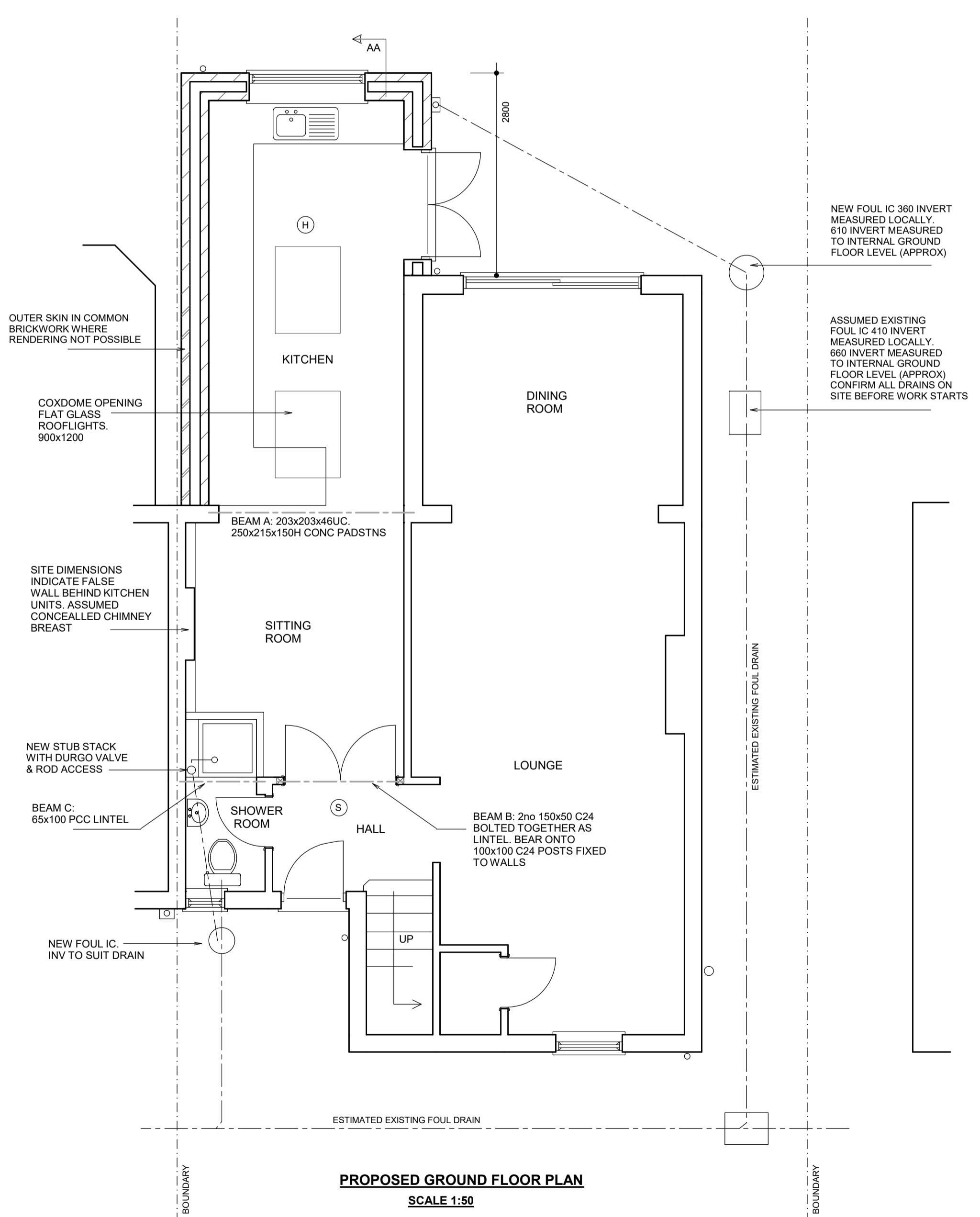


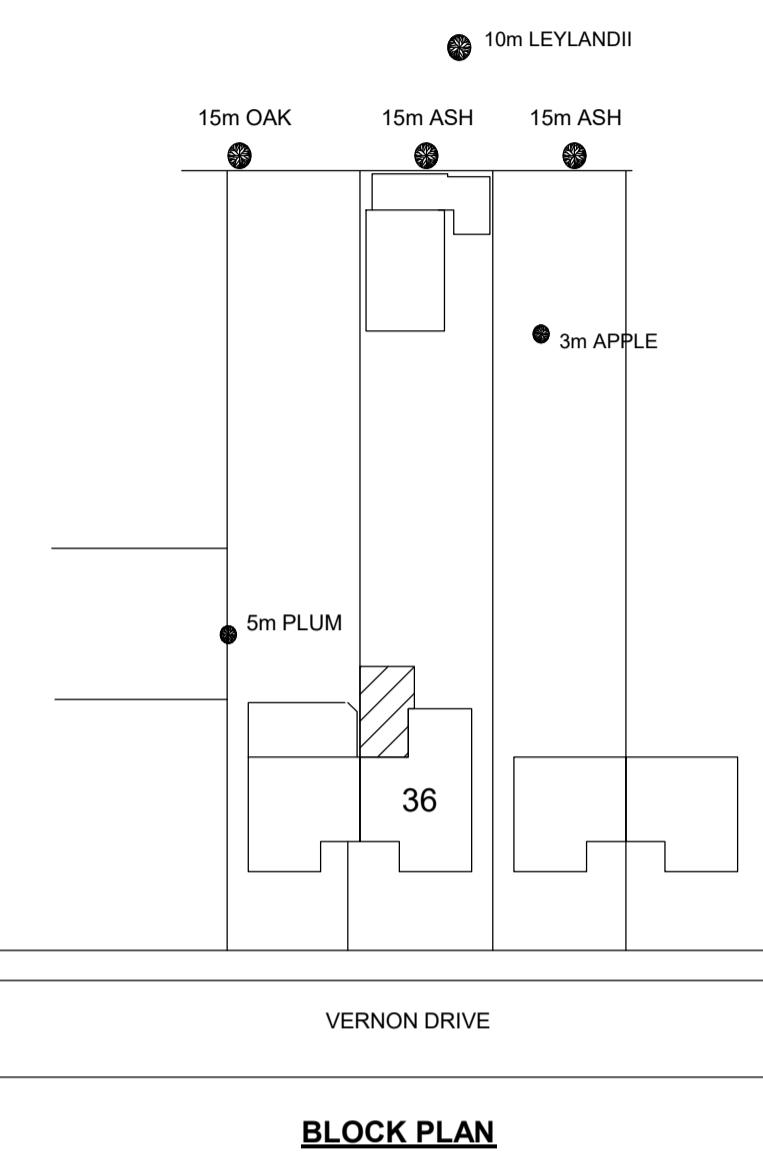
PROPOSED SIDE ELEVATION  
SCALE 1:100

PROPOSED REAR ELEVATION  
SCALE 1:100

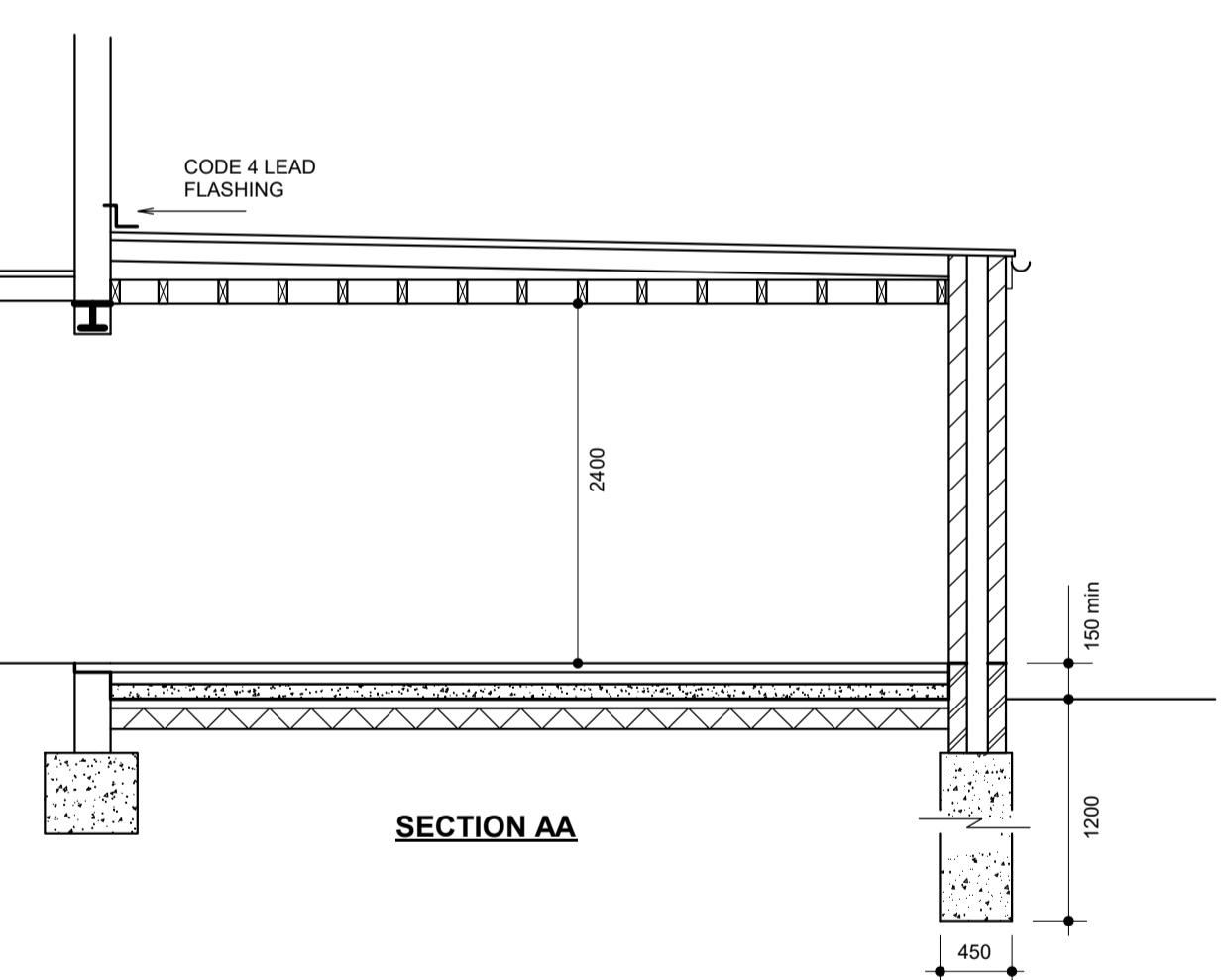
PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



BLOCK PLAN  
SCALE 1:500  
20m



SECTION AA

NOTE:  
FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE SURVEY AND EXCAVATION. PROVISIONAL DEPTHS AS SECTION UNLESS NOTED OTHERWISE ON PLAN. TREE SPECIES TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. DO NOT EXCAVATE IN THE LOWEST PART OF TERRACE AND BELOW ANY ADJACENT DRAIN. 75 CLAYMASTER TO BE PROVIDED TO FOUNDATION DEPTHS EXCEEDING 1.5M. DEPTHS MEASURED TO ORIGINAL GROUND LEVEL NOT TO TOP OF BULT OF GROUND.  
IMPORTANT NOTE: DEEP EXCAVATIONS ARE DANGEROUS AND MUST NOT BE MADE BY MECHANICAL DIGGER UNLESS NOT POSSIBLE. NO PERSON TO ENTER A TRENCH UNLESS ADEQUATE EARTHWORK SUPPORT IS CONSTRUCTED. NO PERSON TO ENTER A TRENCH WITHOUT SUPERVISION.

(S) SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS

(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN. ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS. OTHERS MUST BE CONFIRMED BY PERSON TO PERFORM WORKS. IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTACT THEM FOR FURTHER INFORMATION. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT COM CONSULTANT TO ENSURE WORKS ARE CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS. SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS.

#### FOUNDATIONS

Concrete deep strip 30 N/mm<sup>2</sup> strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. Any eccentrically loaded foundations to be 600mm wide with the outer face of wall 60 from foundation edge.

#### GROUND FLOOR - GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete, 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.

#### EXTERNAL CAVITY WALLS

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/mK) inner skin. 100 Celcon Standard lightweight block OR 102 facing brick outer skin to match existing outer skin (refer to plan). 1:16 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 150 cavity with 150 Knaut DriTherm-32 full fill insulation. Dryline internally with 12.5 plasterboard dot & dabbed to wall with 3 skim. Wall to achieve U-value of 0.18W/m<sup>2</sup>K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties 750 horiz, 450 vert & 300 at reveals. Joint to existing building with furfil movement joint. DPC to BS743 lapped to existing. Close cavity reveals that Thermabat insulated cavity closers. Render outer skin blockwork to match existing 2x 10 coat 1:16 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Openings to have Cetnic CG150/100 lintels. 150 min bearings.

#### STEELWORK & TIMBER BEAMS

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

#### INTERNAL PARTITIONS

75x50 stud. Lay DPC under sole plates where on concrete ground floor. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt. Clad shower room partitions with 12.5 soundblock + 3 skim each side.

#### FLAT ROOF (WARM DECK CONSTRUCTION)

150x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 1 in 4 firrings. 12 WBP ply. Bond vapour control layer to ply (Alutrix 600 or similar). Fully bond 150mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer. 3 layer felt to BS747 hot bonded to OSB decking. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.15W/m<sup>2</sup>K. Roof covering to achieve AA, AB or AC surface spread of flame rating.

#### ROOFLIGHTS - FLAT ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Triple joists and trimmers around opening to be bolted together with M12 bolts @ 600cts.

#### VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm<sup>2</sup> min vent. Open plan kitchen diners to have 3x8000mm<sup>2</sup> vents. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Shower room to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.

#### DRAINS

Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base. 215 shaft of engineering bricks type B flat pointed. Clay fittings in 1:3 mortar bedding. 600x450 steel frame & cover. Alternatively use Osma preformed IC all to manufacturers spec (only on private non shared drains). Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

#### SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected into existing surface water drain. If not possible construct soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore. If clay found use crate system soakaway.

#### ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

#### WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm<sup>2</sup> adjustable vent. Windows & doors to achieve U value of 1.4 w/m<sup>2</sup>K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

#### ABOVE GROUND DRAINAGE AND PLUMBING

Sink & shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Duro) to be installed above level of highest fitting that it serves. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. Baths & shower taps to be thermostatically controlled to ensure water does not exceed 48 deg C

#### ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

#### HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.