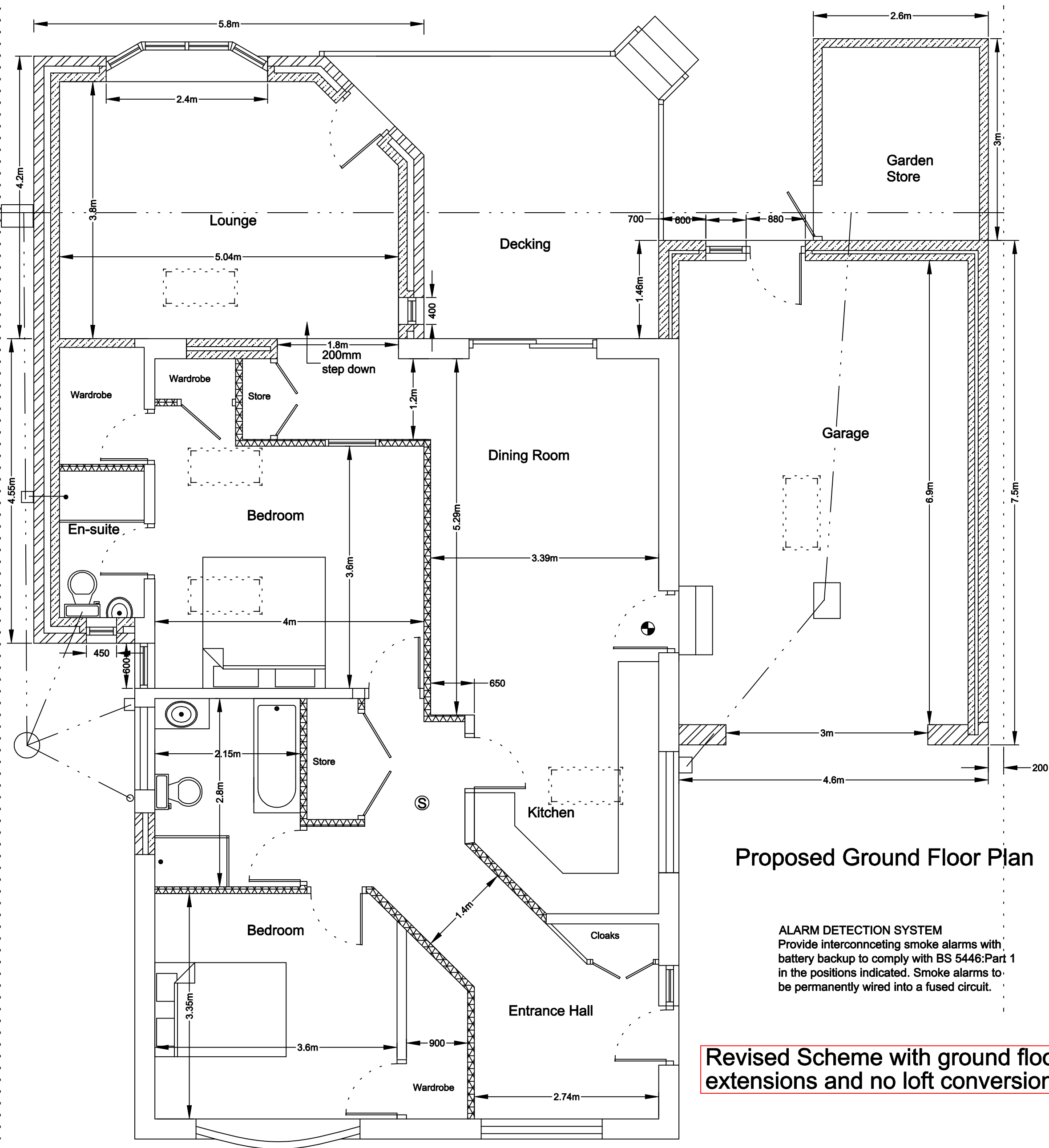




Proposed Ground Floor Plan

ALARM DETECTION SYSTEM
Provide interconncting smoke alarms with battery backup to comply with BS 5446:Part 1 in the positions indicated. Smoke alarms to be permanently wired into a fused circuit.

Revised Scheme with ground floor extensions and no loft conversion

GARDEN STORE
To be constructed of single concrete block and rendered as per garage walls with the roof a continuation of the garage roof. The floor is to be at the same level as the external ground and with 100mm concrete on damp proof membrane and well consolidated hardcore. The foundations are to be strip onto firm ground.

GARAGE WALLS
To be cavity wall construction with the front elevation to be stone to match existing with 50mm cavity with internal leaf of 100mm concrete blocks. The side and rear walls afe to have external leaf of concrete block rendered with a buff finish to match the stone. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished flush pointing. The blockwork and stonework to be either block bonded or tied using Furfix stainless steel ties to the existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the floor dpm.

DECKING AREA
The floor is to be at approximately 200mm below the level of the existing dwelling floor and constructed of well seasoned timber with guarding to the rear of an height of 1100mm with vertical balustrades with a maximum spacing of 100mm. The steps to have maximum rise of 210mm and a minimum going of 250mm.

ELECTRICAL
The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

Heating & Hot Water
The existing heating and hot water system are to be checked, serviced and extended by qualified Gas Safe engineer and certified on completion. All new radiators are to be fitted with thermostatic valves and all pipes in unheated areas are to be insulated to the currant standards.

INTERNAL WALLS
The new internal walls are to be 75mm stud partitions finished both sides with 12.5mm plasterboard and 5mm skim and infilled with 75mm mineral fibre quilt a minimum density of 10kg/m2.

GARDEN STORE FLOOR
The store floor is to be at the same level as the external ground level. The floor is to be constructed of 125mm concrete on 1200 gauge Visqueen damp proof membrane on sand blinding over 150mm layers of well consolidated hardcore.

VELUX ROOF LIGHT
The roof light is to be fixed between the truss rafters and to be trimmed to recieve roof light and installed as per manufacturers recommendations.

GARAGE FLOOR
The garage area floor is to be at the same level as the garage door level. The floor is to be constructed of 100mm concrete on 1200 gauge Visqueen damp proof membrane on sand blinding over 150mm layers of well consolidated hardcore.

HOUSE EXTENSION FLOORS
The new floors is to be 22mm t&g boarding on 50mm x 125mm C16 timber joists at 400mm centres supported on a sleeper wall at 2.5m centres. The floor is to be insulated with two layers of 60mm Kingspan Kolltherm K3 suspended between the joists. The under floor ventilation is to be provided with air bricks giving a free air space equal to 1500mm2 per metre run of wall. The air bricks are to have cavity liners and a tray dpc. The air space between the top of the oversite concrete and the underside of the joists is to be a minimum 150mm. The oversite concrete to be 100mm thick on 150mm layers of well consolidated hardcore. The Radon barrier (if required) to be MONARFLEX RMB 300 reinforced polythene Radon barrier/DPM (or other equal and approved) under the oversite concrete and taken through whole of ground floor walls linked with cavity wall dpcs, all joints and pipe penetrations in the barrier are to be taped using self adhesive butyl tape.

EXTERNAL WALLS
To be cavity wall construction with external leaf of stone to match existing, 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts and internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. The blockwork and brickwork to be either block bonded or tied using Furfix stainless steel ties to the existing, with the cavities made continuous with existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing, cavities closed with Thermabate or similar approved cavity closer.

WINDOWS & VENTILATION
The windows and doors are to have a U value of 1.6 and be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to kitchen, bathroom and en-suite of 60L/sec and 30L/sec respectively ducted to the external air.

DRAINAGE
The new drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be either proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The manholes in the garage and under the conservatory are to have double sealed air tight covers. The 100mm soil vent pipe is to extend to pick up the new first floor bathroom and up through the roof a minimum 900mm above any opening window. The waste pipes are to be 40mm to bath & shower and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The surface water is to be taken to a soakaway if the ground conditions are suitable and the foul taken to the existing system.

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations. The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.
The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.

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Project	Proposed Floor Plans		
Scale	1 : 50		
Date September 2011			