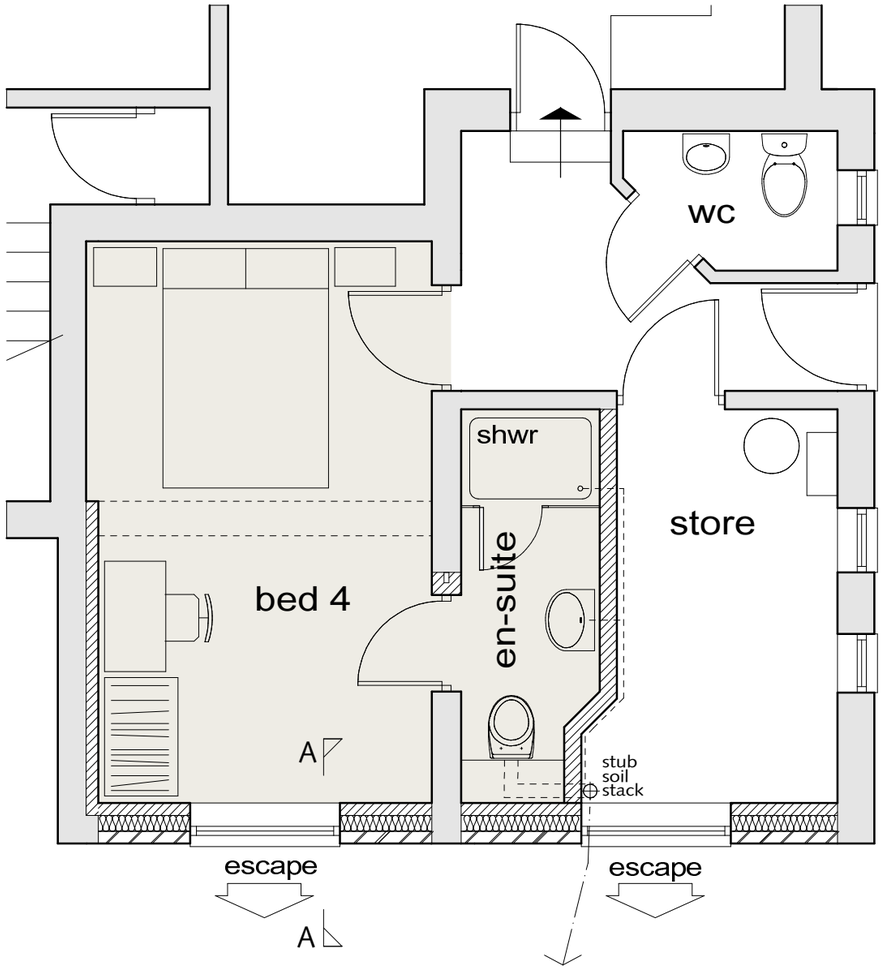


Floor Plan as Proposed
Scale 1:50

Sanitary drainage to En Suite .. 40 diam pvc to shower and hand basin 100 diam to wc all with 75 deep seal traps all terminating in 110mm stub soil stack leading to existing foul manhole

Mechanical ventilation to En Suite to be capable of expelling 15 litres/second with 15 minute over run

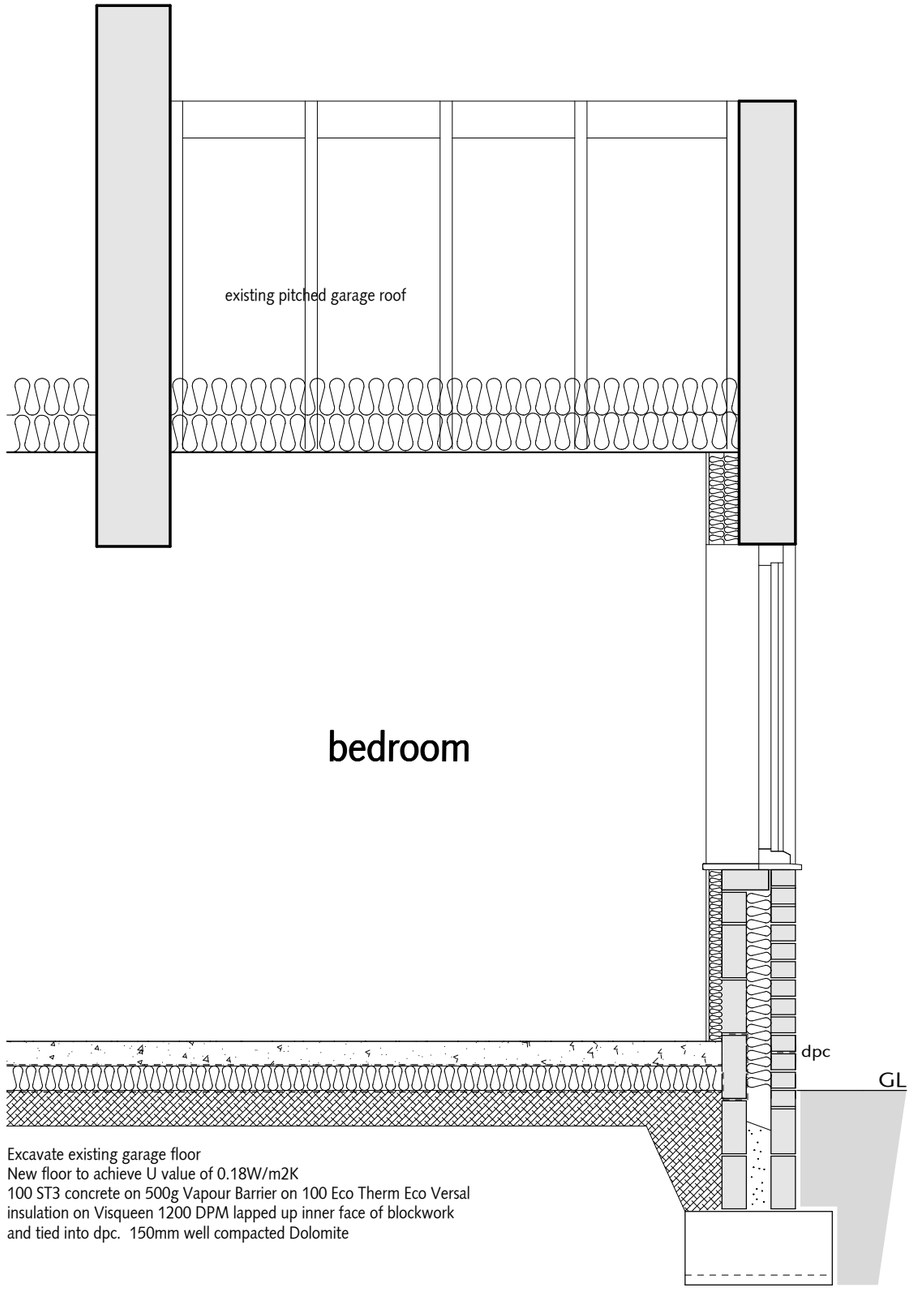
All electrical works to be carried out by competent electrician and certified in accordance with Part P Compliance certificate to be provided to Building control on completition

Due to increase in number of bedrooms a smoke detection system should to be installed to conform to BS5839 Part 6
Smoke detectors to be positioned on ground floor stair landing and first floor stair landing and be within 7.5 metres of all habitable rooms .. alarms must be inter linked and installation should be mains operated and conform to BS EN 14604 : 2005 or BS 5446 : 2 : 2003

All glazing below 800 above floor level to be safety glass to BS6206

New rads to be fitted with thermostatic radiator valves

Lateral restraint straps to be installed at all wall / roof juctions



Excavate existing garage floor
New floor to achieve U value of 0.18W/m2K
100 ST3 concrete on 500g Vapour Barrier on 100 Eco Therm Eco Versal insulation on Visqueen 1200 DPM lapped up inner face of blockwork and tied into dpc. 150mm well compacted Dolomite

Section 'AA'

All electrical work to be carried out by a competent electrician and certified to Part P .. compliance certificate to be provided to Building Control on completion

All glazing below 800mm above floor level to be safety glass to BS6206

All radiators to new room to be fitted with thermostatic radiator valves

install 1no.layer of 150mm Rockwool loft insulation at right angles to 1no. layer of 150mm Rockwool loft insulation to new ceiling

12mm plasterboard and skim ceiling fixed to underside of existing joists

new windows to be white upvc framed with double glazed with Pilkington K glass with an air gap of 20mm or a 16mm Argon gas filled air gap to achieve a U value of 0.16W/m2K
note .. windows to be escape type windows

102.5 facing brick outer leaf
to match existing 100 cavity
fully filled with Rockwool insulation
100 Thermalite turbo block inner leaf
dpc 150 above ground level
wall ties at 450v and 750h centres
wall ties to be at 225 centres around openings and also within 300mm of openings
62.5mm Kingspan insulated plasterbaord and skim finish to all walls

build new wall between new en-suite and store room off existing concrete garage floor .. 2 courses brickwork on dpc then stud partition wall using 50x100mm studs at 400mm centres with 12mm plasterboard over sheathing plywood to face to garage side of new wall
100mm Kingspan PIR insulation in between studs
finish inner face of all wall with 62.5mm Kingspan K118 insulated plasterboard and skim

Class B engineering brickwork below ground level or trench block with weak mix concrete to cavity to max 125mm below ground level

Foundations to BS8004 : 1986
Depth subject to ground conditions
600x300 concrete strip foundations at min 900 below ground level to bottom on bearing strata to full satisfaction of Building Inspector and in any case below the invert level of any adjacent drain runs
2no layers C283 mesh reinforcement to top and bottom min. 50mm cover

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Content Plan and Section as Proposed

Date Jan 2023 **Scale** 1:50 and 1:25 @ A3

Drwg No. MAD 491/4 **Rev.**