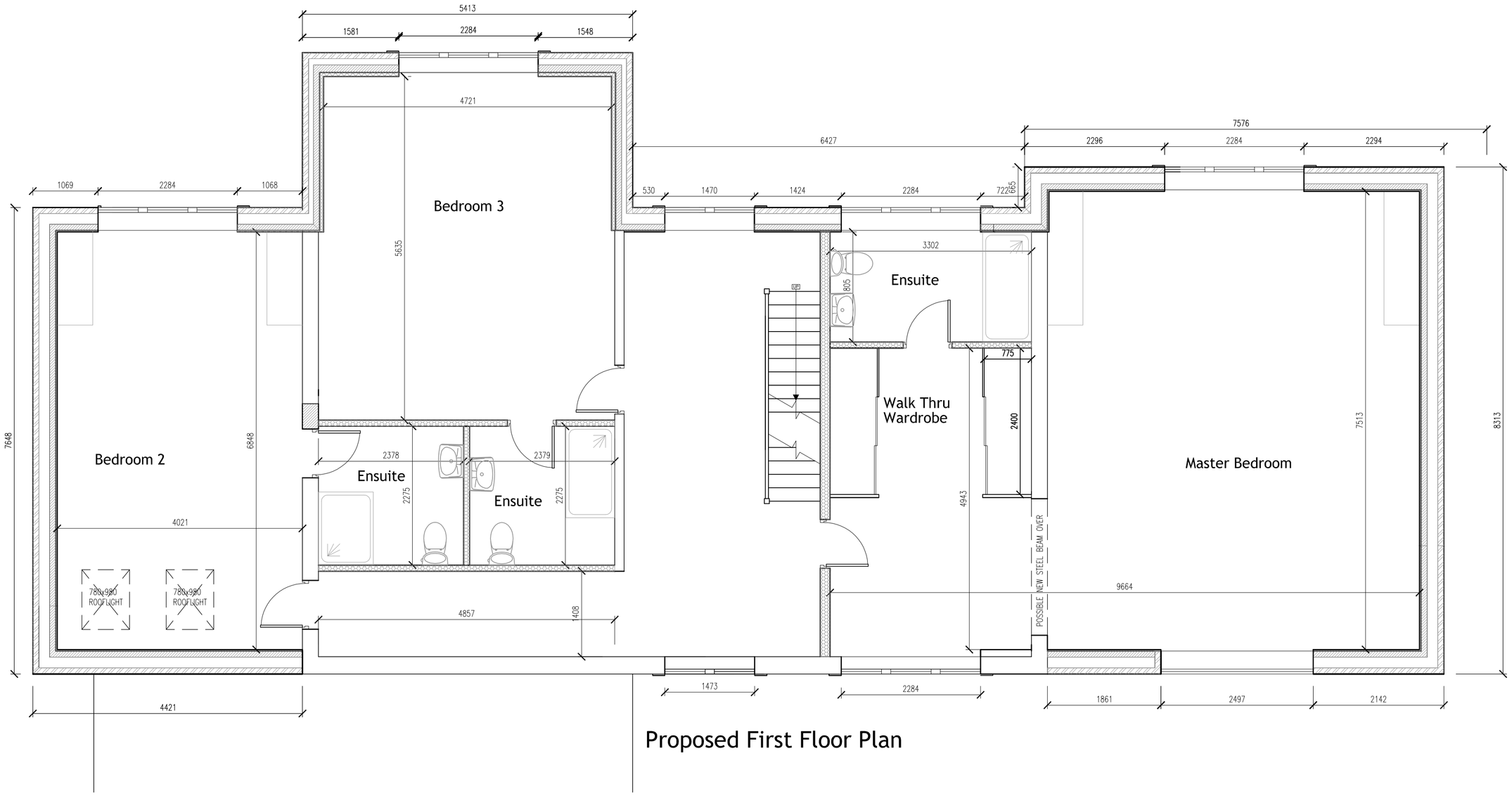
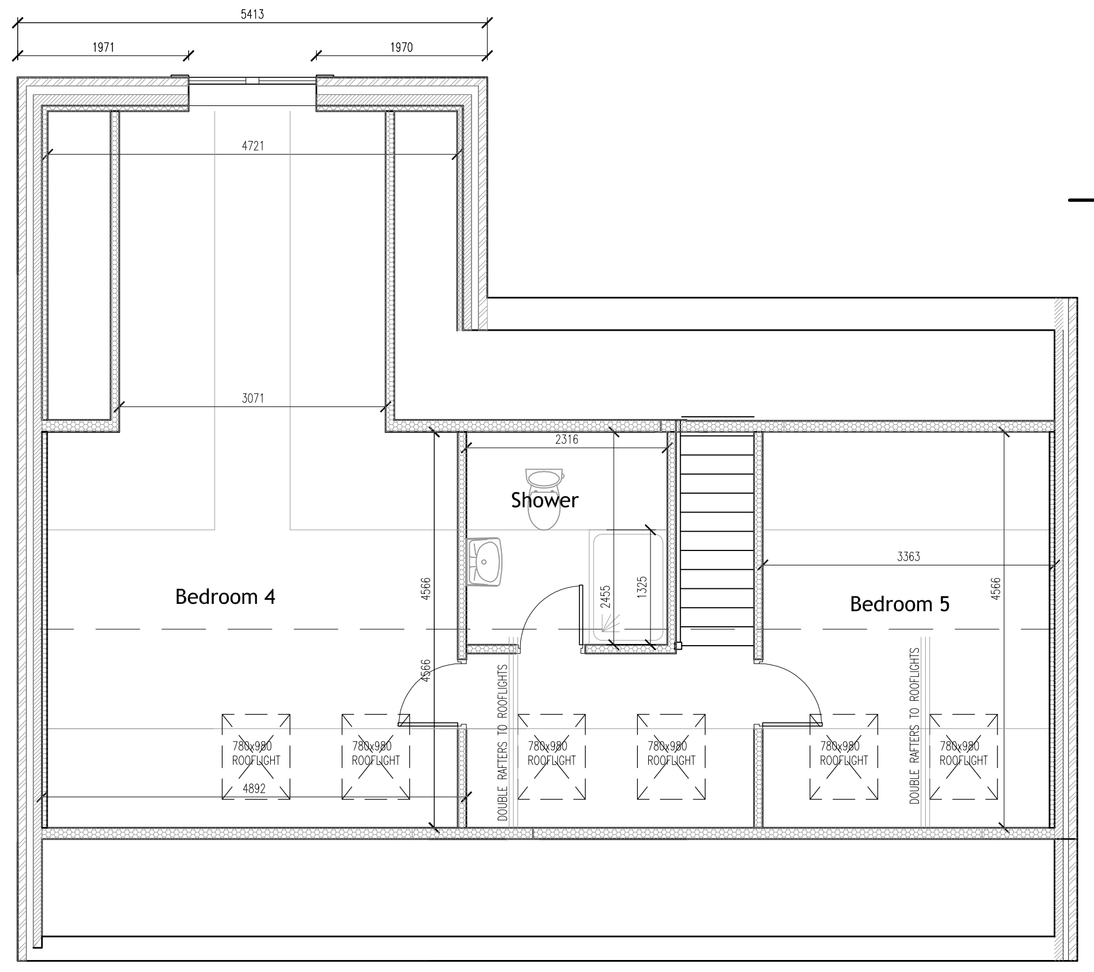
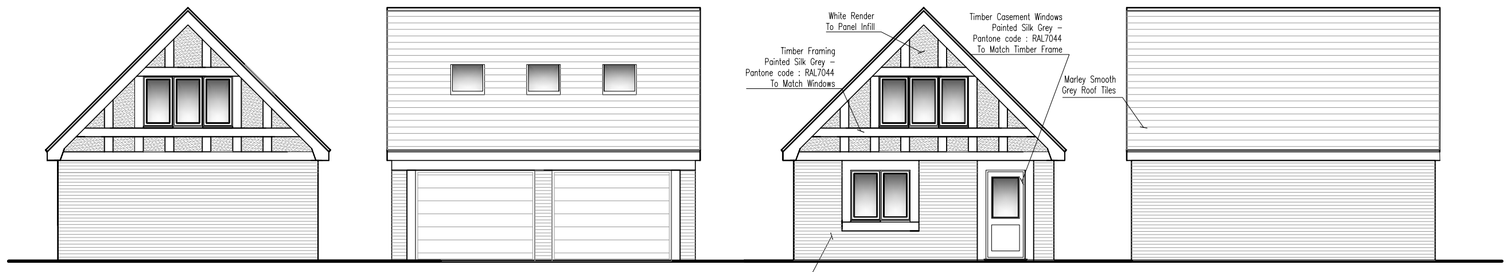


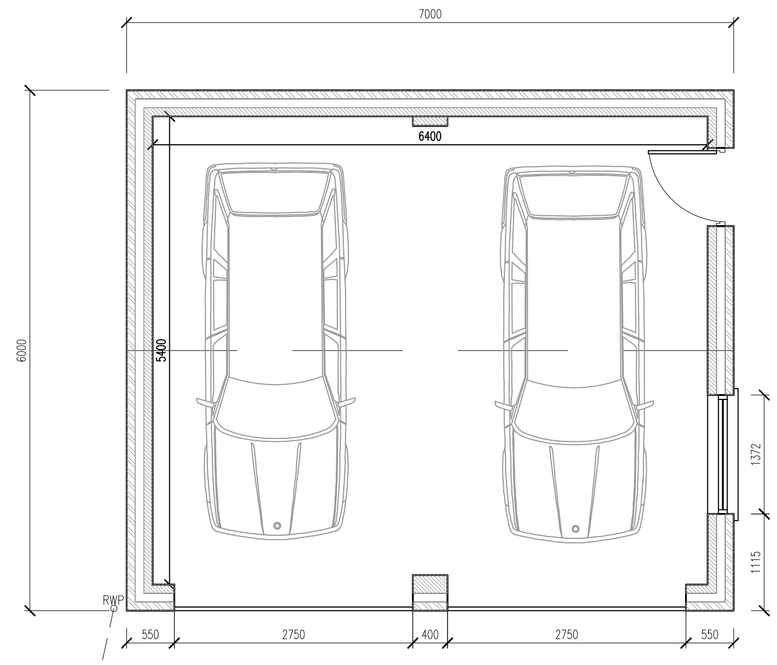
Proposed First Floor Plan



Proposed Second Floor Plan



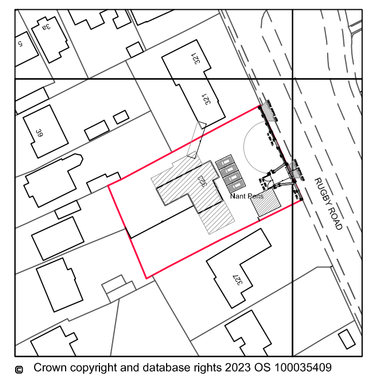
Side Elevation Front Elevation Side Elevation Rear Elevation



Proposed Garage Plan

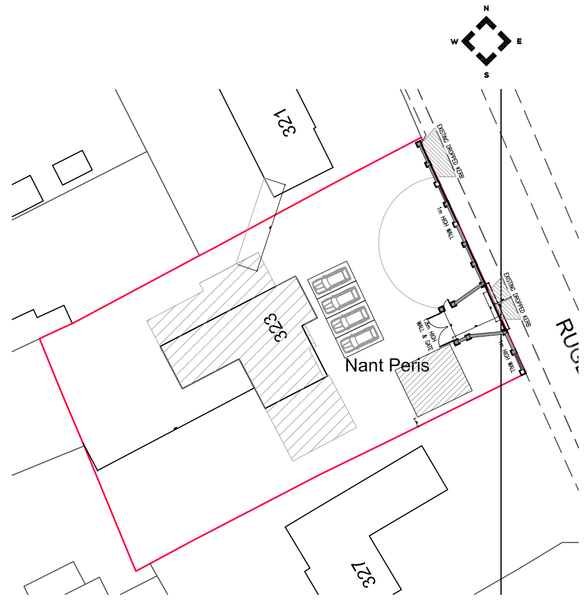
Where it is reasonably practicable, any new storm drain is to discharge into a soakaway min 5m from the property. (Soakaway subject to porosity tests)

1m 2m 3m 4m 5m
scale bar



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Proposed Location Plan 1:1250



Proposed Block Plan 1:500

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

Part 'B' Fire Safety
New walls and ceilings to provide 30min 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 30min fire protection.

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

A Fire Detection and Alarm System designed and installed in accordance with BS 5839:part 6:2004 comprising Ceiling mounted smoke alarms provided on each floor to BS 5446:part 1:2000, situated max 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribusion board. Alarms to be linked together and have a battery back up supply. Provide a Heat detector to kitchen.

New FD20 fire doors to have a minimum 25mm rebate, an additional 12mm planted stop to be screwed to the existing door frame/lining if required.

Part 'F' Ventilation
Kitchens and Utility Rooms to be ventilated to provide Min' 60 ltrs/second and operated by an intermitant timer and light switch with a 20 minute over-run.

Bathrooms, Ensuites and wc to be ventilated to provide 15ltrs/second extraction, operated by an intermitant timer and humidistat. Over-run to be 20 minutes.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom operated by an intermitant timer and also operated by the light switch and over-run for 20 minutes after room has been in use.

Part'H' Drainage

Internal
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 pipe. WC's to be fitted with 100mm Min' dia' waste pipes. Where 40mm dia' wastes exceed 3m in length or 32mm dia' wastes exceed 1.7m in length, anti-syphon traps must be fitted. 40mm and 32mm dia' wates shall be installed at a gradient of between 18-90mm/m run of pipe. WC 100mm dia' pipes shall be installed at a Min' gradient of 18mm/m run. All new showers, baths, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 3m of the pipe.

Below Ground
New drainage to conform with part H of the Building regulations and BS.8301:1985 and to be formed in 100mm dia' (unless otherwise stated) Hepworth Supersleeve, laid in straight and even falls of Min' 1:40 for foul and 1:80 for surface water, with flexible water joints.
Drains to have Class N bedding, consisting of 100mm regulating granualr material to BS.8301:1985 and Min' cover of selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Where rigid pipes of less than 150mm dia' have less than 600mm of cover the pipes shall be surrounded with concrete with a thickness of at least the dia' of the pipe.

Drains 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. 'Spanlite' prestressed concrete lintols to be used above all openings where drains run through a wall or under foundations. Maintain a 50mm clearance around pipes to openings. Openings in walls need to be masked either side with rigid sheet material.

Where a trench containing a drain is within 1m of the building, fill with concrete to the lowest level of the building or where more than 1m from the building, fill with concrete to a level equal to the distance from the building less 150mm.

New Manholes are to be constructed in 215mm Class B engineering brickwork to BS.3921, laid in english bond in 1:3 cement:sand mortar flush pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be heavy duty to BS.497.
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.497.

Part 'J' Combustion Appliance s
Existing central heating system to be extended into new rooms. All new radiators to have TRV's.

Part 'N' Glazing
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 have locking handle. New glazing to have low E coating to give U-value of 1.6W/m2k. New Glazing to be max 25% of floor area. If above this ratio calculations for whole house glazing to be supplied. Doors between house and conservatories to be external grade with a U Value of 1.6W/m2k.

Part 'L1' Conservation of Fuel and Power
For extensions which create up to 3 new rooms 1 No Energy efficient light fitting which will only take a lamp having a luminous efficiency greater than 40 lumens per circuit-watt must be provided.
New Condencing boiler to have a SEDBUK value of 91% or more

Part 'M' Disabled Access
Switched Socket Outlets to be 450mm above Finished Floor Level. New light switches to be 1200mm above Finished Floor Level. All as outlined in Approved Document M2 diagram 22.

Part 'P' Electrical Installations
All new Electrical work to be design, installed, inspected and tested in accordance with BS 7671:2001.(I.E.E Wiring Regulations 17th Edition) The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, with a Certificate of compliance produced to Building Control on 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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drawing
Existing Floor Plans & Elevations

scale 1:50/1:100 date 22/05/23 drawn DS

Job no 23127-03L

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