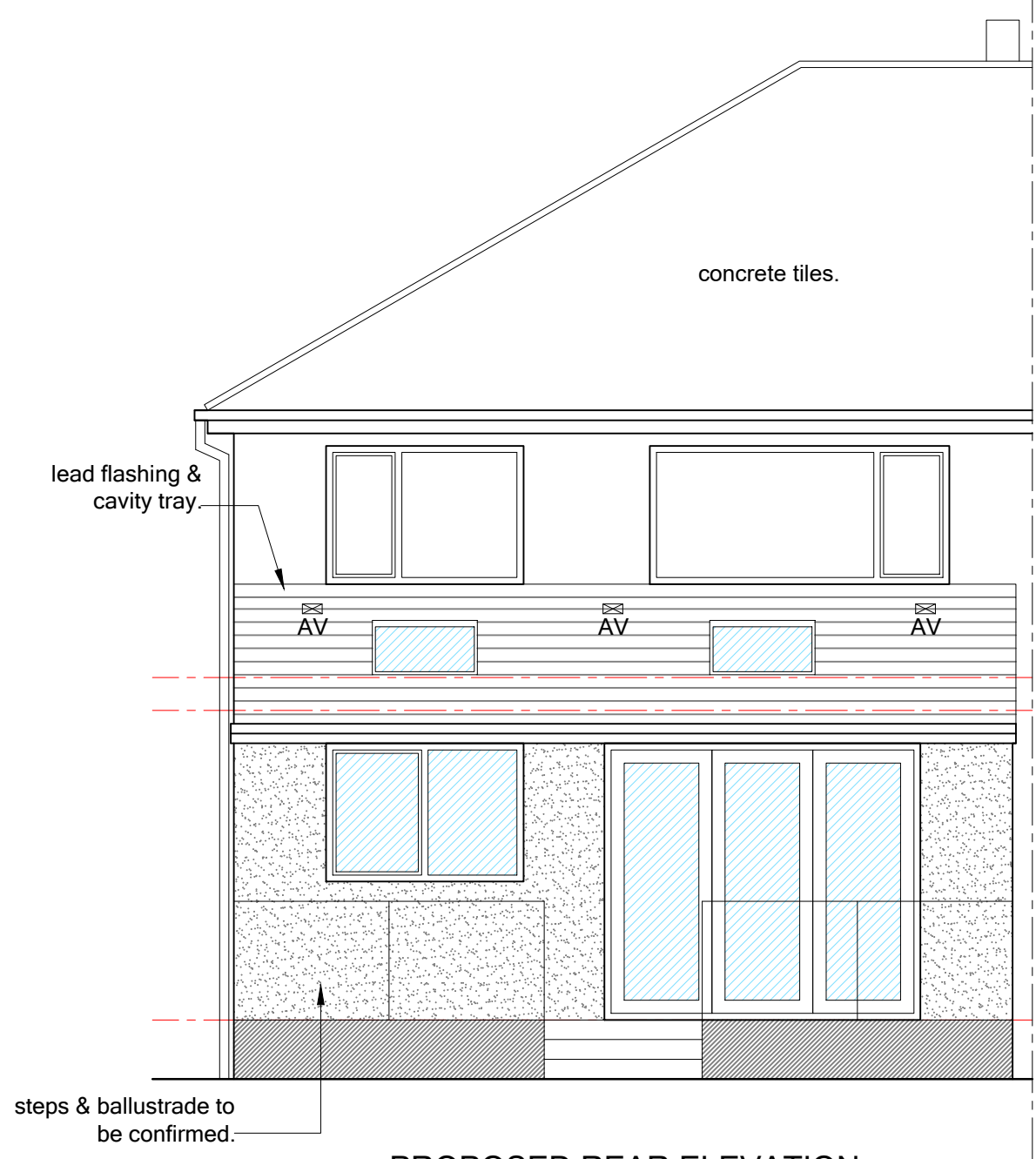


EXISTING SERVICES
GAS, WATER, ELECTRIC & SEWER LOCATIONS
TO BE CONFIRMED ON SITE. DIVERT & REPOSITION
METERS IF NECESSARY TO APPROVAL OF APPROPRIATE
BODY & BUILDING INSPECTOR.
STEEL BEAMS SIZES TO BE CONFIRMED.

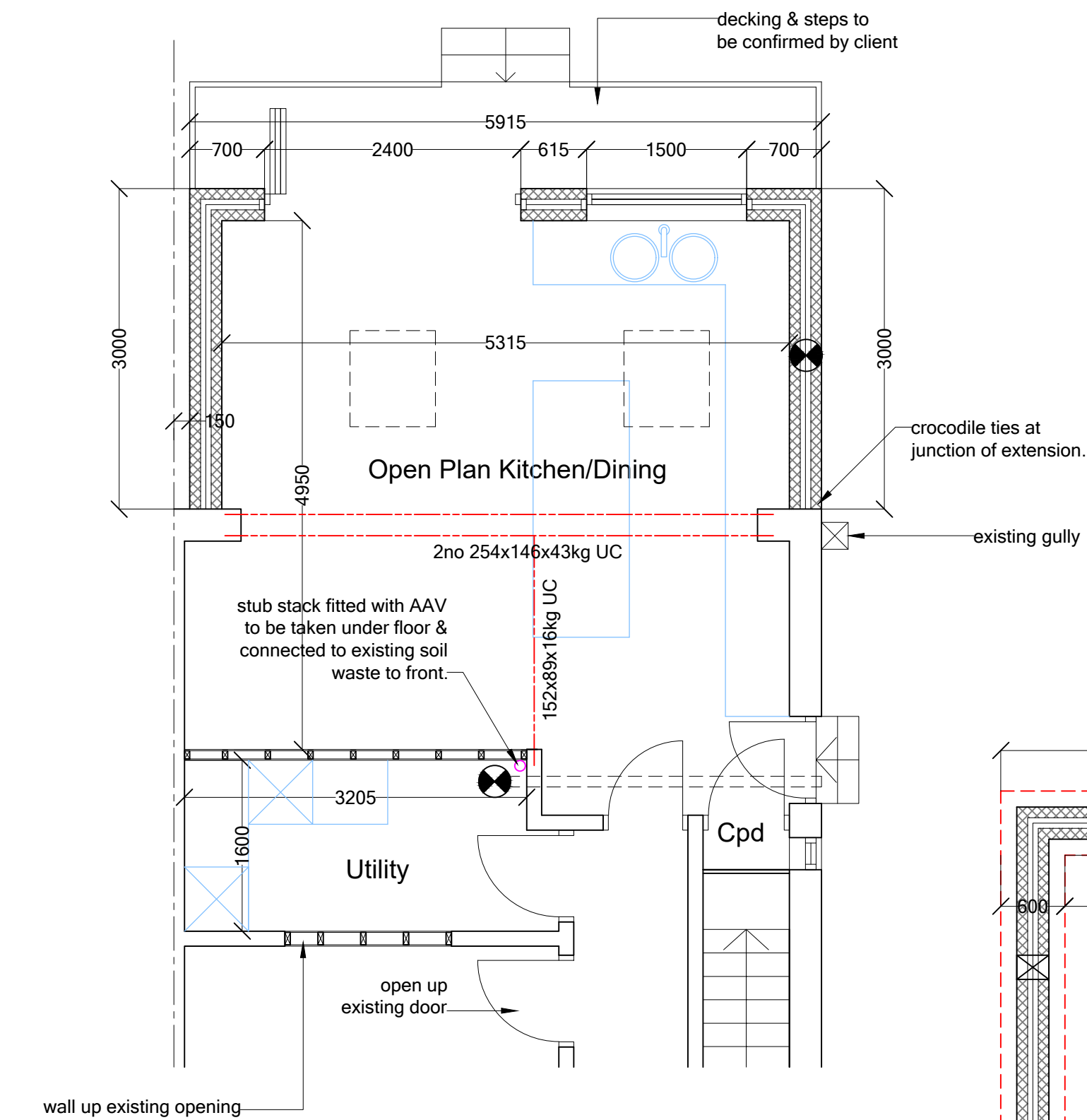


PROPOSED REAR ELEVATION

HEATING/HOT WATER.
extend existing heating system to suit. Provide radiators fitted with TRVs.

GAS INSTALLATIONS
Any Gas installations to be in accordance with current gas safety regulations. All works to be carried out by a GasSafe registered installer.

NOTICE PLATES
Notice plates to be provided for boiler / flues etc. in accordance with Approved Document J. requirement J4 paragraphs 1.56 to 1.58.



PROPOSED PART GROUND FLOOR PLAN

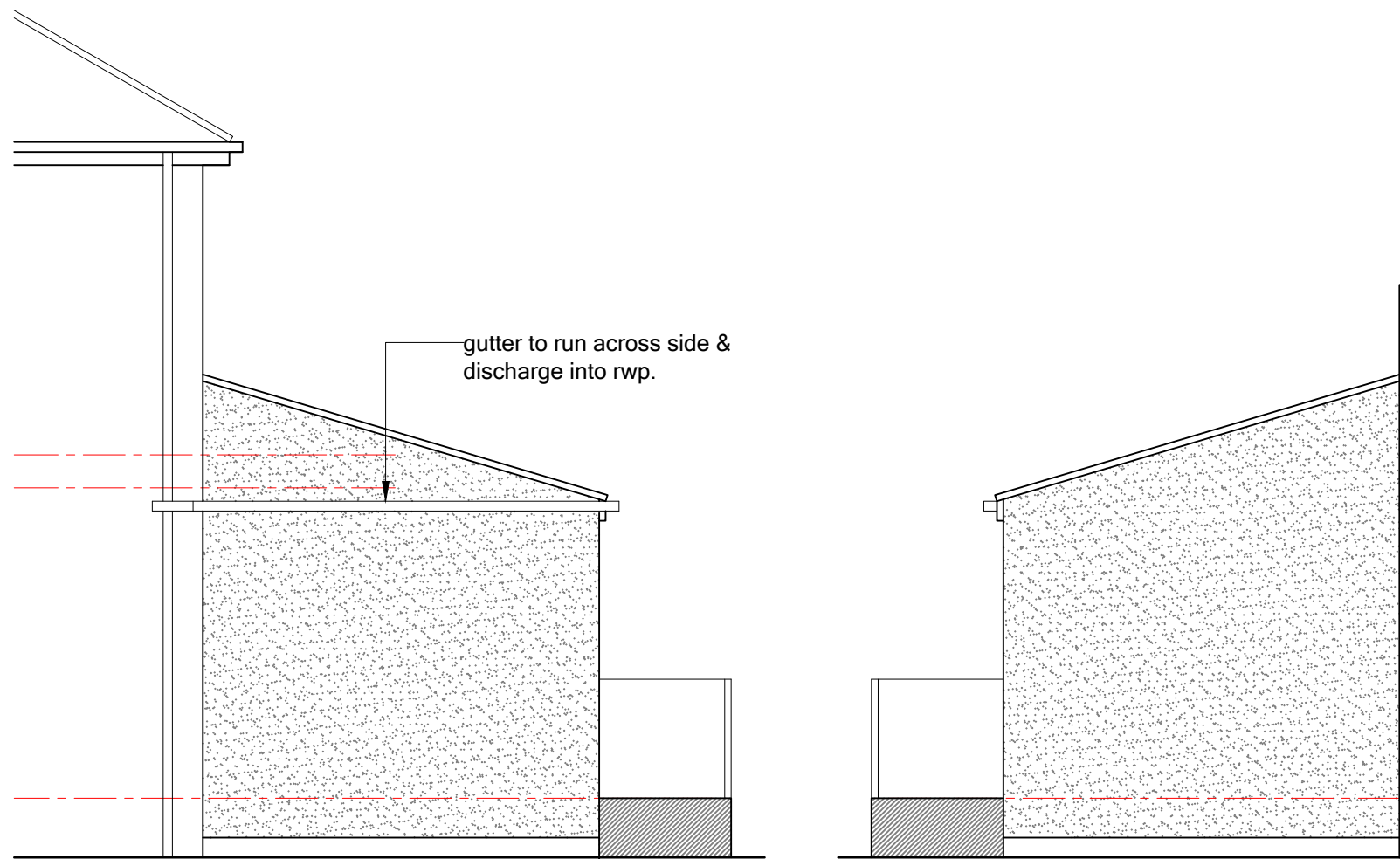
MECHANICAL EXTRACT.
Kitchen Extract 60 litres/sec.
Utility Extract 30 litres/sec.

WINDOWS/ DOORS
Window frames complete with hardcoat double glazing to achieve Uvalue of 1.4W/m²K. sealed units. All glazing less than 800mm from floor level & in all doors to be toughened. Windows to have equivalent of 1/20th room area openable for natural ventilation & equivalent of 1/10th floor area for natural light. Doors to have Uvalue of 1.6W/m²K

NATURAL VENTILATION
Adjustable trickle vents fitted to frames above 1.70m to give background ventilation to comply with Building Regulations.
Approved Document F. 5000mm² in habitable rooms & 2500mm² in kitchen, bathrooms/WC & utility.

SECURITY
all windows & doors to have security fittings in accordance with Part Q of building regulations & be Secure By Design Standard.

RAINWATER GOODS.
gutters to match & 89mm dia section down pipes to discharge to gullies.
upvc fascia & soffit to match.



PROPOSED SIDE ELEVATIONS

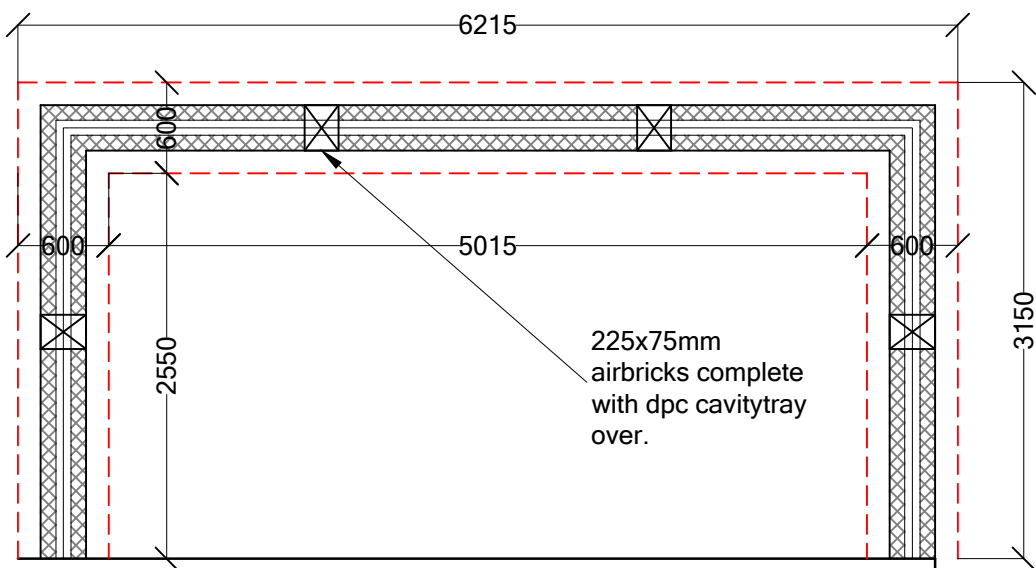
ELECTRICAL INSTALLATIONS
All new electrical work carried out professionally is to be done in accordance with the Electricity at Work Regulations 1989 as amended.
Any new meters are to be located in a safe location as the Electricity Safety, Quality & Continuity Regulations 2002 to take into account the risk of flooding.
Accessible consumer units should be fitted with child proof cover or installed in a lockable cupboard.

ELECTRICAL TESTING
Installations should be inspected during and at the end of the works and be verified that they are safe and comply with BS7671:2001. Work can be certified by a competent person registered with a self certification scheme to show compliance with the Building Regulations.

INTERNAL SWITCHES/SOCKETS.
All internal switches & socket outlets for lighting & other equipment in habitable rooms at appropriate heights between 450-1200mm from finished floor level as diagram 22 M2 section 8 of building regulations.

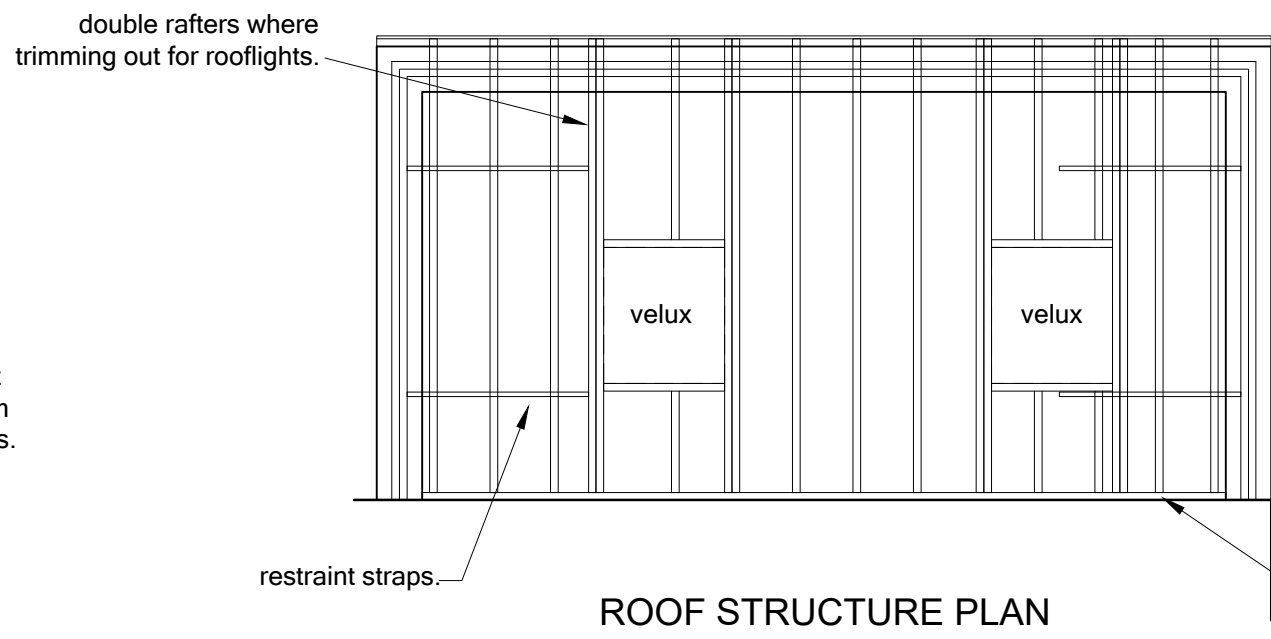
LIGHT FITTINGS
light fittings shall be linear fluorescent luminaires and/or lampholders that can take only compact fluorescent lamps. External lighting attached to the dwelling shall be fitted with either a presence detector which turns the light on for a limited period (halogen or tungsten lamps), or a photocell and override timing device (compact fluorescent lamps).

SANITARY GOODS/DRAINAGE ABOVE GROUND
40mm dia. waste from sink/washing machine, all fitted with 75mm deep seal traps. All connected to 100mm SVP or stub stack, no connection to be made within 200mm below centreline of WC waste pipe. Provide rodding access at all floor levels and all bends. Pipes boxed in using 25x25mm timber studding and finished with 12.5mm plasterboard and skim & wrapped in sound slab.



FOUNDATION PLAN

FOUNDATIONS (subject to ground conditions).
625x150mm deep strip footing taken down to suitable load bearing strata in accordance with L.A. min equal depth to existing house footings. steps in foundations to be in accordance with approved Doc A diagram 21.



ROOF STRUCTURE PLAN

ROOF FINISH
concrete tiles to suit pitch on 20x40mm treated battens on breathable felt.
UV resistant where dressed into gutter.

ROOF CONSTRUCTION
150x50 C24 rafters @ 400mm cts..

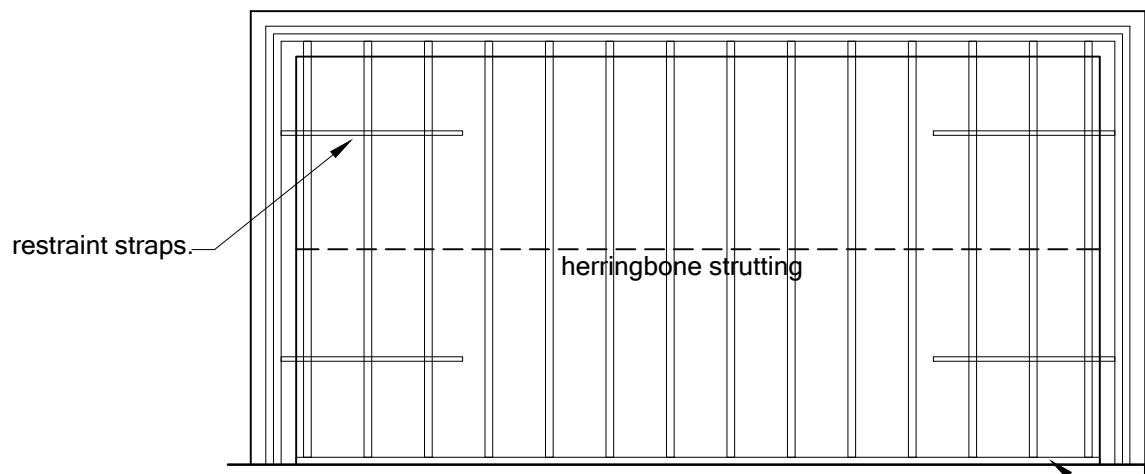
WALL PLATE
100x50mm timber wallplate bedded in cement mortar & secured using 30x5x1200mm long stainless steel restraint straps plugged & screwed to wall @ max 2.0m cts.

LEADWORK.
all leadwork & flashings to be carried out in accordance with Lead Development Association approved details.

ROOF INSULATION.
100mm kingspan between & 25mm to underside.

VENTILATION
25mm airgap to back of gutter.
Vent tiles at high level.

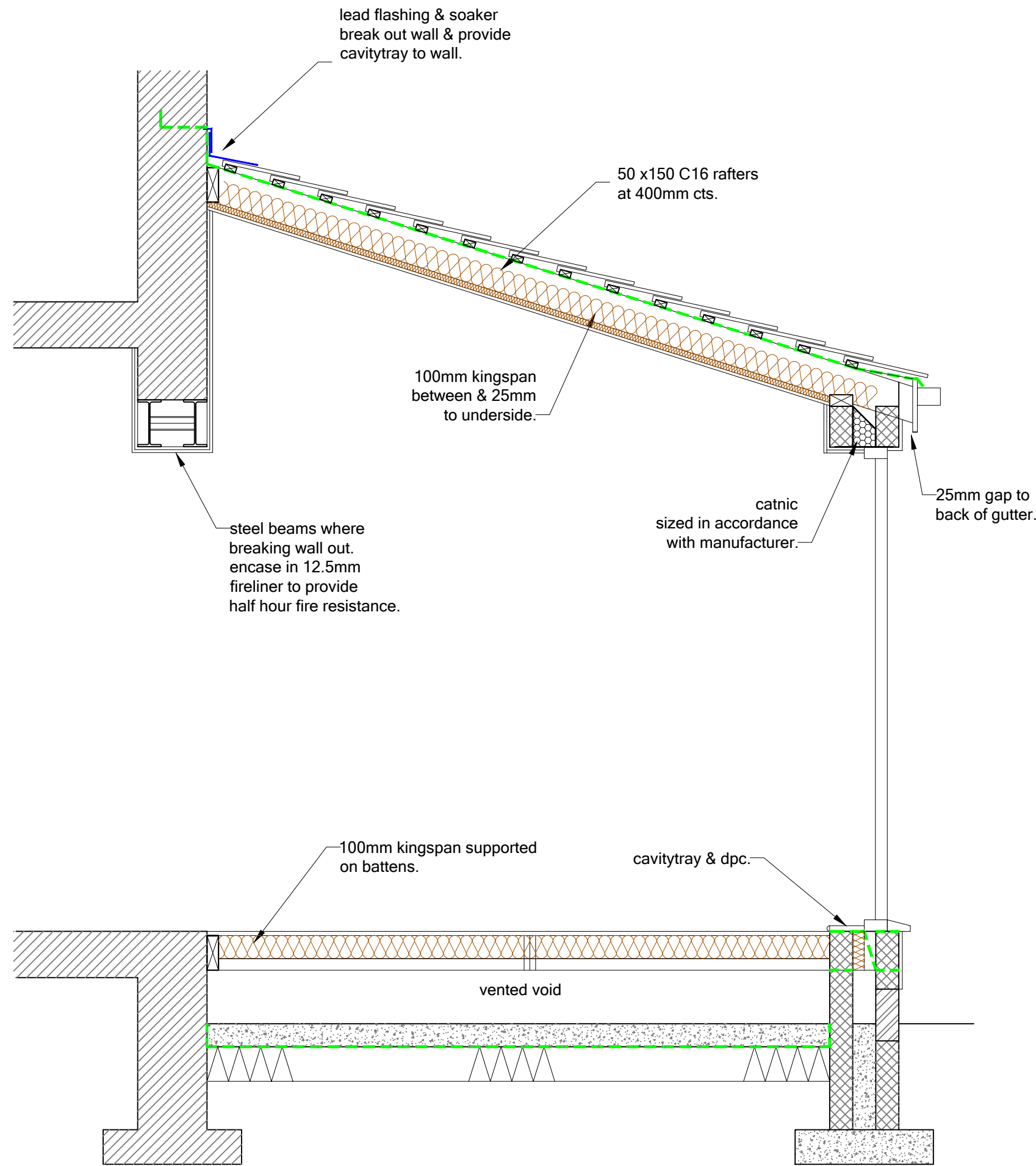
VELUX ROOFLIGHTS.
provide double glazed top hung timber framed velux roof lights to achieve uvalue of 1.4W/m²K fully installed in accordance with manufacturers recommendations complete with approved flashings. Double up rafters where trimming out.



GROUND FLOOR STRUCTURE PLAN

GROUND FLOOR CONSTRUCTION.
50x150mm C24 timber joists @ 400mm cts. Joists built into walls where shown or to be secured off heavy duty mild steel hangers built into wall. Point in siliconemastic where built into walls. Finish to top in 18mm t&g B31 water resistant chipboard. Provide timber herringbone strutting to centre span where clear span is over 2.5m cts. provide 100mm kingspan insulation between joists supported off battens.

RESTRAINT STRAPS
stainless steel restraint straps built into wall & across 3no joists minimum. max 2.0m cts.



DETAILED SECTION 1:20.

OVERSITE
100mm oversite on 1200 gauge dpm on blinding layer on 150mm layers of well consolidated hardcore makeup. Minimum 150mm vented void.

EXTERNAL WALLS:

EXTERNAL LEAF:
facing brickwork 150mm above external level. Rendered blockwork above. quality to be agreed with CA commencing 150mm below finished ground level.

UValue
Wall to achieve Uvalue 0.18W/m²K

CAVITY:
100mm cavity with 5No. stainless steel cavity ties (to BS 1243) per sq.m.
Cavity ties every course at openings and movement joints.
Fill cavity with weak mix concrete to 225mm below dpc.

INTERNAL SKIN
100mm Celcon HI 7 blockwork.

CAVITY CLOSURES:
Close cavities at roof eaves using Rockwool firestop batts.
Close cavities at window and door openings with Thermabate 100 preformed cavity closers.

CAVITY INSULATION:
50mm Kooltherm Kingspan complete with retaining clips.

LINTELS:
Catnic galvanised steel, powder coated open back lintels type CGH with 150mm end bearing.
Overlay with a separate dpc, fitted with stop ends and with min. 2no. weep vents per lintel.
Select lintels and accessories from manufacturers brochure to suit opening / load etc. and fix in accordance with Catnic recommended details.

DPC'S / CAVITY TRAYS
Housing grade pitch polymer dpc's/cavity trays ('Marley Homeguard') to comply with BS 8215 and NHBC standards 1992.
Dpc's to be co-ordinated around door and window openings to achieve an impervious moisture barrier to closed cavities.
Horizontal dpc's positioned at least 150mm above finished ground level.
Lap dpcs at least 100mm at joints
Cavity trays extended 150mm beyond openings and fitted with stop ends.

MASONRY BELOW GROUND:
Concrete blocks to BS 6073 - compressive strength of 7N/mm² or more or a density exceeding 1500kg/m³ (Use class B engineering bricks as make up courses below ground floor level), or an assessment in accordance with Technical Requirement R3
Services passing through walls below ground to be lintelled over with 50mm space around pipes. Openings masked round services both sides.

INTERNAL FINISH
12.5mm pibld on mortar dabs.