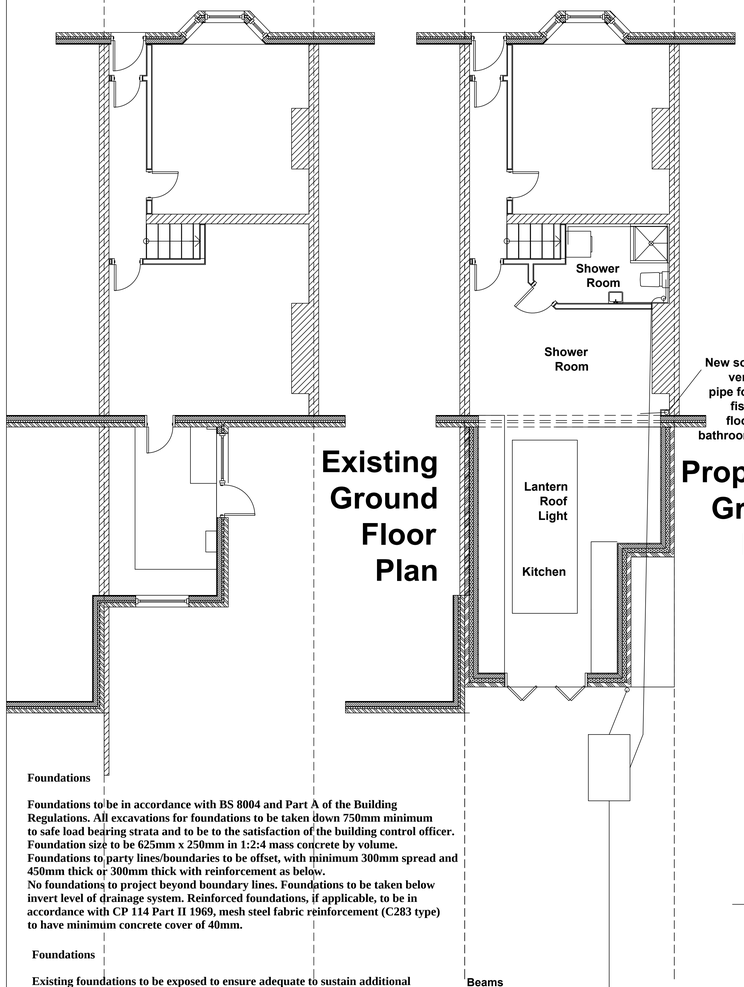
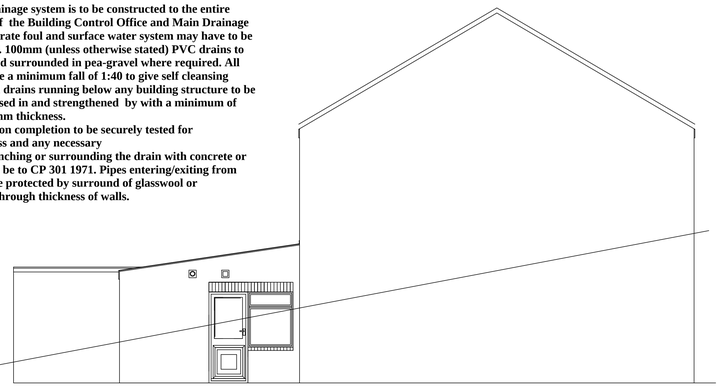


Existing Ground Floor Plan

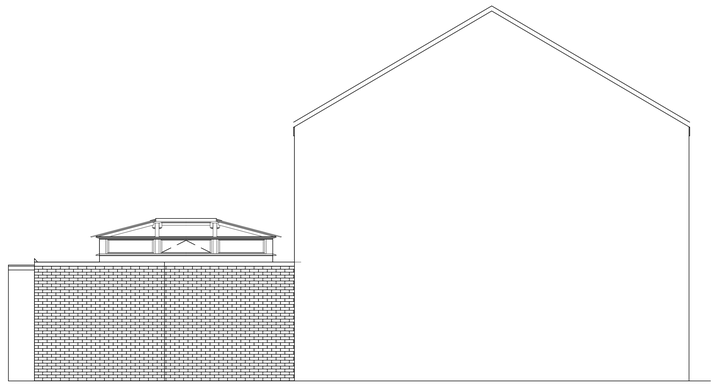
Proposed Ground Floor Plan

Drainage

Proposed drainage system is to be constructed to the entire satisfaction of the Building Control Office and Main Drainage Section. Separate foul and surface water system may have to be incorporated. 100mm (unless otherwise stated) PVC drains to be bedded and surrounded in pea-gravel where required. All drains to have a minimum fall of 1:40 to give self cleansing velocities. All drains running below any building structure to be suitably encased in and strengthened by with a minimum of concrete150mm thickness.
All drainage on completion to be securely tested for watertightness and any necessary
Work of haunching or surrounding the drain with concrete or backfilling to be to CP 301 1971. Pipes entering/exiting from building to be protected by surround of glasswool or polystyrene through thickness of walls.



Existing Side Elevation



Proposed Side Elevation

Existing Rear Elevation Proposed Rear Elevation

Above Ground Drainage

Large radium rest bends supported on 150mm concrete slab at base of SVP connections. 450mm minimum required between w/c branch connection to invert
of drain.
No opposed connection to be made within 200mm of w/c branch connection to any Soil vent pipe.
Waste fittings - 32mm diameter smooth internal PVC from wash hand basin.
38mm diameter smooth internal PVC from bath, sink unit and shower.
Sanitary combination wastes to be 50mm diameter. All waste fittings where connected to SVP must be fitted with 75mm deep seal traps. Soil vent pipe to terminate 900mm above highest window opening.
Soil vent pipe to be extended through new roof and to terminate 900mm above highest window opening.
Wastes to be connected to soil vent pipe by provision of patent approved boss type connector.
New soilvent pipe to be boxed in 12.5mm plasterboard and 5mm skim to gie 30 minutes fire resistance.
Provide air admittance valve to termination of stub stack.

Foundations

Foundations to be in accordance with BS 8004 and Part A of the Building Regulations. All excavations for foundations to be taken down 750mm minimum to safe load bearing strata and to be to the satisfaction of the building control officer. Foundation size to be 625mm x 250mm in 1:2:4 mass concrete by volume.
Foundations to party lines/boundaries to be offset, with minimum 300mm spread and 450mm thick or 300mm thick with reinforcement as below.
No foundations to project beyond boundary lines. Foundations to be taken below invert level of drainage system. Reinforced foundations, if applicable, to be in accordance with CP 114 Part II 1969, mesh steel fabric reinforcement (C283 type) to have minimum concrete cover of 40mm.

Foundations

Existing foundations to be exposed to ensure adequate to sustain additional loadings sustained from new works.

External Walls

Proposed external walls to be of a suitable matching external brickwork, to the approval of the local Planning Authority before work commences. Construction to be 102.5mm facing brickwork outer leaf, 100mm cavity filled with Rockwool cavity insulation batt or 100mm crown dritherm insulation, 100mm thermalite turbo insulating blockwork or celcon solar or any block with aconductivity less than 0.12 W/m2 plastered internally in two coats of carlite plaster. Cavities to be continuous 'U' value not to exceed 0.28W/m2K. Insulation to be taken 150mm minimum below level of floor insulation.
Cavity fill to terminate 225mm below lowest D.P.C. Brickwork to be securely retained by stainless steel approved wall ties, complying with DD140 Parts 1 & 2, positioned 450mm apart vertically and 900mm apart horizontally and every block course (maximum 225mm vertically) to unbonded jambs. Bricks to be laid in stretcher bond in 1:1:6 cement mortar. Cavities to be closed around openings and insulated DPC to be provided at closures to prevent transmission of moisture. Cavities to be continuous with existing. Engineering Class B. Brickwork to be used below DPC level. Walls to be bonded to existing at alternative courses or by patent approved wall connecting plates.

D.P.C.

Horizontal and vertical damp proof courses to comply with BS 743 and positioned as follows:-
a) Horizontally and vertically to all door and window jamb openings.

Lintels

Lintels over openings in cavity walls to be catnic CN3/4 type or similar approved. Lintels to have ½ hour fire resistance by 12.5mm plasterboard and skim.All lintels to have a minimum 150mm end bearing.

Wall Ties

Brickwork to be securely retained by stainless steel BS approved wall ties, complying with BS DD140 Parts 1 & 2, positioned 450mm apart vertically and 750mm apart horizontally and every block course (maximum 225mm vertically) to unbonded jambs.

Universal Beams

Provide universal beams size mm x mm x kg/m
on mm x mm x mm deep concrete padstones,
as per submitted structural calculations to one end and
on mm x mm x mm deep concrete padstones to the other end.

Beams

All beams to have ½ hour fire resistance by 12.5mm plasterboard and skim unless stated otherwise.

Solid Floor Construction

100mm concrete floor slab on 100mm Kingspan Thermafloor TF70 Zero ODPfloor slab insulation (with 25mm upstand to perimeter) or 100mm Celotex GA3000 (with 25mm upstand to perimeter), on 1200 gauge visqueen damp proof membrane, on, positioned at or above ground level, on 150mm consolidated dolomite hardcore. D.P.M. and D.P.C. must be lapped jointed. 'U' value not to exceed 0.22W/m2K.

Existing ventilation to existing suspended timber floor to be maintained by providing 100mm diameter UPVC pipes from existing airbricks to new external airbricks 225 x 75mm at 1000mm cl.

Cavity fill to terminate 225mm minimum below lowest DPC.

Lateral support to roofs and walls

all plates to be anchored down to blockwork by 30 x 5mm mild steel holding down straps at 2m cl. Pitched roof members to be suitably anchoved by 'bat' or 'catnic' mild steel anchors 30 x 5 x (length to equal span over 3 no. joists or rafters) to the supporting wall at intervals of 1.2m cl. and in accordance with BS CP111 Part 2, 1970. Noggins and packing to be half depth of joists/rafters x 38mm minimum.

Cavity Trays and Flashings

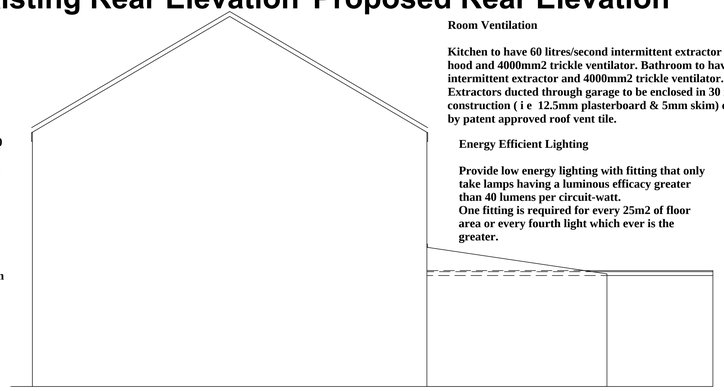
Provide patent approved cavity tray over code 4 lead flashing, 150mm high, pointed into mortar joint, at abutment of roof to walls. Trays and flashings to be stepped where required.

Rainwater Goods

100mm diameter PVC guttering to BS3506 to be suitable fixed at eaves facia board by brackets at 600mm cl, with 1:40 minimum fall outlet into 63mm diameter PVC rainwater pipe to proposed gully.

Thermostatic Control Valves

Provide thermostatic control valves to all new radiators.



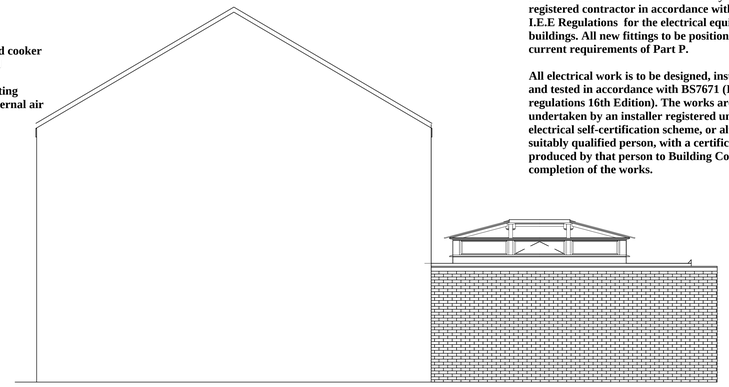
Existing Flank Elevation

Room Ventilation

Kitchen to have 60 litres/second intermittent extractor or 30 litres/second cooker hood and 4000mm2 trickle ventilator. Bathroom to have 15 litres/second intermittent extractor and 4000mm2 trickle ventilator.
Extractors ducted through garage to be enclosed in 30 minutes fire resisting construction (i e 12.5mm plasterboard & 5mm skim) discharging to external air by patent approved roof vent tile.

Energy Efficient Lighting

Provide low energy lighting with fitting that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.
One fitting is required for every 25m2 of floor area or every fourth light which ever is the greater.



Proposed Flank Elevation

Electrical Work

All electrical work to be carried out by an ELECSA registered contractor in accordance with the current I.E.E Regulations for the electrical equipment of buildings. All new fittings to be positioned to meet current requirements of Part P.

All electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring regulations 16th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.