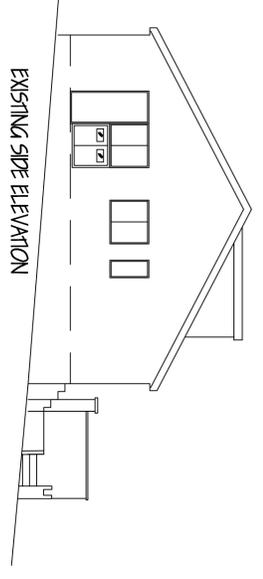
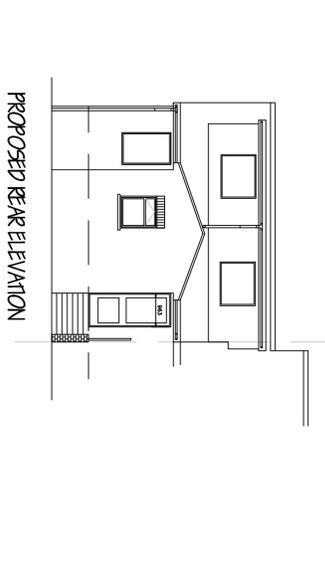


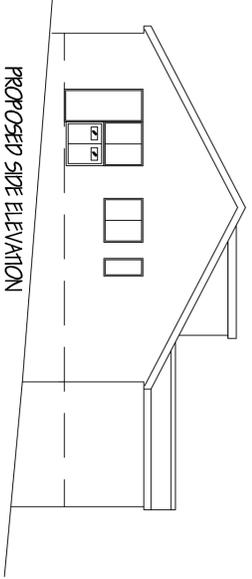
EXISTING REAR ELEVATION



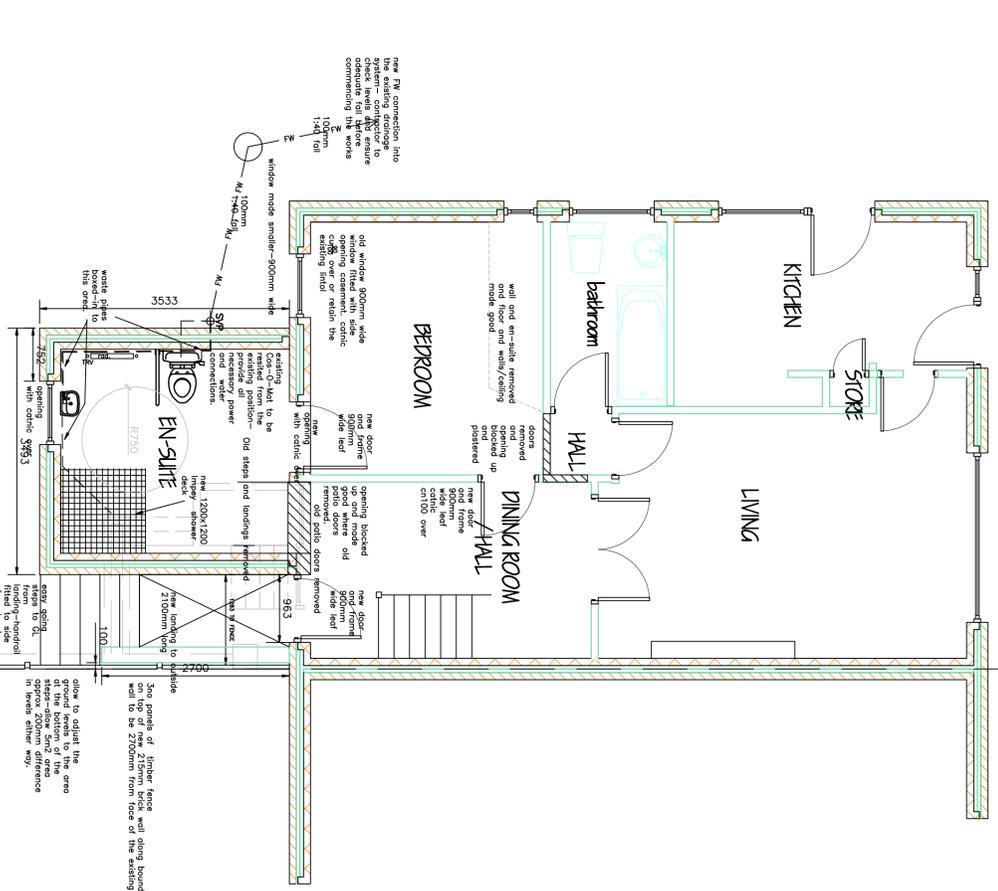
EXISTING SIDE ELEVATION



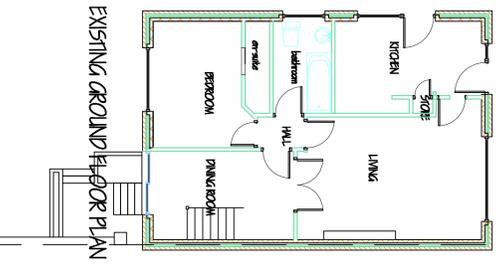
PROPOSED REAR ELEVATION



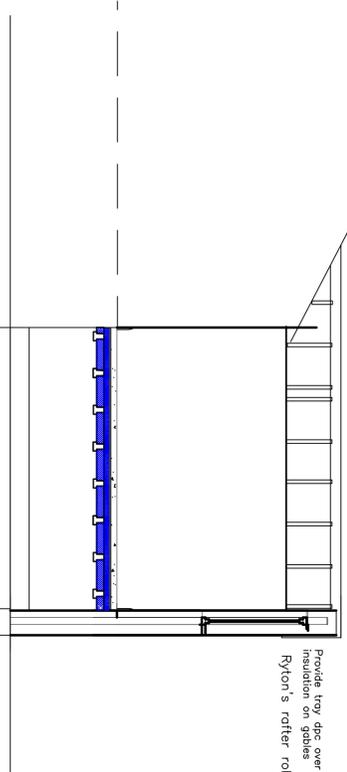
PROPOSED SIDE ELEVATION



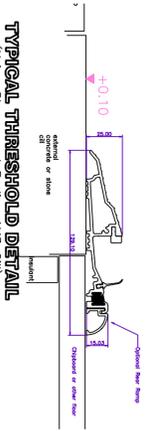
PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



SECTION



TYPICAL THRESHOLD DETAIL  
(Using Standard Details A&S 5/11)

**SUB-STRUCTURE & GROUND FLOOR**

Slab foundations 750 mm wide 225 deep 21 m<sup>2</sup>/m<sup>2</sup> OPC concrete taken down to firm bearing strata to satisfaction of the B.C. min 800 deep. Blockwork below ground level to be 2 skins of 100 mm 7N/m<sup>2</sup> with 100 mm wide vertical reinforcement. External walls to be 150 mm thick to equal the thickness of the leaves proposed above. 150mm consolidated hardcore with 25 sandblinding 1200 gauge 100 mm Kingspan TP/0/TF70 insulation. 125 mm 21N/m<sup>2</sup> concrete floor with smooth trowelled finish. Excavation to be backfilled to make 20mm compacted hardcore. Hardcore to be compacted in 150mm layers. Hardcore to be with selected or-slag material up to 300mm below G.L. in garden over/ or hardcore as before if hard surfaced.

**PROPOSED ROOF**

Roof to be made existing on 25 x 38 s.w. treated rafters to match existing. New roof of trussed construction to manufacturers details and design to BS 5268 Pt 3 @ 600mm ctrs. 6400mm ctrs. truss clips used to fix trusses—two per truss. 100 mm di. superior drols laid at min 1 in 40 to 225x25 Cellulose Specific range PFC-ultrafaco board with 10mm PFC-u soffit fitted with soffit vent/vent to allow a continuous ventilated strip of 25mm width protected with a 1000x40x6mm galvanised restraint strips to gables at 1500mm ctrs measured along the roof slope with ties at 1500mm ctrs of ceiling level. 1500mm half girth PVC gutter to 65mm PVC downpipe. 100mm half girth PVC gutter to 65mm PVC downpipe. All lateral restraint strips are to be provided with noggins between members to which they are fixed and fixed @ 1500mm ctrs. 12.5mm plasterboard and skim to ceiling—see note re bathroom plasterwork.

**WASTES AND DRAINAGE**

32 mm dia waste with deep seal trap to all wash hand basins 38 mm dia waste with deep seal trap to all sinks, baths and showers. 100 mm dia waste to WC. No 100 mm dia superstore drains laid at min 1 in 40 to layout on site layout drawing. All manholes to be 1000mm dia with 225 engineering blockwork on 150 mm concrete bed with heavy duty cover and frame. Manholes to drain diversion to be brick to LA requirements.

**MECHANICAL VENTILATION**

Mechanical vent fans to be provided to all bathrooms and to extract at rate of 12l/sec. 5 no extract fans provided (mechanically) to be provided by mechanical fan with 15min overrun. Kitchen ventilation to have min 4000mm<sup>2</sup> trickle vents and mechanical extract fan 60l/sector incorporated in (hood) capable of being operated intermittently.

**LIMITS**

To have NATION PCC with ZED strip front imo brick walls to be 2750mm from face of the existing building and bearing. Limits to have gap to head with end

**ELECTRICAL INSTALLATION**

All switches and socket outlets to be sited above 450mm from floor level. Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audible in every hallway or lobby or connecting corridor that is formed by the works. Detectors are to be sited min 300mm from luminaires. Extract fans are to be well mounted unless otherwise impractical one have an extract rate of 15 litres per second and have a 15minute TELEVISION AERIAL to lighting controls to conserve energy. A television outlet socket is to be provided to one position only and linked to the existing television control. The exact position is to be discussed with and approved by the Client.

**SMOKE DETECTORS**

Smoke Detectors with battery back-up are to be provided to the followings— in every hallway or lobby or connecting corridor that is formed by the works. In the case of smoke and heat detectors, these are to be of a mains wired-in type and if more than one, they are to be linked so as to be interlocking. The electrical contractor must be registered under the 'Competent Person Scheme' and will be required to provide a full certification for design inspection and testing of all electrical works carried out.

**GLAZING TO RAIRS**

Horizontal height 900 buttresses 1000. Vertical height 1500. Glazing to be taken from Ryton's rafter roll ventilator.

**FIRE PROTECTION TO STEELWORK**

Steelwork to be protected with 12.5mm plasterboard & skim with 1.6mm wire binding at 100mm cts.

**DRAINS BENEATH FOUNDATIONS**

All foundations to be taken down below invert level. Drains to be laid at a fall of 1:40 or strictly in accordance with the manufacturers instructions—depending on size pipe.

**MALS**

Inner leaf of thermally lightweight aggregate blocks or other approved cavity (Rockwool RW6) formed between leaves. Stainless steel wall ties 50 PFC's to all horizontally and every block above lintels. DPC min 150 above outside ground level as indicated on the plan. Lintels to have min end bearing aggregate concrete blockwork with plastered and tiled man and built on foundations. Work to be taken to underside of roof covering & fire stopped.

**WALL PLASTER TO BATHROOMS**

All walls and ceilings within bathrooms are to be plasterboarded to be boarded with Gypoc Moisture Resistant Board (identified by the green paper outer lining).

**New walls bonded into existing—min 3 courses in every 6 courses to be maintained where applicable.**

New S&K PFC to be connected to new drains bird rest cope on top. No part of boundary or gutter to overhang foundation line unless written permission is deposited with building control prior to work commencing.

**This project may require a methane barrier**

This is recommended but may not be obligatory. Client or his builder to check local conditions with the Local Authority. A suitable type would be Monorflex PFC. It is to be bonded across cavity to all outside faces of walls and sealed around all timbers are to be set back unless directly instructed by the competent person. Any formwork used are to be removed from floor level is to be maintained or strengthened in accordance with BS 6202:1981.

**SAFETY CLASS**

Ground level below 150mm and within 450mm above ground level is to be maintained or strengthened in accordance with BS 6202:1981.

**GAS APPLIANCES - PRECAUTIONS**

The builder is to ensure that the new construction and/or alteration does not create a gas tight enclosure. A gas tight enclosure is to be made on the terminals of neighbouring appliances or removed which may affect the operation or safety of any gas appliance. If in doubt, a CORGI registered installer is to be employed. Failure to comply with these recommendations could result in death.

**WINDOWS IN DWELLINGS**

All windows are to be glazed with Low Emissivity glass to achieve a U-value of 2.0W/m<sup>2</sup>K. An opening window must be provided with a minimum height of 1100mm above FFL. Any habitable room is to have an opening light min area of 1/20th of the 6000mm<sup>2</sup> (kitchens, utility and bathrooms 4000mm<sup>2</sup>).

**Do not scale this drawing.**

Actual depth of foundations to be determined on site. All work to be to the satisfaction of the local authority. All dimensions to be checked on site and any discrepancies must be notified immediately. All dimensions are in millimetres unless otherwise stated. Authority approval.

Do not scale this drawing.

**PROJECT MANAGEMENT SERVICES**

CHARTERED BUILDING CONSULTANTS

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Client: Mrs Julie Brett  
 6 Glenmore Rise, Wortwell

PROJECT: New Accessible Bathroom

DATE: 11/2008  
 SCALE: 1:100  
 DRAWING NO: 2234/01

REV. 1  
 DATE: 22/04/01