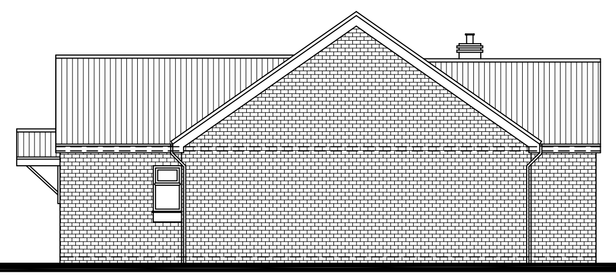
EXISTING FRONT ELEVATION



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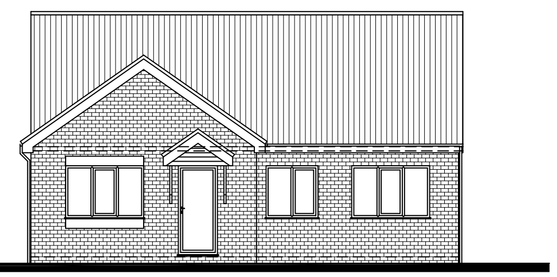
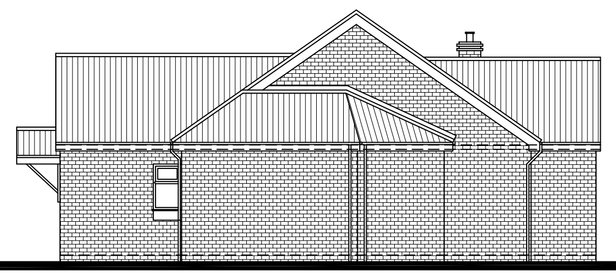


EXISTING REAR ELEVATION

PROPOSED FRONT ELEVATION



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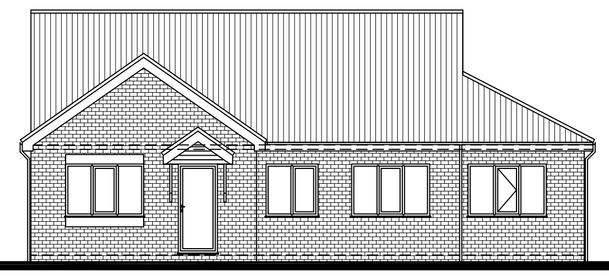

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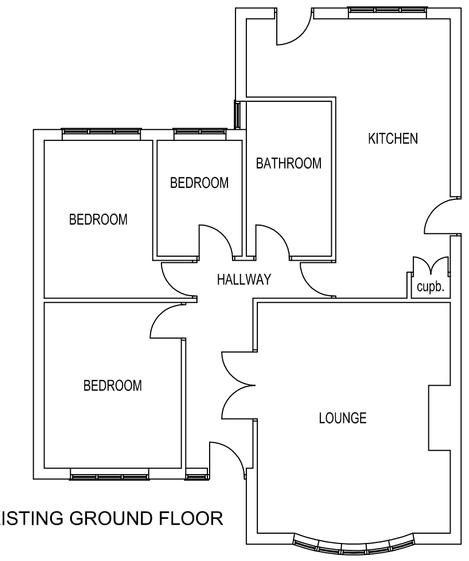
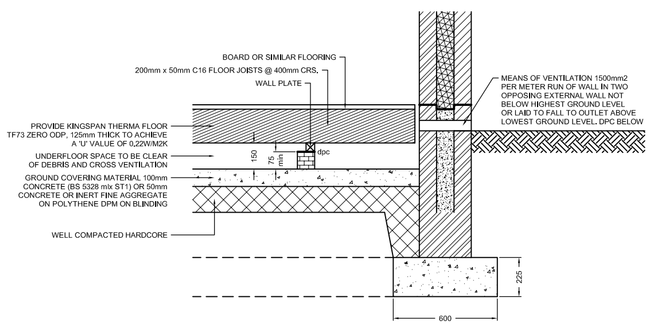
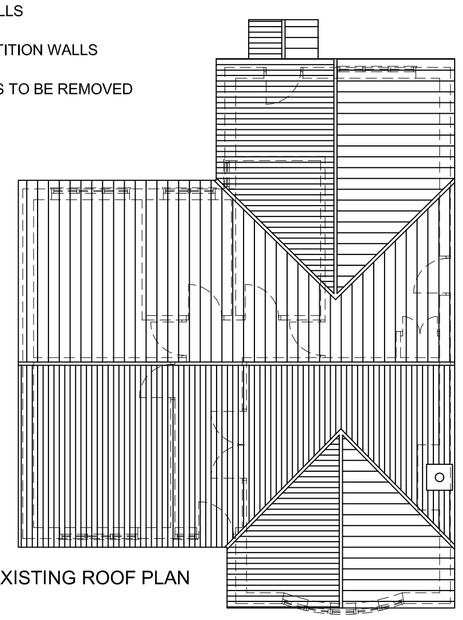


EXISTING GROUND FLOOR

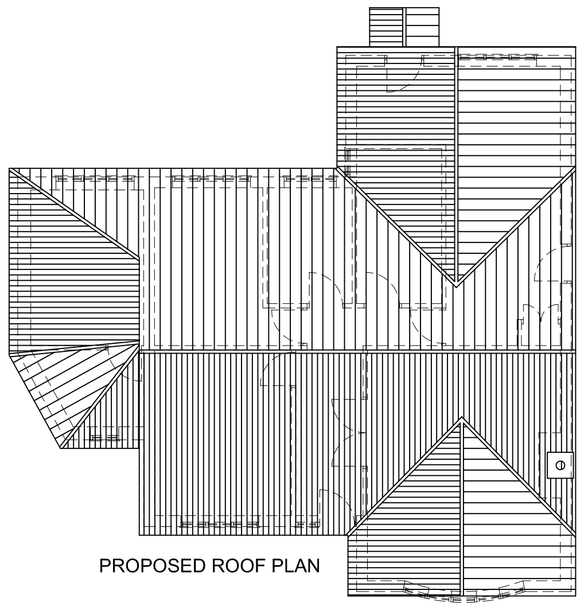


DETAIL TO TIMBER FLOOR CONSTRUCTION SHOWING TYPICAL DETAILS

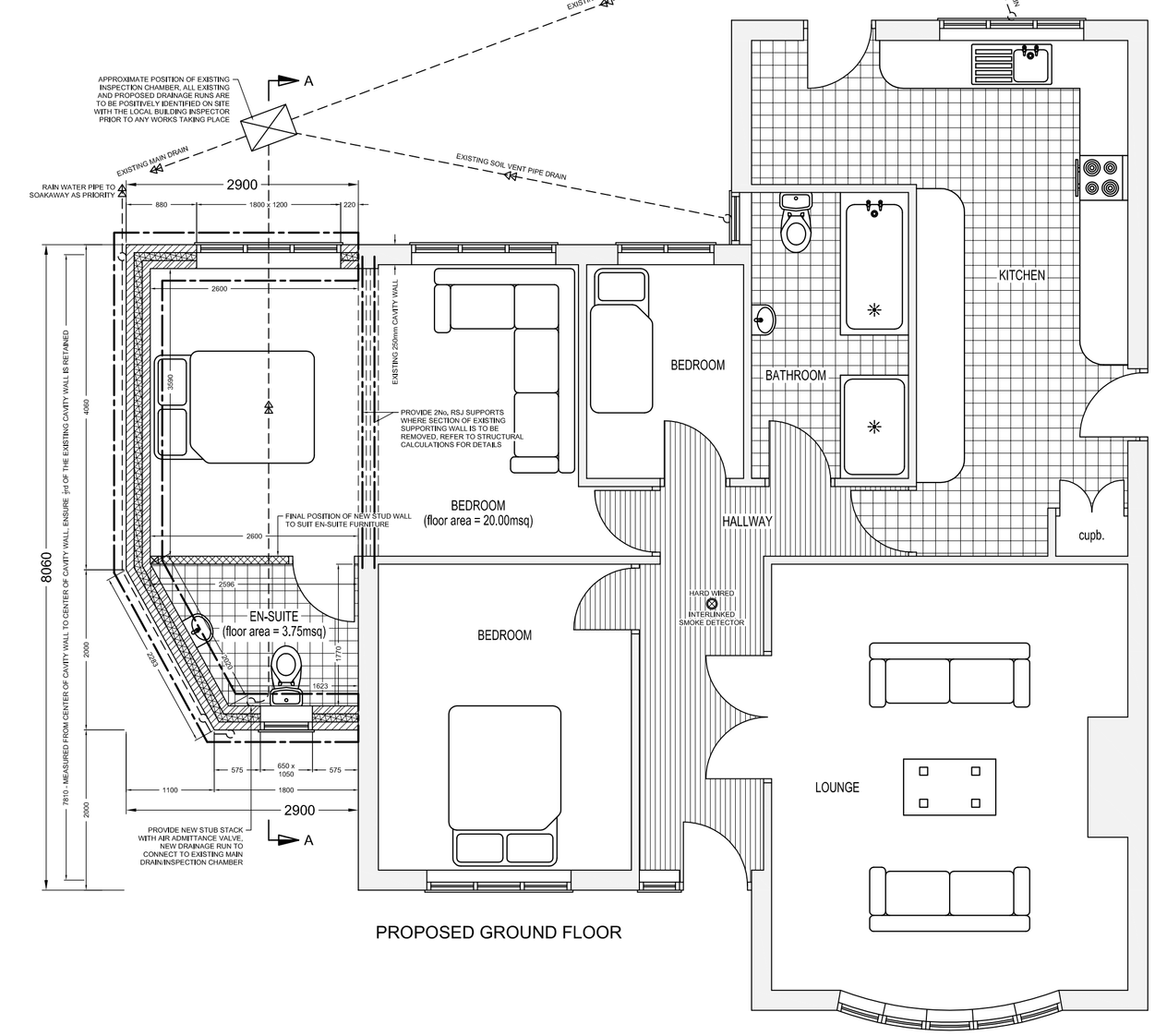
- EXISTING WALLS
- NEW BRICK WALLS
- NEW BLOCK WALLS
- NEW STUD PARTITION WALLS
- EXISTING WALLS TO BE REMOVED



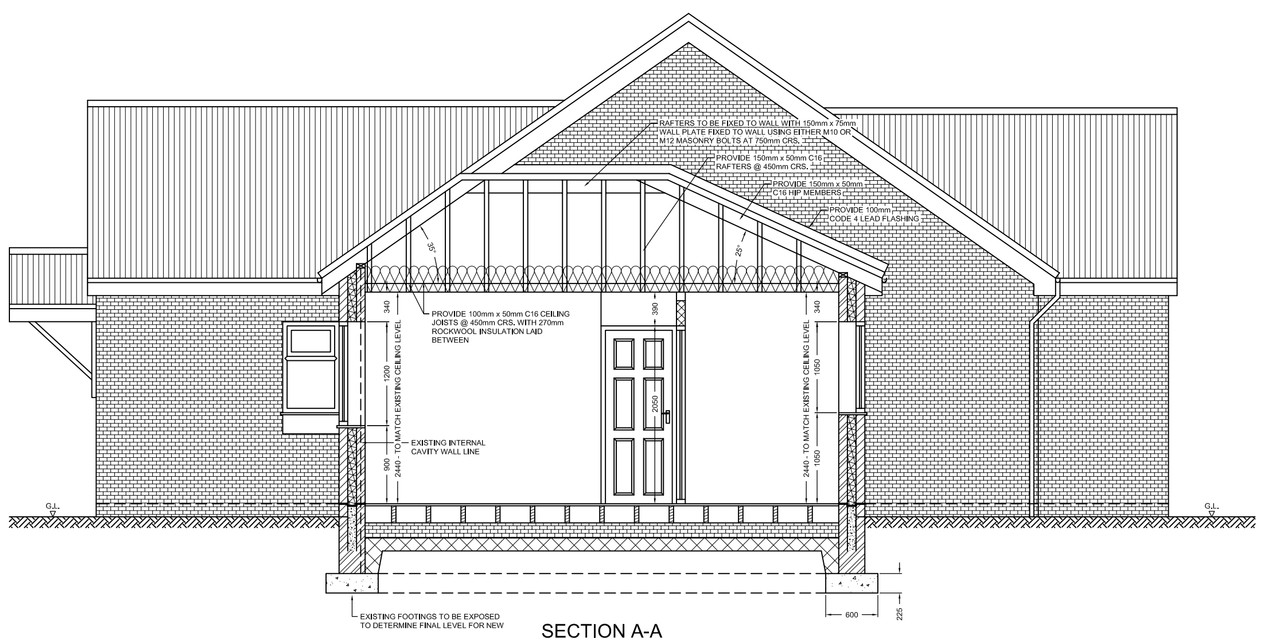
EXISTING ROOF PLAN



PROPOSED ROOF PLAN



PROPOSED GROUND FLOOR



SECTION A-A

CONSTRUCTION NOTES:

WALL CONSTRUCTION
EXTERNAL WALLS TO HAVE 102mm FACING BRICKS, 100mm CAVITY TO BE FILLED WITH ROCKWOOL BATTS INSULATION TO PROVIDE A U VALUE OF 0.28W/M2K IN ACCORDANCE WITH PART L1 OF 2002 BUILDING REGULATIONS. USE 5 NUMBER STAINLESS STEEL WALL TIES per sq m AND AT 225mm CRS. AT ALL REVEALS. THERMALITE SHIELD 2000 INTERNAL BLOCKWORK WITH 12.5mm LIGHT WEIGHT PLASTER AND 6mm SKIM FINISH TO INNER LEAF. NO BLOCKWORK TO BE USED BELOW THE DPC LEVEL UNLESS APPROVED BLOCK STRENGTH OF 7kN. DPC TO BE MINIMUM 150mm ABOVE GROUND LEVEL. USE CLASS 'B' ENGINEERING BRICKWORK BELOW DPC. DPC's AND WEATHER CHECKS TO ALL HEADS AND CILLS OF EXTERNAL OPENINGS TO CONTINUE AND EXTEND 150mm BEYOND ALL JAMBS AND OPENINGS. DPC's TO COMPLY WITH BS 743 AND BS6398. ALL REVEALS, HEADS AND CILLS TO BE INSULATED TO HAVE A MINIMUM U VALUE OF 0.28W/M2K BY USING THERMABATE 50 OR SIMILAR APPROVED. ALL CAVITIES TO BE CLOSED AT EAVES LEVEL. CAVITY TRAY DPC AND CODE 4 LEAD APRON FLASHINGS/SOAKERS AT ALL ABUTMENTS. NEW BRICKWORK TO BE BONDED TO EXISTING WHERE APPLICABLE USING STAINLESS STEEL FURFIX CROCODILE CONNECTORS IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. ALL CAVITIES TO BE CONTINUOUS.

FOUNDATIONS
FOUNDATIONS TO BE TYPICALLY 600mm x 225mm STRIP FOOTINGS TAKEN DOWN TO SOLID GROUND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. MINIMUM DEPTH TO THE TOP OF THE FOOTING TO BE 600mm OR TO THE SATISFACTION OF THE BCO. ALL WASTE MATERIAL TO BE REMOVED FROM SITE UNLESS OTHERWISE SPECIFIED. NO PART OF THE PROPOSALS ARE TO EXTEND ONTO NEIGHBORING PROPERTY WITHOUT THE PRIOR CONSENT OF THE OWNER OF THE PROPERTY. EXCAVATIONS SHOULD BE TAKEN DOWN A MINIMUM OF 900mm IN CLAY SUB-SOIL AND BELOW INVERT LEVEL OF DRAINS WITHIN 1.00m OF FOUNDATIONS, ALL TO BCO APPROVAL ON SITE. EXISTING FOUNDATIONS AFFECTED BY PROPOSAL TO BE EXPOSED BY DEVELOPER FOR INSPECTION BY BUILDING CONTROL OFFICER.

SURFACE WATER WASTE
SURFACE WATER TO BE TAKEN TO SOAKAWAYS AS A PRIORITY (subject to percolation test) FINAL POSITIONS TO BE CONFIRMED ON SITE. SOAKAWAYS TO BE RUBBLE FILLED PITS MINIMUM 5M AWAY FROM BUILDING AND ANY SURROUNDING BUILDINGS.

EXTERNAL PIPEWORK
DRAINAGE TO BE TAKEN TO PROPOSED SYSTEM. PROPOSED DRAINAGE WITHIN THE SITE TO BE 100mmØ HEPWORTH SUPERSLEVE PIPEWORK LAID AT A MIN. GRADIENT OF 1in40. GRANULAR BED AND SURROUND TO PIPE. PIPEWORK TO BE HAVE HEPWORTH FLEXIBLE JOINTS TO ALL PIPEWORK. PIPEWORK TO BE TAKEN TO NEW MANHOLE/INSPECTION CHAMBER. MANHOLE/INSPECTION CHAMBER TO BE CONSTRUCTED IN CLASS B ENGINEERING BRICKWORK ON A 150mm CONCRETE BASE. CHAMBER TO BE FITTED WITH DURABLE COVER AND FRAME. COVER TO BE ADEQUATE FOR PROPOSED LOADING ABOVE. ALTERNATIVELY USE PRE FORMED CONCRETE MANHOLE UNITS, BUT NOT TO EXCEED 1.00m IN DEPTH. MANHOLE/INSPECTION CHAMBERS REQUIRED AT ALL JUNCTIONS. ANY PROPOSED INSPECTION UNITS BELOW PROPOSED CONSTRUCTION TO HAVE DOUBLE SEALED AIR TIGHT UNIT COVER AND FRAME. IF POSSIBLE ALL DRAINS TO BE LAID OUTSIDE OF BUILDING, BUT WHERE PASS THROUGH THE BUILDING AND THROUGH WALLS ADEQUATE PROTECTION MUST BE AFFORDED TO THEM. WHERE DRAINAGE PIPES ARE LAID WITHIN 300mm OF THE GROUND LEVEL, IN AREAS LIKELY TO BE AFFECTED BY HUMAN OR MOTORIZED TRAFFIC, THEY MUST BE COVERED WITH CONCRETE FOR PROTECTION. TO AVOID DESTABILIZATION NEW FOUNDATIONS, DRAINS PASSING WITHIN 1.00m OF THE FOUNDATION AND BELOW THE FOUNDATION LEVEL MUST BE ENCASED IN CONCRETE UP TO, AND AT LEAST LEVEL WITH, THE BASE OF THE FOUNDATIONS. WHERE DRAINS PASS THROUGH WALLS A LINTEL WILL BE INSTALLED ABOVE THE OPENING WITH A GAP OF AT LEAST 50mm AROUND THE PIPE TO ALLOW FOR ANY SETTLEMENT.

LINTELS
LINTELS TO BE 'CATNIC' OR SIMILAR APPROVED. TO HAVE A MINIMUM END BEARING OF 150mm. TRAY DPC OVER ALL EXTERNAL LINTELS. EXPOSED FACES TO BE UNDERDRAWN WITH 12.5mm PLASTERBOARD AND SKIM. TYPE CG 70/100 OR SIMILAR INSULATED GALVANIZED STEEL LINTEL ABOVE DOOR AND WINDOWS UPTO 3900mm SPAN. INTERNAL DOORS AND SINGLE WALL SUPPORT TO BE SPANNED WITH CN5s UPTO 2700mm AND CN 6 2700<4800m. CATNIC BOX LINTEL SUPPORTING EACH LEAF.

STEELWORK
STEELWORK TO BE CLAD WITH 2No. LAYERS OF 12.50mm PLASTERBOARD TO ACHIEVE MINIMUM 30min FIRE RESISTANCE.

WINDOWS AND VENTILATION
WINDOWS TO ACHIEVE U VALUE OF 1.6W/M2K. PROVIDE DOUBLE GLAZED, DRAFT GRIPPED WINDOWS TO HAVE A MINIMUM AIR GAP OF 16mm BETWEEN PANES. WINDOWS TO HAVE 'SOFT' LOW E COATING ON THE INSIDE OF THE WINDOW. WINDOW TO HAVE OPENING LIGHTS EQUIVALENT TO 5% OF THE COMBINED FLOOR AREA SERVED WITH NATURAL VENTILATION. HABITABLE ROOMS TO BE FITTED WITH 8000mmsq TRICKLE VENT FRAMES. NON HABITABLE ROOMS TO HAVE 4000mmsq TRICKLE VENTS FOR ADDITIONAL BACKGROUND VENTILATION. ANY GLAZING WITHIN 800mm OF FINISHED FLOOR LEVEL OR GLAZING WITHIN 300mm ADJACENT TO A DOOR AND WITHIN 150mm OF FINISHED FLOOR LEVEL TO BE TOUGHENED OR LAMINATED IN ACCORDANCE WITH BS 6206:1981 AND TO BE MARKED ACCORDINGLY. IT IS REQUIRED THAT WINDOWS HAVE FULLY OPENABLE SASHES MINIMUM SIZE BEING 450mm DEEP x 750mm DEEP FOR ESCAPE PURPOSES. MINIMUM CILL HEIGHT 1.10m ABOVE FINISHED FLOOR LEVEL. FINAL POSITION, SIZE AND STYLE TO OCCUPIERS SPECIFICATION. WINDOWS USED FOR MEANS OF ESCAPE TO BE MINIMUM OPENING OF 1/20th FLOOR AREA. PROVIDE 750mm x 450mm CLEAR UNOBSTRUCTED OPENING LIGHT OF NOT LESS THAN 0.33meq. CILL HEIGHT NOT LESS THAN 600mm FROM FLOOR LEVEL NOR MORE THAN 1100mm FROM FLOOR LEVEL.

ROOF CONSTRUCTION
ROOF TO ACHIEVE U VALUE OF 0.16W/M2K IN ACCORDANCE WITH PART L1 OF 2002 BUILDING REGS. ROOF TILES TO BE LAID ON 38mm x 25mm TANTALIZED BATTENS ON LAYER OF UNTEARABLE SARKING FELT LAID ON RAFTERS. RAFTERS TO BE SEATED ON 50mm x 100mm TREATED SW WALL PLATE. 25mm x 100mm SW WIND BRACING TO BE DIAGONAL AND LONGITUDINAL TO UNDERSIDE OF RAFTERS AT ALL NODE POINTS. PROVIDE RESTRAINT STRAPS WHERE JOISTS/RAFTERS RUN PARALLEL WITH EXTERNAL WALL USE 30mm x 5mm MS ANCHOR TIES 1000mm LONG AT 1.80m CRS. MAXIMUM.. WALL PLATE TO BE STRAPPED TO RAFTER MEMBERS USING TRUSS CLIPS. ROOF ANCHOR STRAPS TO BE 50mm x 6mm GALVANIZED MS FASTENED OVER THREE RUNNER RAFTERS AT 1800mm CRS. AND WHERE APPROPRIATE INCORPORATE TIMBER NOGGINS BETWEEN JOISTS. STRAPS TO BE TAKEN DOWN 900mm INTO BLOCKWORK. JOIST TO HAVE 12.5mm PLASTERBOARD AND 6mm SKIM BELOW. EAVES TO HAVE CONTINUO OVER FACIA VENTS AND 25mm ABUTMENTS VENT SYSTEM AT UPPER RAFTER LEVEL. FIT FACIA BOARD TO OWNER RECOMMENDATIONS. PROVIDE SUPER-A CLASS 'O' THERMAL INSULATION. VAPOR BARRIER AND RAIN BARRIER TO ROOF. ROOF VOIDS TO BE INSULATED BY PLACING A LAYER OF 100mm FIBERGLASS INSULATION BETWEEN THE CEILING JOISTS AND A SECOND LAYER OF INSULATION 170mm THICK OVER AT 90° TO THE FIRST LAYER. 50mm VENTILATION TO BE MAINTAINED OVER ALL THE INSULATED CEILINGS. TILE VENTS OR ANY ACCESS COVER WITHIN THE ROOF TO BE FULLY INSULATED. TILE VENTS OR SIMILAR APPROVED TO BE USED TO PROVIDE ADEQUATE ROOF VENTILATION WHEN NECESSARY. TO BE INTERLOCKED WITH PROPOSED ROOF COVERING INSTALLED WITH UNDERLAY AND LAPPED WITH SARKING FELT ACCORDINGLY. 3No. HIGH LEVEL ROOF VENT TILES REQUIRED FOR CROSS VENTILATION TO ROOF VOID (ventilation to be equivalent of a 10mm continuo's air gap)

ELECTRICAL
WHERE CONTROLLED ELECTRICAL WORKS ARE TO BE CARRIED OUT IT SHALL BE DONE BY AN ELECTRICIAN/INSTALLER WHO IS REGISTERED WITH A COMPETENT PERSONS SCHEME, OR AN ELECTRICIAN REGISTERED WITH A RECOGNIZED TRADE BODY SUCH AS NICEIC, AND ON COMPLETION ISSUE A DESIGN, INSTALLATION AND TEST CERTIFICATE UNDER BS7671.

INTERNAL LIGHTING
75% OF NEW ROOMS ARE REQUIRED TO BE FITTED WITH HIGH EFFICIENCY LIGHTING. REASONABLE PROVISION SHOULD BE MADE FOR DWELLING OCCUPIERS TO OBTAIN THE BENEFIT OF EFFICIENT LIGHTING. PROVIDE FOR THE PURPOSES OF ONE ROOM A NEW FIXED LIGHT THAT ONLY TAKES LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT WATT. LAMPS WHICH MEET THE STANDARD INCLUDE FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS (NOT GLASS TUNGSTEN LAMPS WITH BAYONET CAP OR EDISON SCREW BASES).

PLUMBING
PLUMBING INSTALLED IN ACCORDANCE WITH MANUFACTURES DESIGN AND SPECIFICATION. THERMOSTATIC RADIATOR VALVES TO BE PROVIDED TO ALL NEW RADIATORS.

ROOM VENTILATION/EXTRACTOR UNITS
EN-SUITE TO HAVE MECHANICAL VENTILATION CONNECTED TO THE LIGHT SWITCH. DUCTED DIRECT TO THE EXTERNAL AIR TO GIVE THREE CHANGES PER HOUR WITH A FIFTEEN MINUTE OVERRUN. VENTILATION TO EQUAL 30l/s.

BOILER
THE EXISTING BOILER WILL NOT BE UPGRADED DUE TO THE NEW WORKS.

SMOKE DETECTORS
SMOKE DETECTORS TO BE FITTED IN ACCORDANCE WITH BS 5446 pt.1.

REV.	MODIFICATIONS	DATE
-	-	-

A.T.
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for

Client -
Scheme -
-
Title -

-	Drawn	-
	Designed	-
	Client Approval	-

Drawing No.	Sheet No.	Status
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