a min of 900mm wide without obstructions and 750mm wide for short obstructions (no more than 2m). Where the corridor is 900mm wide, internal doors (approached not head on) should provide a minimum 800mm opening width.
A firm and even ramped approach to have a min unobstructed width of 900mm.& a max gradient of 1 in 12 for flights up to 5m long or 1 in 15 for flights between 5 and 10m long. All landings to have a min length of 1200mm exclusive of door swings.
Where a stepped approach is unavoidable they should comply with paragraph 1.8.Disabled WC on entrance storey to be provided with outward opening door.

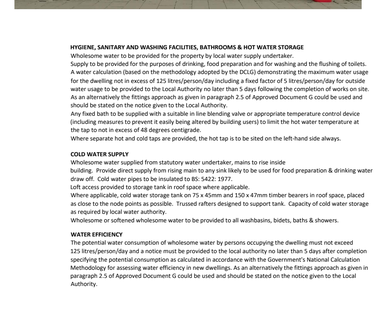
PROPOSED GROUND FLOOR PLAN 1:100 @A1

PROPOSED FIRST FLOOR PLAN 1:100 @A1

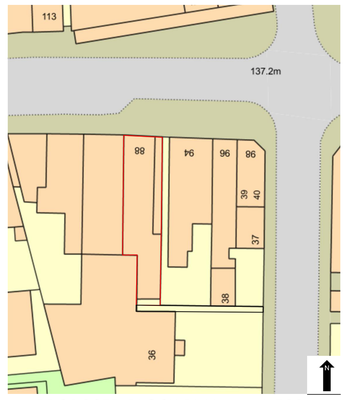
PROPOSED SECOND FLOOR PLAN 1:100 @A1

PROPOSED FRONT ELEVATION - B 1:100

PROPOSED REAR ELEVATION -B 1:100



PROPOSED SECTION A-A 1:100



PROPOSED BLOCK PLAN 1:500

General Notes:
This drawing to be read in conjunction with all relevant Structural Engineers details.
Building works to be undertaken in accordance with the approved documents issued by the local authority & all conditions stated by local authority are to be implemented.
Notional boundary position indicated is to be checked on site for accuracy prior to commencement of works.

Building Regulations.
All building works and allied trades to comply with Building Control / Fire Officers.
Ignorance or current legislation requirements is reason for failing to comply. Any modifications to design or change of materials can result in failing to comply.

Continuity of insulation and air tightness.
The external envelope of the building should be constructed with a reasonable avoidance of thermal bridging to the insulation layer. All joints, apertures and gaps within the building elements (apertures around the doors and windows, floors, roofs and walls) should be suitably weather and airtight and reduced unwanted thermal leakage and ingress of water at these junctions.

Details contained within document.
Construction details shown within this document should be adhered to, showing reasonable conformity with the current building regulations legislation. Or the adoption of design details set out in the TSO Robust Construction Details.

The builder (or other suitable qualified person that has had continuous monitoring of the proposed construction) should confirm that the design details specified here in have been adhered to. Confirmation by a report submitted to the local authorities showing that reasonable provision for thermal continuity and air tightness within the building has been adopted and signed by the appropriate person.

Workmanship and Materials.
Workmanship to comply with British standard code of practice of workmanship BS 8000 (workmanship on building sites).
All materials used must strictly comply with manufactures recommendations and with British standards practice codes for the storage and installation of such proprietary materials.

Measurements
All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Corr Design Ltd.

CDM
As part of our designer duties under the Construction (Design & Management) Regulations 2015, we have minimised the risks as far as reasonably practicable whilst carrying out our normal design process. Any items that would require additional dentification or explanation of risks remaining are detailed on this drawing and/or in the accompanying risk register. However, we deem the design and construction described on this drawing is not past the realms of capability for a competent Principal Contractor using traditional methods of construction.

General
Footings & any steelwork shown is indicative only, refer to structural engineers details and specification for final Design

First Floor
Refer to Harlow Posi Joist manufacturers drawings and specification for final design.

All drawings to be read in conjunction with Corr Design Ltd drawings & structural engineers details.
Structural Engineer to provide specification & calculations for supporting beams / lintels to L.A. Building Control at least 21 days prior to installation.

Rev.	By	Notes	Date
A	NC	Revised Layouts	1/11/21

CORR DESIGN ltd
The Studio, 36 The Fairways
© Mansfield Woodhouse, Notts. NG19 9EW
Tel: 07831 851232
Email: N777Cor@hotmail.co.uk

Client:
Mr Singh

Project:
88 High Street, Alfreton.

Drawing title:
Proposed Plans & Elevations - **Planning**

Drawing No.	Rev.	Drawn
2109 - 01	A	NMC

Scale	Date	Checked
1:100 @A1	5.09.21	

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