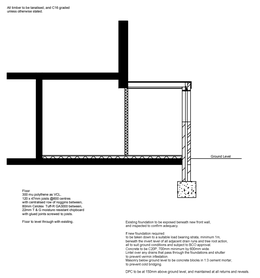
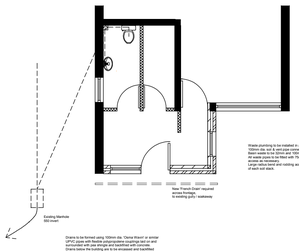
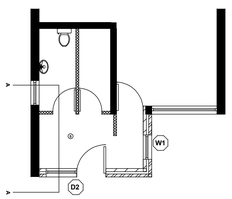






New windows to incorporate background to 8000mm2 in habitable rooms and to 5000mm2 in non habitable rooms,and open to provide 1/20th the floor area in openable ventilation.

All windows and doors to be double glazed, glass to have Low-E coating, and achieve a maximum U-Value of 1.8 W/m2K.
All doors & windows to have mastic seal both internally & externally.
Any glazing within 800mm of floor level, within 300mm of any opening, or within a door to be saftey glazing.
Each pane to be suitably marked in accordance with BS6206 so that they are easily indentifiable.

Provide mechanical extractors to :
Bathroom & En-Suite
capable of extracting at a minimum rate of 15 litres/second
Mechanical extractors to be vented to outside air.

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

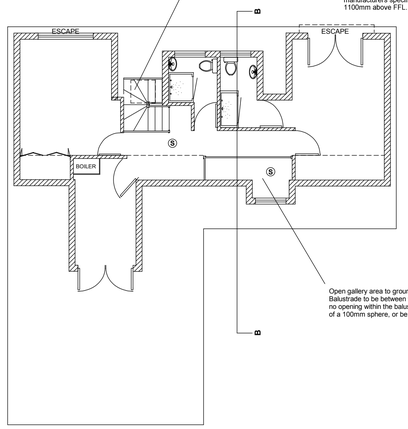
Fittings to number not less than the greater of:
One per 25m2 of dwelling floor area (excl. garage)
One per four fixed light fittings

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.

Provision of an escape window to provide an unobstructed opening area of at least 0.33m2 and at least 450mm high and 450mm wide.
The bottom of the openable area should be no more than 1100mm from FFL, and sited so as to be accessible at all times from the ground by ladder.

Stairwell
Velux window 780 x 980mm M04
White Polyurethane GGU 0073.
To be fitted using approved fixing kit to manufacturers instruction.

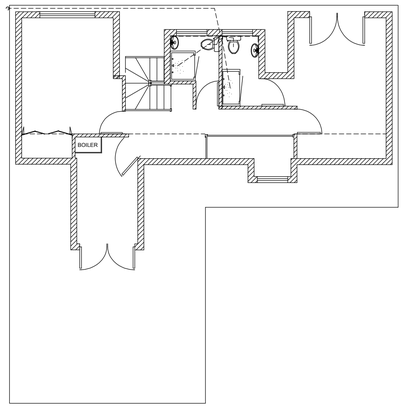
'JULIET' BALCONY
designed & installed to manufacturers specification.
1100mm above FFL.

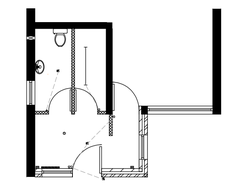


Open gallery area to ground floor hallway.
Balustrade to be between 900 & 1000mm in height, no opening within the balustrade to allow the passage of a 100mm sphere, or be easily climbable by children.

Waste plumbing to be installed in accordance with BS EN 12056.
100mm dia. soil & vent pipe connected to air admittance valve.
Basin wastes to be 32mm, 50mm to showers 100mm to wc's.
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.

Marley 100mm Stub Stack with air admittance valve and rodding access point.
Boxed in with air intake grill.
All pipework to be 100mm UPVC laid at a minimum 1:40 fall to external SVP pipe, to new Marley Inspection Chamber. (est 200mm invert)





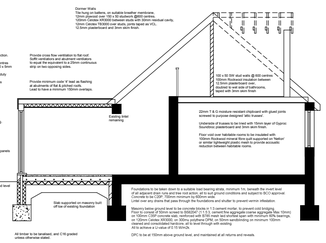
Existing boiler & flue to be replaced.
Installation and commissioning to be carried out by a person competent to do so, and in accordance with Building Regulations L1B.
Commisioning certificate to be issued on completion.

All new radiators to be fitted with thermostatic valves.

S
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.

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

Double Socket (2 off)
If Sing Light (3 off)
Ceiling Light (3 off)
Light switch (4 off)
Light pull switch (1 off)
Radiator (2 off)
Extractor Fan (1 off)
Mains Operated Smoke Detector (2 off)



ROOF AREA:

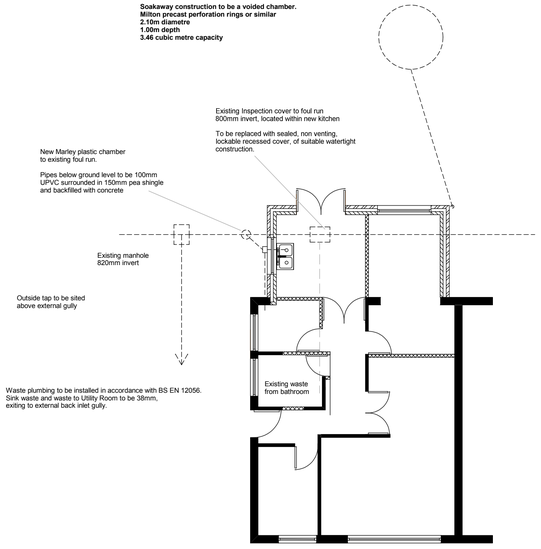
Flat Roof	**18m2**
Pitch Roof	**1.15 x 28m2** **32m2**
TOTAL	**50m2**

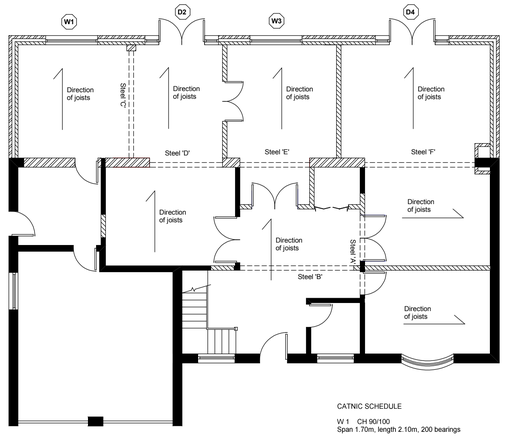
Required Soakaway in clay 3.11m3

112mm 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.

Pipe work and pea shingle to meet BS EN 1295-1
May be subject to percolation test

Soakaway construction to be a voided chamber.
Milton precast perforation rings or similar
2.10m diametre
1.00m depth
3.46 cubic metre capacity





CATNIC SCHEDULE

W 1 CH 90/100
Span 1.70m, length 2.10m, 200 bearings

D 2 CX 90/100
Span 2.40m, length 2.70m, 150 bearings

W 3 CH 90/100
Span 1.70m, length 2.10m, 200 bearings

D 4 CX 90/100
Span 2.40m, length 2.70m, 150 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 1/2 hour fire resistance.

STEEL SCHEDULE

Steel 'A'
178 x 102 x 19 UB
Span 2.60m, length 2.90m, 150 bearings
150 x 150 x 100h padstones

Steel 'B'
178 x 102 x 19 UB
Span 3.75m, length 3.15m, 200 bearings
200 x 150 x 100h padstones

Steel 'C'
152 x 89 x 16 UB
Span 3.50m, length 3.90m, 200 bearings
200 x 200 x 100h padstones

Steel 'D'
178 x 102 x 19 UB
Span 2.35m, length 2.65m, 150 bearings
150 x 150 x 100h padstones

Steel 'E'
178 x 102 x 19 UB
Span 2.30m, length 2.60m, 150 bearings
150 x 150 x 100h padstones

Steel 'F'
178 x 102 x 19 UB
Span 3.55m, length 3.95m, 150 bearings
150 x 150 x 100h padstones

Floor joists to be notched into web of steel, with noggins skew nailed between.
Beams sited within floor void to be packed out with rockwool insulation to give 1/2 hour fire resistance.

CLIENT	
SITE ADDRESS	
PROPOSAL	
DATE	
SCALES	**1:100**
JOB	
DRAWING NO	

Yateley Drawing Service Ltd
www.YateleyDrawingService.co.uk
Tel: 01252 660136