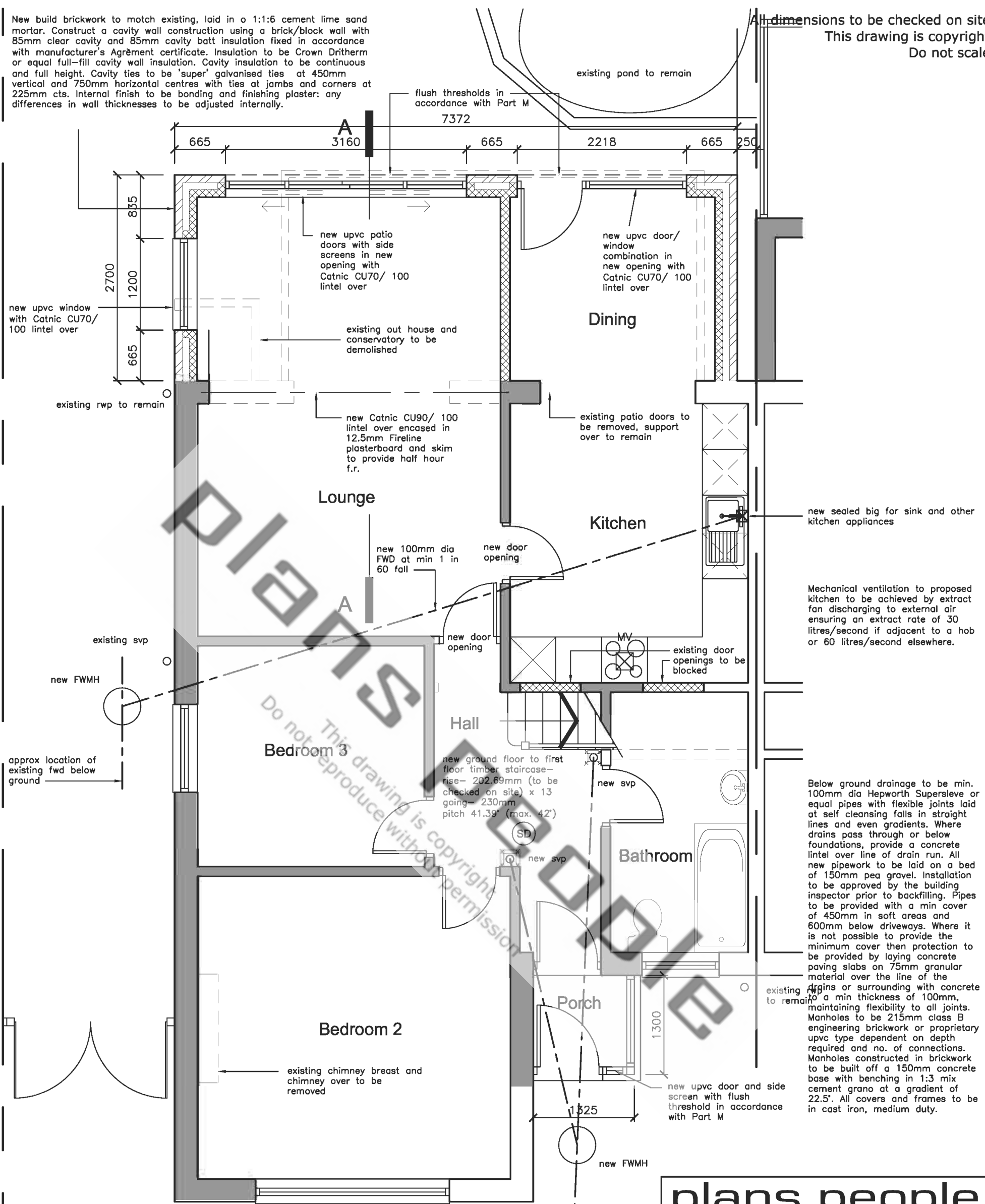


New build brickwork to match existing, laid in a 1:1:6 cement lime sand mortar. Construct a cavity wall construction using a brick/block wall with 85mm clear cavity and 85mm cavity batt insulation fixed in accordance with manufacturer's Agrément certificate. Insulation to be Crown Dritherm or equal full-fill cavity wall insulation. Cavity insulation to be continuous and full height. Cavity ties to be 'super' galvanised ties at 450mm vertical and 750mm horizontal centres with ties at jambs and corners at 225mm cts. Internal finish to be bonding and finishing plaster; any differences in wall thicknesses to be adjusted internally.

All dimensions to be checked on site
This drawing is copyright
Do not scale



Mechanical ventilation to proposed kitchen to be achieved by extract fan discharging to external air ensuring an extract rate of 30 litres/second if adjacent to a hob or 60 litres/second elsewhere.

Below ground drainage to be min. 100mm dia Hepworth Supersleve or equal pipes with flexible joints laid at self cleansing falls in straight lines and even gradients. Where drains pass through or below foundations, provide a concrete lintel over line of drain run. All new pipework to be laid on a bed of 150mm pea gravel. Installation to be approved by the building inspector prior to backfilling. Pipes to be provided with a min cover of 450mm in soft areas and 600mm below driveways. Where it is not possible to provide the minimum cover then protection to be provided by laying concrete paving slabs on 75mm granular material over the line of the drains or surrounding with concrete to a min thickness of 100mm, maintaining flexibility to all joints. Manholes to be 215mm class B engineering brickwork or proprietary upvc type dependent on depth required and no. of connections. Manholes constructed in brickwork to be built off a 150mm concrete base with benching in 1:3 mix cement grano at a gradient of 22.5'. All covers and frames to be in cast iron, medium duty.

Proposed Ground Floor Plan

(SD) denotes new mains operated interlinked smoke detectors fitted on each floor of the house—within the new space at second floor, the Landing at first floor and the Hall at ground floor

Existing central heating system to be renewed to serve extension to meet sedbuk rating of min 78% and with new balanced flue. New radiators to be controlled by individual thermostatic controls. Test and commission new installation.

Electrical installation to be carried out by an approved electrical sub-contractor fully in accordance with the current edition of the IEE Regulations and BS 7671.

plans people
DESIGN STUDIO
PO Box 13241 Studley Warwickshire B97 9DL
T 01527 45 25 93 F 01527 45 25 93
E plans.people@blueyonder.co.uk

client	Extension and Loft Conversion
title	Proposed Ground Floor Plan
Building Regulations Drawing	
scale: 1:50 @ A3	date: Jan 06
drawing no 2K420/06	amendment