

New windows to incorporate background to 8000mm<sup>2</sup> in habitable rooms and to 5000mm<sup>2</sup> in non habitable rooms, and open to provide 1/20th the floor area in operable ventilation.

All windows and doors to be double glazed, glass to have Low-E coating, and achieve a maximum U-Value of 1.8 W/m<sup>2</sup>K. All doors & windows to have mastic seal both internally & externally. Any glazing within 800mm of floor level, within 300mm of any door, or within a door to be safety glazing. Each pane to be suitably marked in accordance with BS6206 so that they are easily identifiable.

Provide mechanical extractor to :  
Utility Room  
capable of extracting at a minimum rate of 30 litres/second  
Kitchen - over cooker  
capable of extracting at a minimum rate of 30 litres/second  
Cloakroom  
capable of extracting at a minimum rate of 15 litres/second, linked to light pull switch with 15 minute over run.  
Mechanical extractor to be vented to outside air.

Existing boiler & flue to be re-located. Installation and commissioning to be carried out by a person competent to do so (Gas Safe Registered), and in accordance with Building Regulations L1B. Commissioning certificate to be issued on completion.

All new radiators to be fitted with thermostatic valves.

Interlinked smoke detection system, mains operated with battery back up to comply to BS: 5446 & BS 5446-1 To be installed in ground floor and 1st floor lobby areas, and within the 'internal' dressing room.

2No 127 x 76 x 13 USBs to side opening within Utility Room

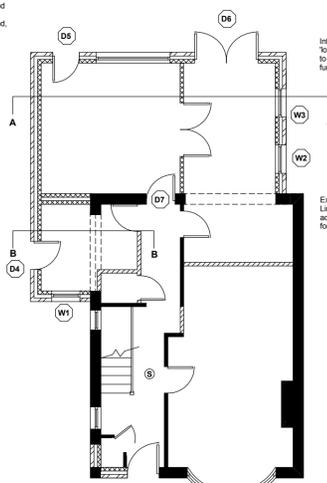
Internal walls  
100 x 50 SW stud walls @ 600 centres  
100mm Rockwool insulation between  
12.5mm plasterboard over,  
double to Cloakroom & Utility,  
taped with 3mm skim finish

#### CATNIC SCHEDULE

- W 1 CG 90/100  
Span 0.60m, length 1.20m, 200 bearings
- W 2 CUB 90/100  
Span 0.60m, length 1.20m, 200 bearings
- W 3 CUB 90/100  
Span 0.60m, length 1.20m, 200 bearings
- D 4 CG 90/100  
Span 0.60m, length 1.20m, 200 bearings
- D 5 CUB 90/100  
Span 0.60m, length 1.20m, 200 bearings
- D 6 CUB 90/100  
Span 1.50m, length 2.10m, 150 bearings
- D 7 CUB 90/100  
Span 0.60m, length 1.20m, 200 bearings

Back of frames to overlap cavities by 30mm min. Thermabate cavity closers to prevent cold bridging. Encased in 2 layers of 12.5mm plasterboard, taped with a 3mm skim finish, to give 12 hour fire resistance.

Windows to front & side elevation of porch area to be 'fixed'. Facing brick and blockwork cavity walls with rockwool insulation between.



Electrical supply to be run from new fuseboard. Provide energy efficient light fittings capable of taking only lamps of luminous efficacy greater than 40 lumens per circuit watt.

Fittings to number not less than the greater of: One per 25m<sup>2</sup> of dwelling floor area (excl. garage) One per four fixed light fittings

All electrical work to be designed, installed and tested by a person competent to do so. An appropriate BS 7671 electrical installation certificate to be issued on completion.

Internal wall between 'lounge' & 'dining room' to be built centrally off further foundation.

Existing inlets to remain. Inlets to be exposed and adequacy to be confirmed for additional loading.

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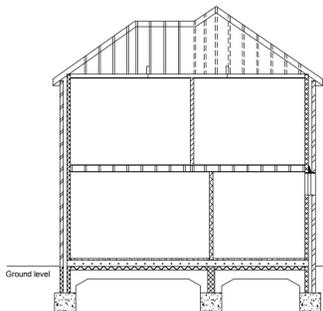
- W 1 CG 90/100  
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- D 5 CUB 90/100  
Span 0.60m, length 1.20m, 200 bearings
- D 6 CUB 90/100  
Span 1.50m, length 2.10m, 150 bearings
- D 7 CUB 90/100  
Span 0.60m, length 1.20m, 200 bearings

Back of frames to overlap cavities by 30mm min. Thermabate cavity closers to prevent cold bridging. Encased in 2 layers of 12.5mm plasterboard, taped with a 3mm skim finish, to give 12 hour fire resistance.

Tiles to match existing, on treated battens at required gauge and minimum headlap, on suitable breather membrane, Tyvic Supro or similar approved, all laid in accordance with manufacturers instructions. Ridge tiles to be 1/2 round tiles bedded in cement mortar. Bonnet hips to be nailed to hip rafter and bedded in cement mortar. Valley to be formed with purpose made valley tiles. Off formed from minimum code 'X' lead lapped under tiles.

150 x 50mm rafters @ 400 centres and 200 x 50mm hip / valley rafters, off 200 x 20mm ridge plate. Rafters to be braced and skew nailed over wall plate that is mortar bedded to wall and laterally restrained with 30 x 5mm ms galvanised holding straps @ 1500 centres. Rafter feet that run perpendicular to ceiling joists to be strapped back across a minimum 3No joists with 30 x 5mm ms galvanised holding straps.

97 x 47mm ceiling joists @ 400 centres, supported by 225 x 75mm C24 benders @ 2100 maximum centres. 100mm rockwool insulation between joists with 170mm lead as gullit at right angles over. 12.5mm plasterboard taped and skim finished as ceiling. All to achieve a U-Value of 0.16 W/m<sup>2</sup>K



Foundations to be taken down to a suitable load bearing strata, minimum 1m, beneath the invert level of all adjacent drain runs and tree root action. All to suit ground conditions and subject to BCO approval. Concrete to be C20/25, 700mm minimum by 600mm wide. Inlet over any drains that pass through the foundations and shutter to prevent vermin infestation.

Masonry below ground level to be concrete blocks in 1:3 cement mortar, to prevent cold bridging. Floor to consist of 50mm screed to BS2047 1:1:5.5 cement fine aggregate coarse aggregate (Max 10mm) on 200mm C25P concrete slab, reinforced with B785 mesh laid shortest span with minimum 60% bearings, on 80mm debates Tuff-R GA3000, on 300mm polythene DPM, on 50mm sand/brinding on minimum 100mm cleaned and consolidated hardcore, all to level through with existing. All to achieve a U-value of 0.22 w/m<sup>2</sup>K.

DPC to be at 150mm above ground level, and maintained at all returns and reveals.

All timber to be tanalised, and C16 graded unless otherwise stated.

Provide a minimum code 'X' lead as flashing at abutments, with minimum 150mm upstands and overlaps.

External walls  
Facing brick to match existing, 100mm rockwool batts, 100mm thick 3.5W/m<sup>2</sup> Thermaite medium density blockwork inner skin. All pen/junctions and intersections to existing structures are to be fully bonded, with continuous vertical DPC where new structure abuts existing or open cavity to maintain continuous cavity. Mortar mix 1:1:6 (cement/sand) Horizontal DPC to be 0.55mm thick black polythene to BS743 laid 150mm above ground. Thermabate or similar approved insulated cavity closer at reveals and under windows. 225mm stainless steel walls ties to BS1243 are to be provided at 750mm c/c horizontally, and 450mm c/c vertically, and staggered, with extra at 225mm c/c at reveals adjacent to cavity closers.

Internal 12.5mm plasterboard, taped with 3mm skim finish

22mm T & G moisture resistant chipboard with glued joints screwed to 90 x 170mm C24 floor joists @400 centres, supported by Catnic or mild steel heavy duty built-in joist hangers OR built into and bearing on cavity wall construction with ends suitably protected from moisture penetration and sealed with flexible mastic sealant. 2 rows of solid strutting to be provided at equal distances, and multiple joists acting as beams to be bolted together @600 c/c with M12 bolts with 50mm double sided toothed ring connectors with 18 x 18 steel washers. Underside of joists to be lined with 15mm layer of Gyproc SoundBloc plasterboard and 3mm skim finish.

Floor void over habitable rooms to be insulated with 100mm Rockwool mineral fibre quilt supported on 'batten' or similar lightweight plastic mesh to provide acoustic reduction between habitable rooms.

Existing foundation to be exposed to confirm adequacy, subject to BCO confirmation

DPM to be turned up at edges and be lapped continuously with horizontal DPC.

Slab supported on masonry built off toe of existing foundation

Pipes below ground level to be 100mm dia Omega Wavin or similar UPVC pipes with flexible polypropylene couplings laid on and surrounded with pea shingle.

All pipework to be encased and backfilled with concrete. Flexible rocker joints to be provided where passing through foundation walls and prestressed concrete inlets to be built over.

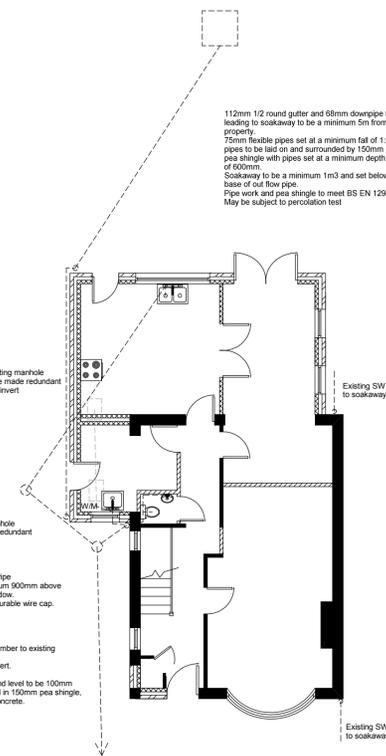
Marley plastic chamber at minimum 1.40 falls to existing foul run. Estimated 310 invert. Prestressed concrete inlets to be built over, where pipes pass beneath walls. Flexible rocker covers to be provided.

Existing manhole to be made redundant 300 invert

New Soil Ventilation Pipe To terminate a minimum 900mm above adjacent 1st floor window. Top to be fitted with durable wire cap.

Marley plastic chamber to existing foul run. Estimated 375 invert. Pipes below ground level to be 100mm UPVC surrounded in 100mm pea shingle, and encased in concrete.

Waste plumbing to be installed in accordance with BS EN 12056. 100mm dia. soil & vent pipe to outside air. Sink wastes to be 38mm, 32mm to basin & 100mm to wc. All waste pipes to be fitted with 75mm deep seal traps and rodding access as necessary. Large radius bend and rodding access plate to be fitted to the base of each soil stack.



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Provide mechanical extractor to :  
Bathroom & En-Suite  
capable of extracting at a minimum rate of 15 litres/second, linked to light pull switch with 15 minute over run.  
Mechanical extractor to be vented to outside air.

Provision of escape windows as indicated, to provide an unobstructed opening area of at least 0.33m<sup>2</sup> and at least 450mm high and 450mm wide. The bottom of the operable area should be between 800mm and 1100mm from FFL, and sited so as to be accessible at all times from the ground by ladder.

Interlinked smoke detection system, mains operated with battery back up to comply to BS: 5446 & BS 5446-1 To be installed in ground floor and 1st floor lobby areas, and within the 'internal' dressing room.

Internal doors to have 10mm undercut to allow the free passage of air.

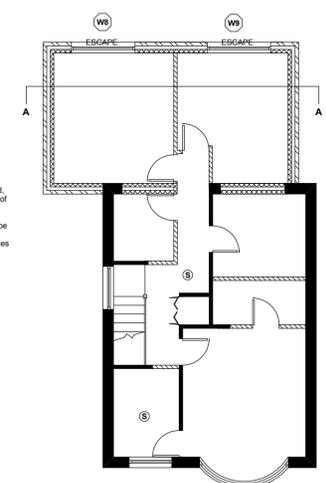
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100mm Rockwool insulation between  
12.5mm plasterboard over,  
double to bathroom & En-Suite,  
taped with 3mm skim finish

#### CATNIC SCHEDULE

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Span 1.80m, length 2.10m, 150 bearings
- W 9 CG 90/100  
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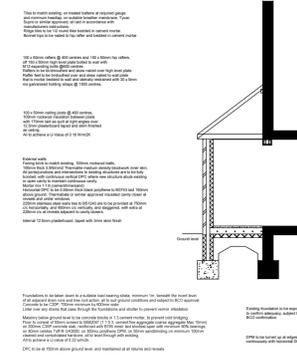
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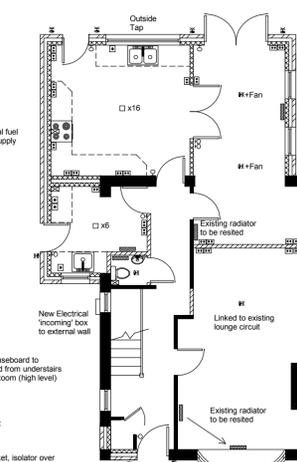
Slab supported on masonry built off toe of existing foundation

Armoured cable to be run from new fuseboard to secondary fuseboard within garden workshop

110mm 1/2 round gutter and 68mm downpipe to gully, leading to soakaway to be a minimum 5m from property. 75mm flexible pipes set at a minimum fall of 1:40, pipes to be laid on and surrounded by 150mm pea shingle with pipes set at a minimum depth of 600mm. Soakaway to be a minimum 1m3 and set below base of out flow pipe. Pipe work and pea shingle to meet BS EN 1295-1 may be subject to percolation test

Existing manhole to be made redundant 300 invert

Existing SW to soakaway



- Double Socket
- Low level socket, isolator over
- Ceiling Light
- Light switch
- Light - pull switch
- Spot lights
- Light Tube / Sun Tunnel (with internal light)
- Radiator
- Extractor Fan

CLIENT
SITE ADDRESS
PROPOSAL
DATE
SCALES 1:100
JOB
DRAWING NO
Yateley Drawing Service Ltd www.YateleyDrawingService.co.uk Tel: 01252 660136