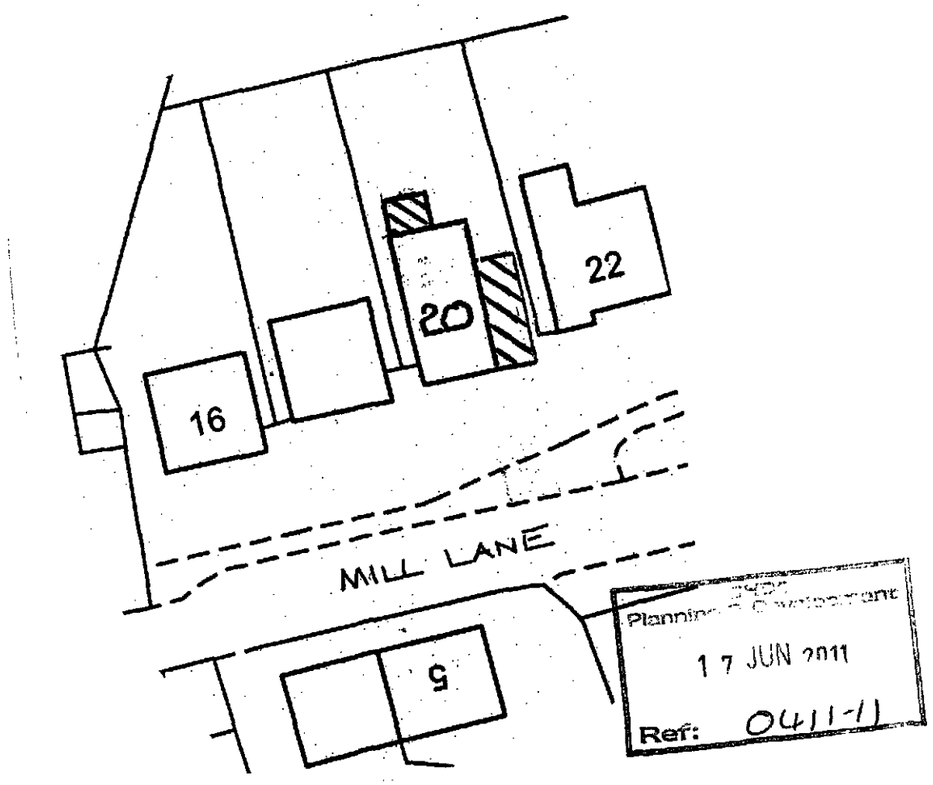
Plumbing - Wastes in new ensuite to be 40ø for shower and 32ø for WHBe with 75mm deepseal Anti vac traps to discharge into existing S+VP Modified to Suit. Wastes to enter Min 200mm above or below WC Connection

All Plans and Elevations to Scale 1o50 or 1o100 unless stated otherwise.




SITE PLAN 1o500

Amendments 1.
1. Calculations attached re beams supporting bulk over frontage
2. Concrete lintels over opening into new bedroom Min 150 end bearing
3. Provide 2no 12.5 Plbd and skim in Garage over with staggered joints to achieve 1/2hr FR
4. New steel UB to have 1/2 hr FR
5. Increase Insulation between 1st floor Joists to 200 mm
6. Lighting details already on drawing.

Amendment 2
Extension to be 450mm from boundary line

Amendment 3
1. Garage to be altered to form GF bedroom with ensuite
2. Hip roof over ext to be changed to flat Gable

First floor Construction - 38x170 Sc3 Grade Joists @ 400 cc boarded with 25mm WEXPOC. Solid strutting @ Mid Span to Joists (Note - Exist walls @ Ground floor to be built up to Support Joists and reduce Joist sizes) Every third Joist tied down Bulk Min 6 Courses with 30x5 Bom S straps end to end walls across Min 3 Joists. Hoppings Bet Joists @ 1800 cc underdrawn with 12.5 mm Pl bd and skim. Provide 2 layers of 12.5mm Pl bd and skim with staggered Joints in Garage area. Insulate bet Joists with 200 mm fibreglass Quilt.

Lintels - Catnic CG 90/100 unless stated otherwise with Min 150 end bearing, exposed metal surfaces to be covered with 19 mm Plaster and skim to achieve Min 1/2 hr FR

Windows - All Windows to be double Glazed uPvc Construction to match existing, 19 mm Air Gap with Pilkington K Le Glazing to give 1.8 w/m²K U Value. Opening Lights Min 1/20 floor area served and fitted with 8000 mm trickle vents, first floor windows to have clear unobstructed openings of 0.33m² (750x 450) Min 800 and Max 1100 from ff Lvl to Uls of opening for fire escape Purposes.

Steelwork - Calculations for steelwork and padstones to be submitted and approved before work commences. steelwork to be encased in 25mm Pl bd and skim with 1.6 mm Wire binding @ 100 mm crs.

Mechanical Vent - Ensuite required Mechanical Vent to give Min 15Ls extraction with 3 Air changes/hr and with a Min 15 Min overrun facility operated by Light switch.

Smoke Detectors - are to be located in Corridors, Circulation areas and escape routes no more than 3m from a bedroom. be securely fixed to the ceiling @ least 300 mm from the wall. Detectors are to have mains wire Linked system on the Lighting circuit with battery back up.

Surface Water - Guttering, fasciaboards and Soffits to be Match and be Continuous with existing. Rwps to discharge into existing SW System or to new hollow Soakaway Min 5m from any foundations Percolation test to be carried out.

Ringmain and Lighting - Extend existing services to clients Instructions All electrical work to meet requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by person competent to do so. Prior to Completion appropriate BS7671 electrical Installation Certificate to be issued for work by person competent to do so. Switches and sockets are to be located within 450 and 1200 of the finished floor Lvl and in Places Suitable for easy use Lights are to be @ least 40 Lumens/circuit watt efficiency and have 1 energy efficient Light/25m² or 1 in 4 fixed Light fittings.

Heating - Extend existing heating system to clients instructions. All Pipework to be fully insulated with Rigid foam Insulation. Radiators to be fitted with Thermostatic Valves. heating to be designed and installed by Gorgi registered Engineer.

Drainage - All drains to be 100ø hepsleeve Pipe laid to fall 1 in 40 with hepsleeve flexible Joints surrounded in Pea gravel.