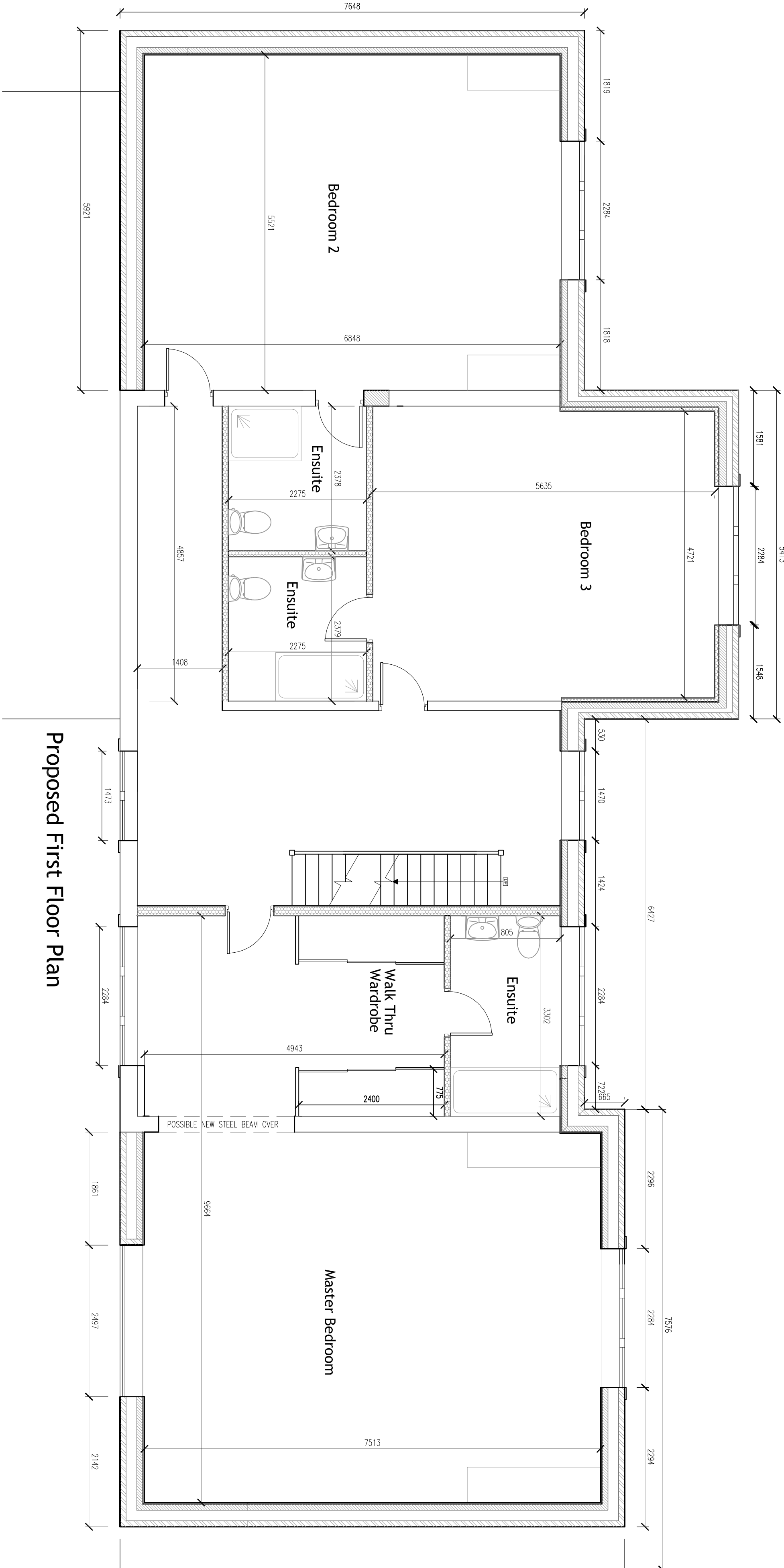
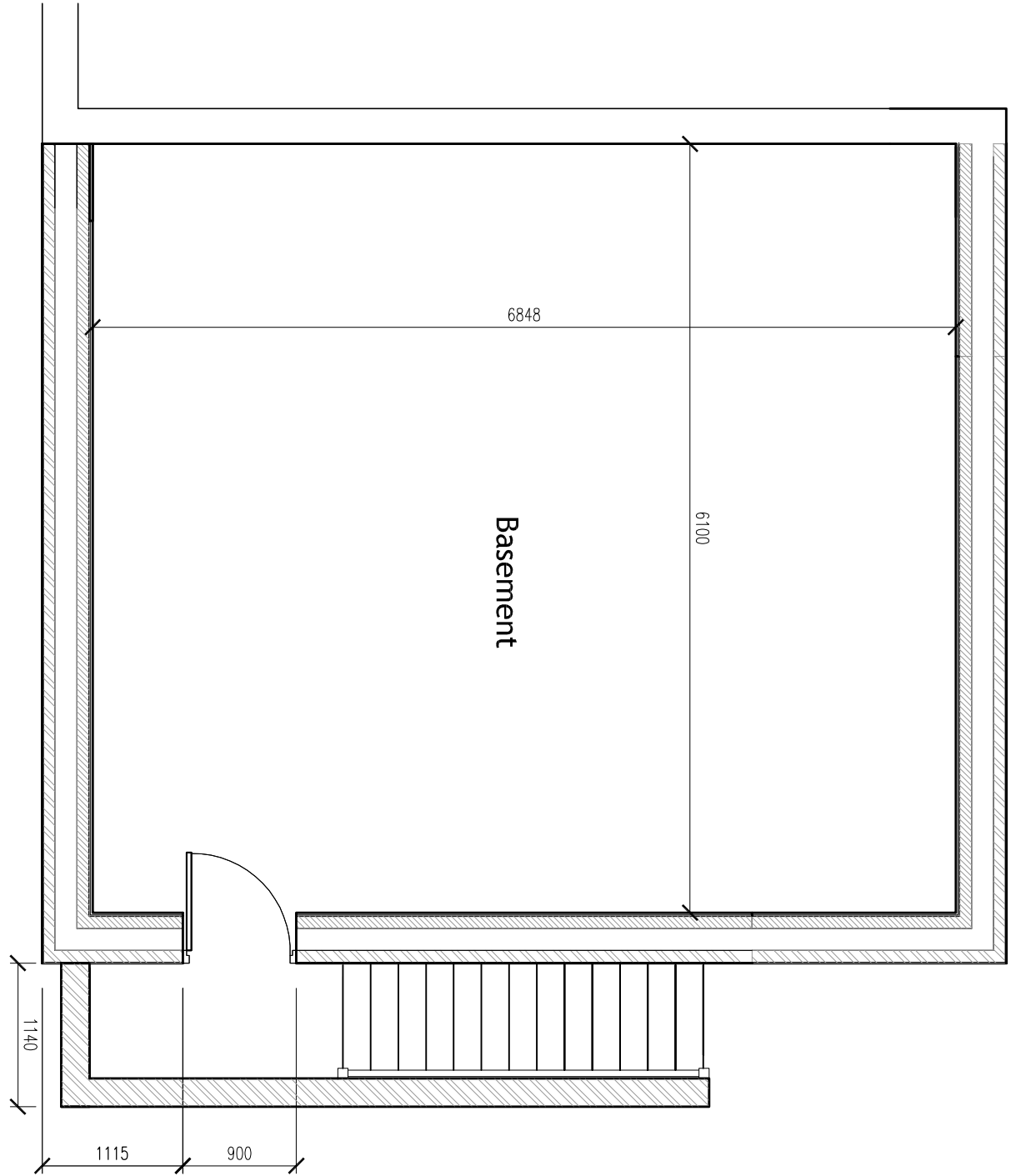
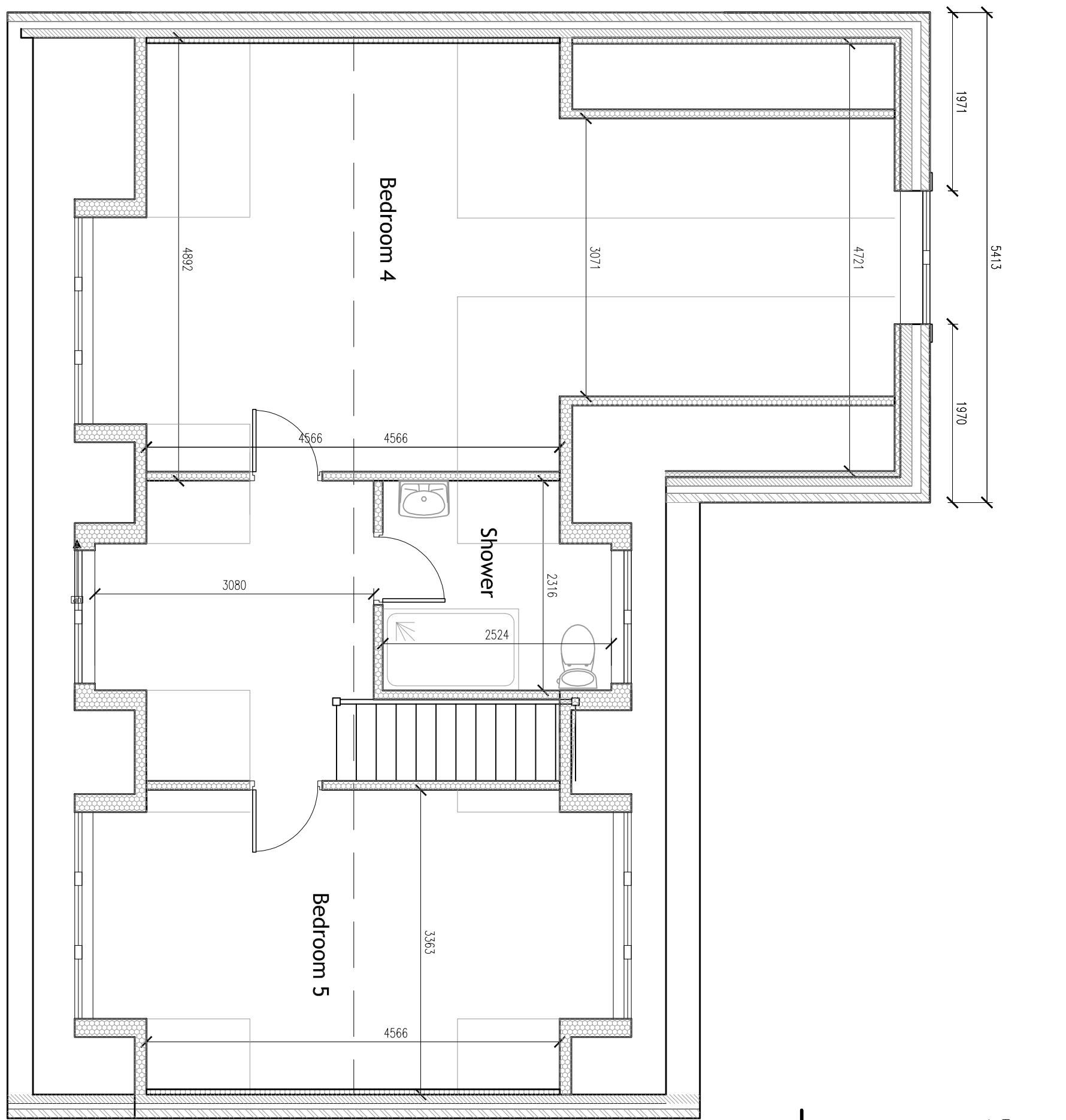




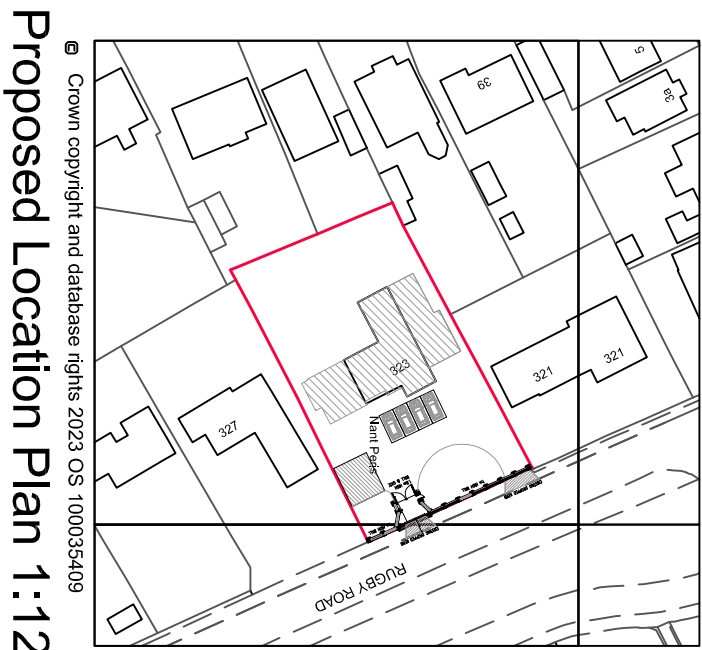
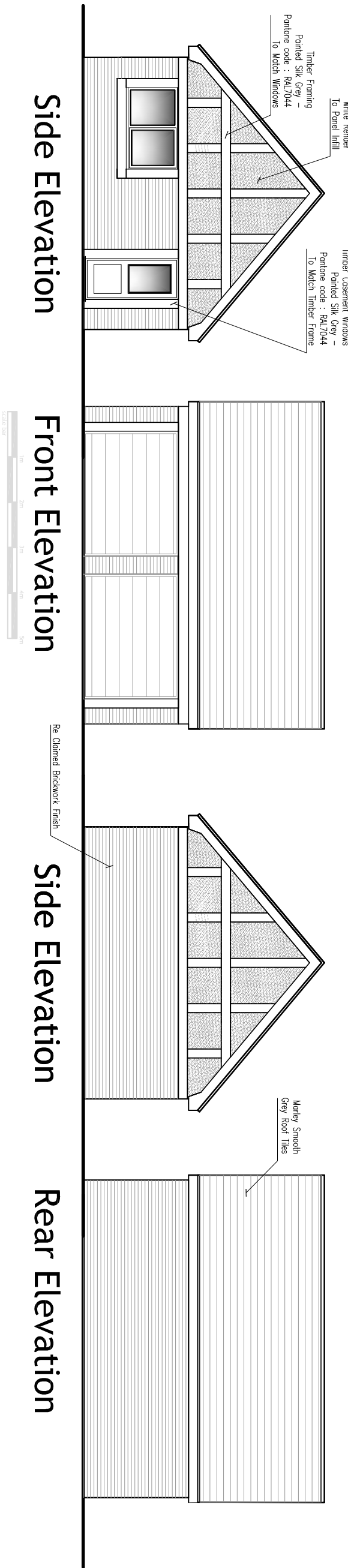
Proposed First Floor Plan



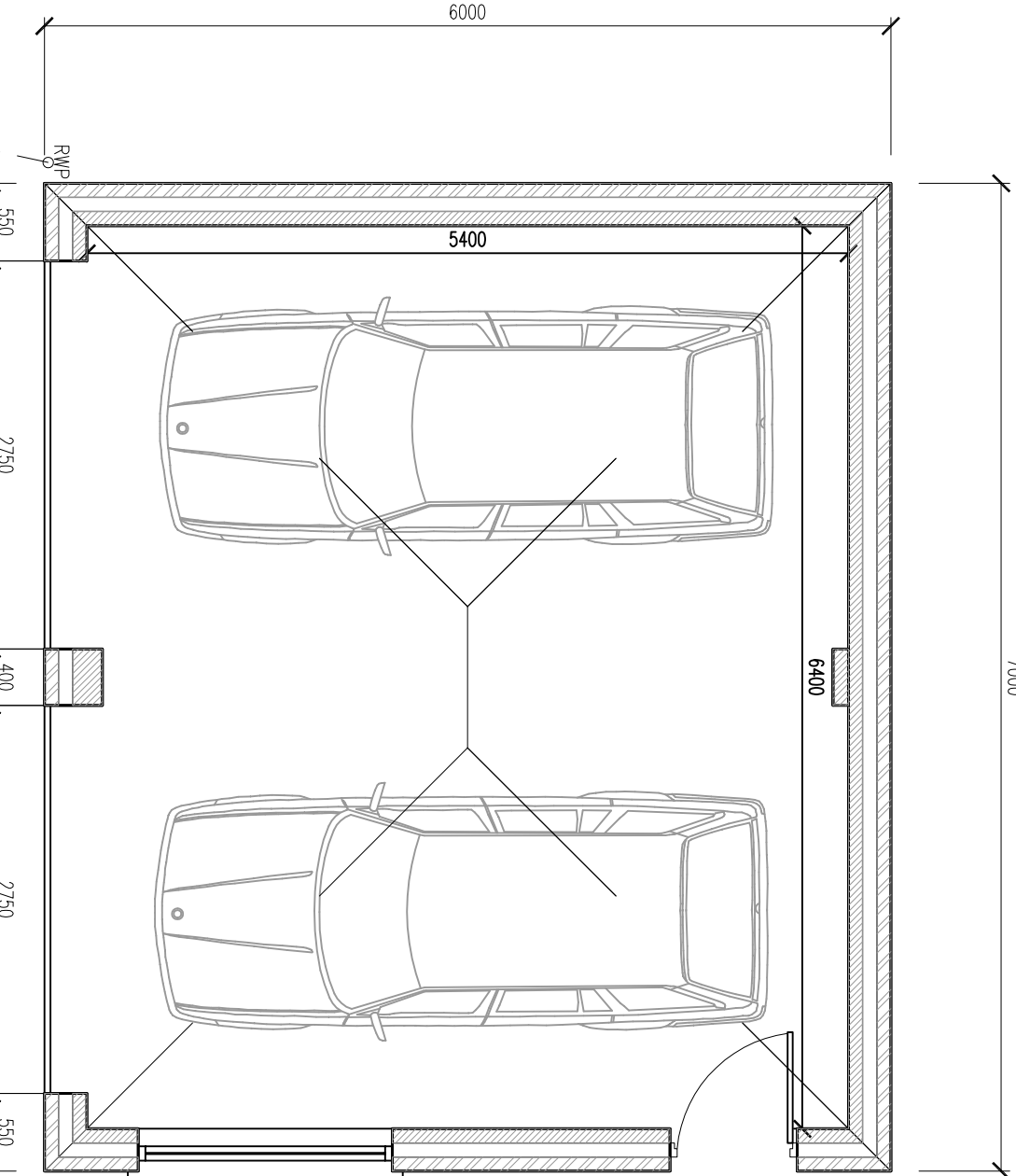
Proposed Basement Floor Plan



Proposed Second Floor Plan



Proposed Location Plan 1:1250



Proposed Garage Plan



Proposed Block Plan 1:500

Where it is reasonably practicable, any new storm water drainage shall be a secondary inlet 5m from the property. (Secondary subject to poorly tests)

NOTE: Drawings are subject to inspection by a Certified Structural Engineer to identify any structural elements that may be required. Beam and trimmer locations that are directly marked on the drawings are suggested locations only.

Part 10 Fire Safety
New walls and ceilings to provide 30mm separate to adjoining areas
FD30 fire door with self-closing device and fitted with heat activated seals in conjunction with flexible edge seals installed between garage and dwelling.
All new ceilings to be 12.5mm plasterboard with skim finish to give 30mm fire protection.

All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 30mm fire protection.

A Fire Detection and Alarm System designed and installed in accordance with BS 5839 part 1:2014 covering ceiling mounted standard max 4.2m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together in a standby mode up supply. Provide a hand alarm to kitchen.

New FD30 fire doors to have a minimum 32mm rebates on adjacent frames. 22mm deep gap to be secured to the existing door frame using fire rated sealant.

Part 11 Ventilation
Kitchens and Utility Rooms to be ventilated to provide Min 60 l/s per room.
Bathrooms, Ensuites and wc to be ventilated to provide Min 60 l/s per room.
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Part 12 Drainage
Showers, bath and sink waste pipes are to be fitted with 40mm Min dia waste pipes. Wash hand basins to be fitted with 32mm Min dia waste pipes. All waste pipes to be installed in a trench with a minimum depth of 150mm. All waste pipes to be installed in a trench with a minimum depth of 150mm. All waste pipes to be installed in a trench with a minimum depth of 150mm.

Below Ground
New drainage to conform with part 11 of the Building Regulations (Drainage) and to be installed in a trench with a minimum depth of 150mm. All drainage to be installed in a trench with a minimum depth of 150mm. All drainage to be installed in a trench with a minimum depth of 150mm.

Drainage under Buildings
Drains under buildings to be surrounded with a Min 100mm granular material. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm Min of concrete. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm Min of concrete. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm Min of concrete.

Part 13 Construction of Foot and Power
New Manholes are to be constructed in 215mm Class B engineering brickwork to BS 3921, laid in English bond in 1:3 cement:sand concrete. Covers to be heavy duty to BS 5407. Inspection chambers less than 900mm deep to be in proprietary polypropylene construction. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 597.

Part 14 Windows
Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to be fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings.

Part 15 Electrical Installations
Switched Socket Outlets to be 40mm above Finished Floor Level. All electrical work to be installed in accordance with BS 7671:2018 (I.E. Wiring Regulations) 17th Edition. The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, with completion of the works.

Before works begin
Contractors must verify all dimensions on site before commencing works on site. Any discrepancies must be reported to EP Architecture before works are undertaken or materials are ordered.

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Scale 1:50/1:100 **date** 22/05/23 **drawn** DS
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