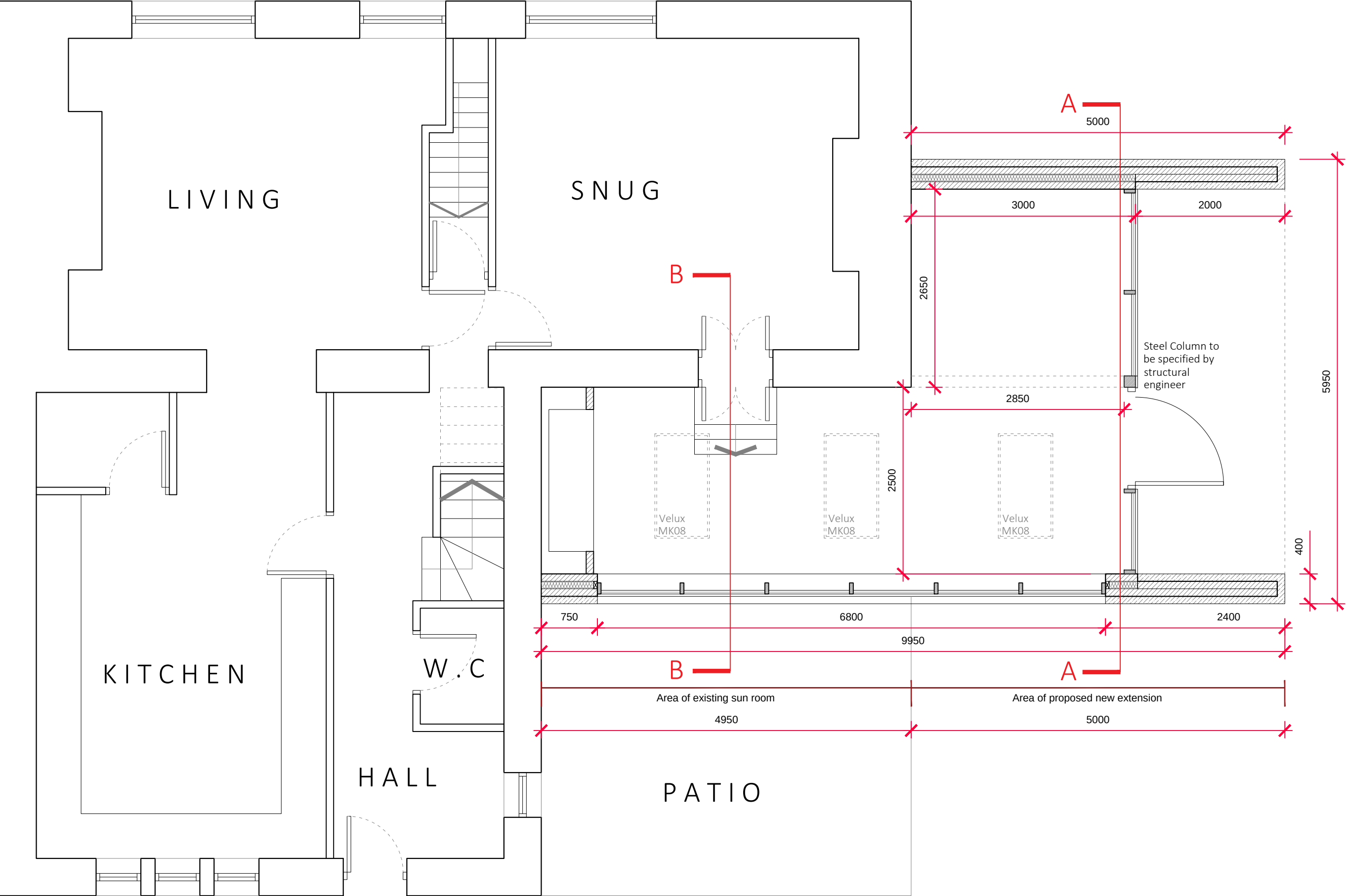




PROPOSED GROUND FLOOR

Notes:
All work to be carried out in a professional and workman like manner, in accordance with Building Regulations Act 1984 in England and Wales. Conforming to Current Editions of the Regulations 2010 and subsequent amendments, Approved Inspectors, N.H.B.C, BBA agreement certificates, British Standards and relevant codes of practice. Materials used are to be the best of their respective kind and fit for purpose. All materials to be used and fixed strictly in accordance with manufacturers recommendations and method statements.

ALL DIMENSIONS are to be checked on site and any discrepancies verified prior to commencement.

Foundations
Ground conditions to be checked, SO2 and Radon levels to be assessed. Generally 600 x 225mm concrete strip footings to all load bearing block and cavity walls, bottom of trench to be min 750mm below ground level. Concrete strip foundations to be provided in accordance with Building Regulations approved document AJ22 section 1E using min grade C35 concrete to BS 8110 part 1: 1985, subject to prevailing ground conditions and engineers report. Final depths and size to satisfaction of D.B.S or N.H.B.C inspector. Minimum overlap on step foundations to be twice the height of the height of the step at the thickness of the foundation or 300mm which ever is the greater. Steps in the foundations should not be of a greater height than the thickness. ALL HEALTH AND SAFETY GUIDELINES are to be strictly adhered to.

Substructure
300mm wide 7K/n Foundation blocks to be BS 6073 to be used up to 150mm below finished ground level. Frost resistant brickwork (if applicable) to be used between blocks and DPC laid in1: 3 mortar. Any sub-floor ventilation to be provided by wall ventilators to give a min clear opening of 1500mm² per metre run of wall. All cavity liners to have tray DPC's over. DPC to be two 100mm wide strips of "HI-LOAD" or similar approved. Cavities to be filled with weak mix concrete to 150mm below DPC level.

Drainage & Wastes
House drainage to be plastic flexible jointed pipes or equal. Inspection chambers to be provided at head of drains, main junction and changes in direction and gradient. Minimum gradients to foul drainage to be 1:80, surface water to be 1:100 connected into either existing surface drain or combined drain. Concrete lintols to be used to bridge pipes where drains pass through walls. Drain trenches deeper than foundation level within 1M of building to be backfilled with concrete up to underside of foundation. Any land drainage to be agreed with D.B.S or N.H.B.C inspector. Above ground drainage to comply with B.S.E.N. 12056 2000. 100mm diameter SVP to be provided to terminate 1M above nearest opening light with bird guard and code 4 lead flashing to roof. Pipe work to comply with B.S4514 1983. No opposed connection or connections within 450mm of invert to be made to SVP. Adequate access to be provided for cleaning. Waste pipe sizes to sink & bath to be minimum 40mm or 50mm where branch exceeds 3M- to wash hand basin 32mm or 40mm where branch exceeds 1.7M. 19mm overflow pipe to W.C. cistern. Min. 50mm trap to W.C pan and 75mm resealable traps to all other appliances all to be connected independently to Soil stack, unless on ground floor where wastes may be connected to drain via waste pipe adapter or B.I.G. gutters to be 125mm diameter, rainwater pipes to be 75mm diameter or equal to B.S. 4514 1983 and B.S 4660 1973, waste pipe gradients to comply with app. Doc H part H1/Bregs. 2002.

Solid Concrete Floor Construction
200mm well consolidated hardcore with 25mm sand blinding to cover hardcore 2000g DPM positioned over blinding dressed into corners and perimeter. 150mm oversite concrete with lightweight anti cracking mesh (A147) allowed to set then over concrete position. 100mm Kingspan Thermo floor insulation, Vapour control layer placed over insulation and dressed up perimeter wall and protected with 25mm insulation batt. 50mm Agila Screed A (La Farge) poured over and levelled as necessary.

Health and Safety
Construction or building work, notify the Health and Safety Executive (HSE) and you may have other duties as well under the Construction (Design and Management) Regulations 2007 (CDM 2007).

Ground Gas Protection
Please note that RADON/GAS BARRIER protection measures will have to be installed into all ground floor constructions if required.

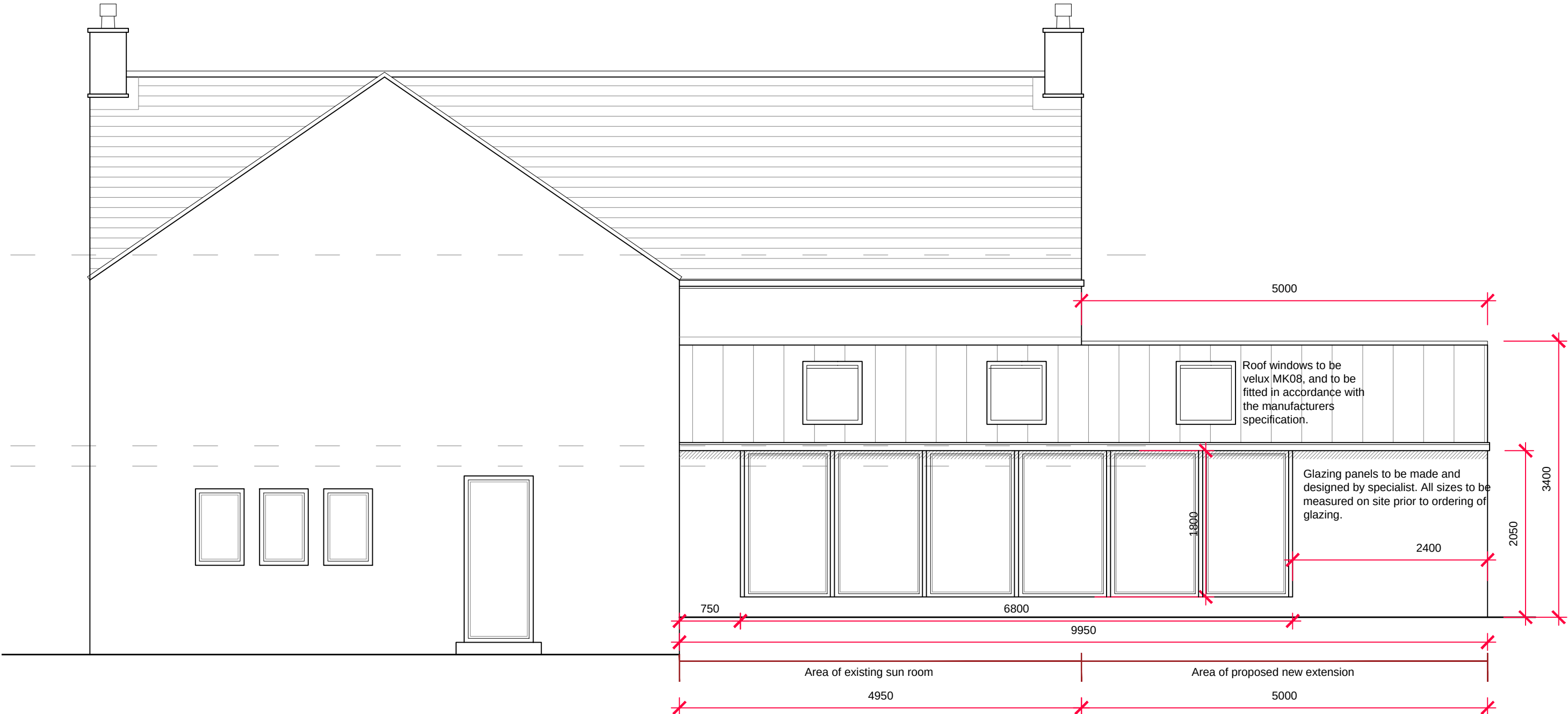
New External Cavity Walls
Constructed using one skin of 100mm Brickwork
100mm cavity to be insulated with DRI-THERM cavity wall slabs to give a U value of 0.28 W/m² K using 100mm 4.2 K/n Plasmor Aglite Block internally finished with 12.5mm plasterboard on dabs and skim. DPC's and weatherchecks to all heads, jambs and cills, cavities to be closed using THERMOCOR C.C or similar approved. Cavity tray d.p.c's over external gas and electric meter boxes. Anchor ties to be provided at first floor level and first floor ceiling level at max 1800mm cts and to verges at 1800 cts fixed to uncut blocks where straps occur joists and rafters are to be packed and noggied out as B. Regs app. Doc. Diagrams 18/19. Straps to be 30 x 5mm galvanized mild steel.

Wall Ties
To be ANCON Stalfix RT2 (Stainless Steel) fixed at 750mm cts horizontally and 450mm vertically.

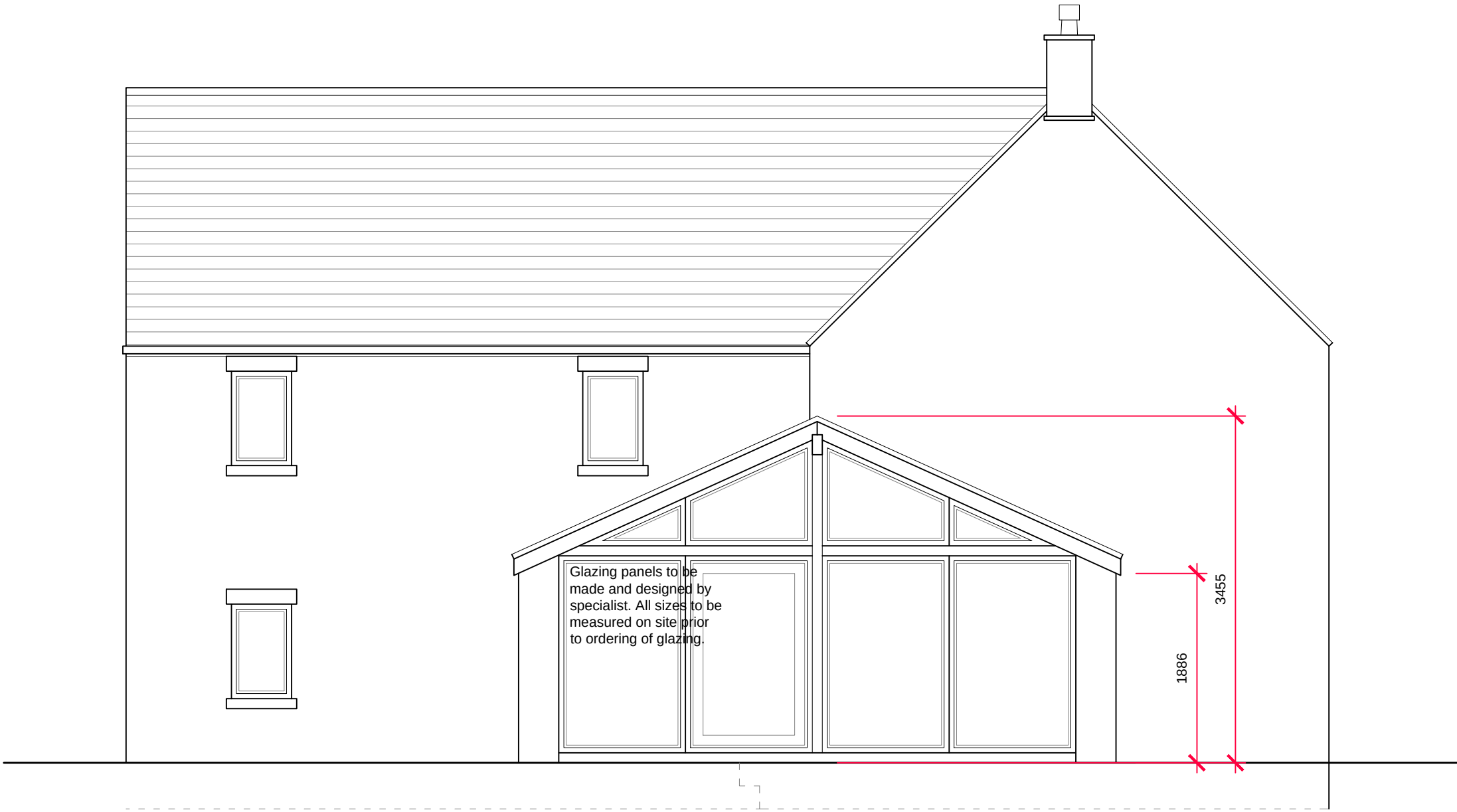
Wall Ties for existing walls
Remedial wall ties (Stainless Steel) ANCON 63 Resin/Mech drilled and Resin fixed into existing wall at 750mm cts horizontally and 450mm vertically.

Internal Stud Walls
All internal non-load bearing walls to be 75 x 50mm timber studs at 600 cts with double joists below where wall spans parallel to joists. Studs lined with 12.5mm plasterboards fixed each side with 40mm clout nails finished with plaster skim. All studwork between habitable rooms to be filled with 75mm mineral wool acoustic insulation and lined with 15mm plasterboard, except where broken by a door.

Water Usage Calc's
Part 'G' of the Building Regulations in April 2010. This sets a whole building standard of 125 litres per person per day for domestic buildings. This comprises internal water use of 120 litres per person per day, and in that respect is in line with Code Levels 1 and 2, plus an allowance of 5 litres per person per day for outdoor water use. This will be specified using the methodology set out in the 'Water Efficiency Calculator for New Dwellings' also used for the Code for Sustainable Homes.



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION