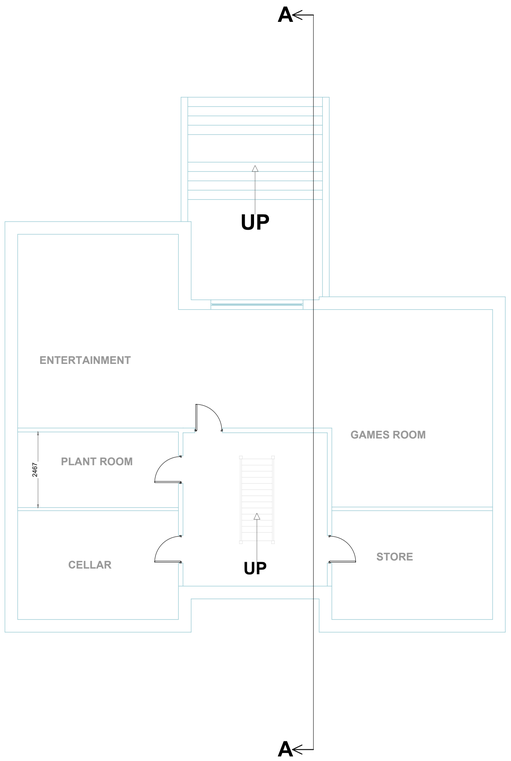
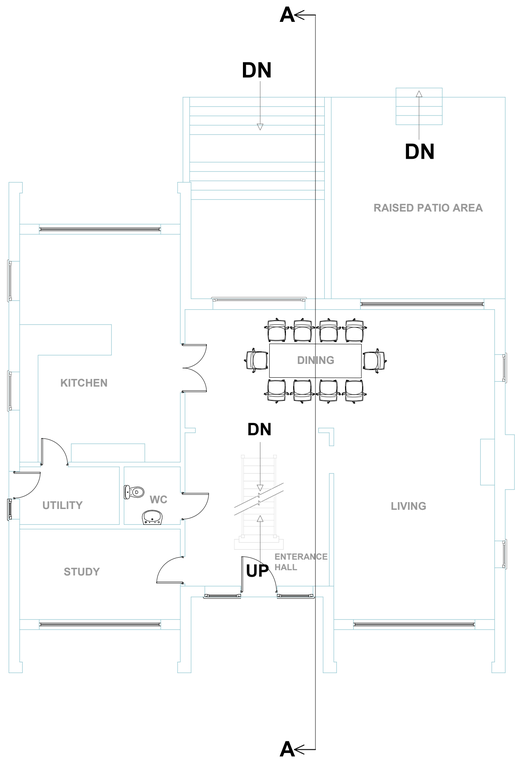
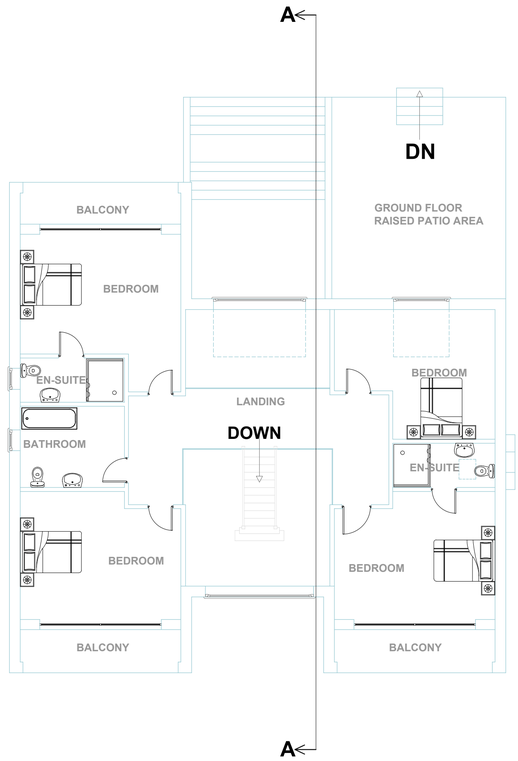


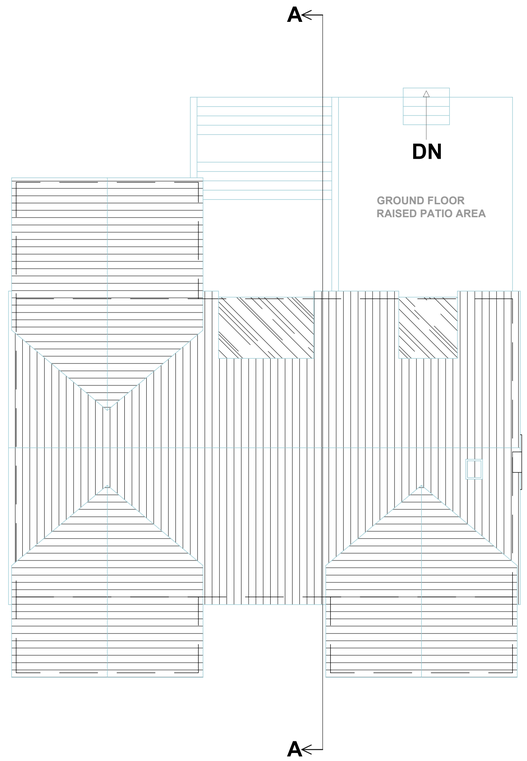
PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



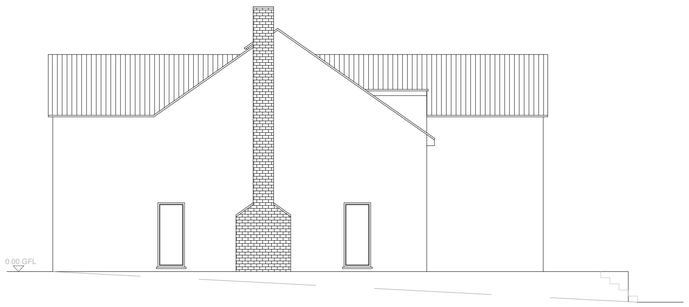
PROPOSED FIRST FLOOR PLAN



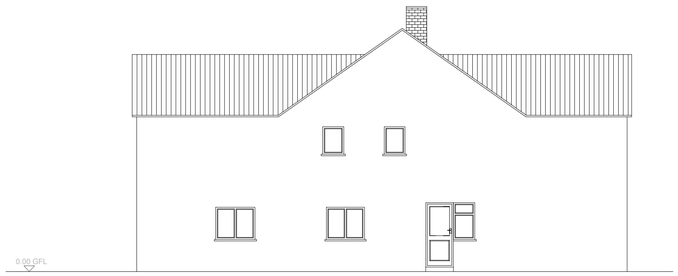
PROPOSED ROOF PLAN

PROPOSED FRONT ELEVATION

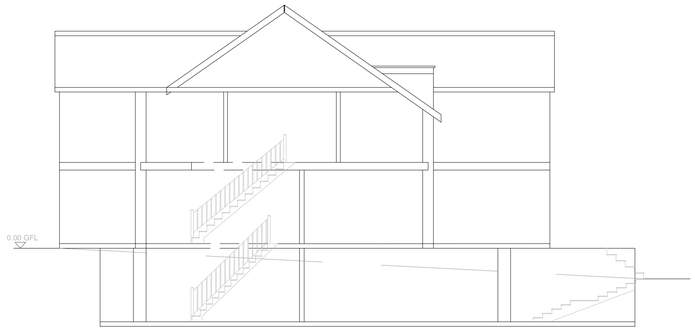
PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED SECTION

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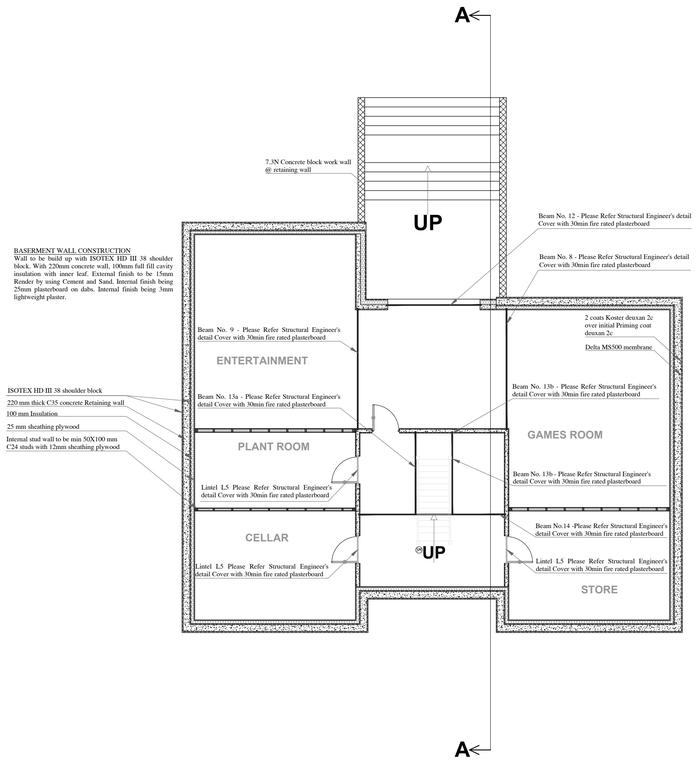
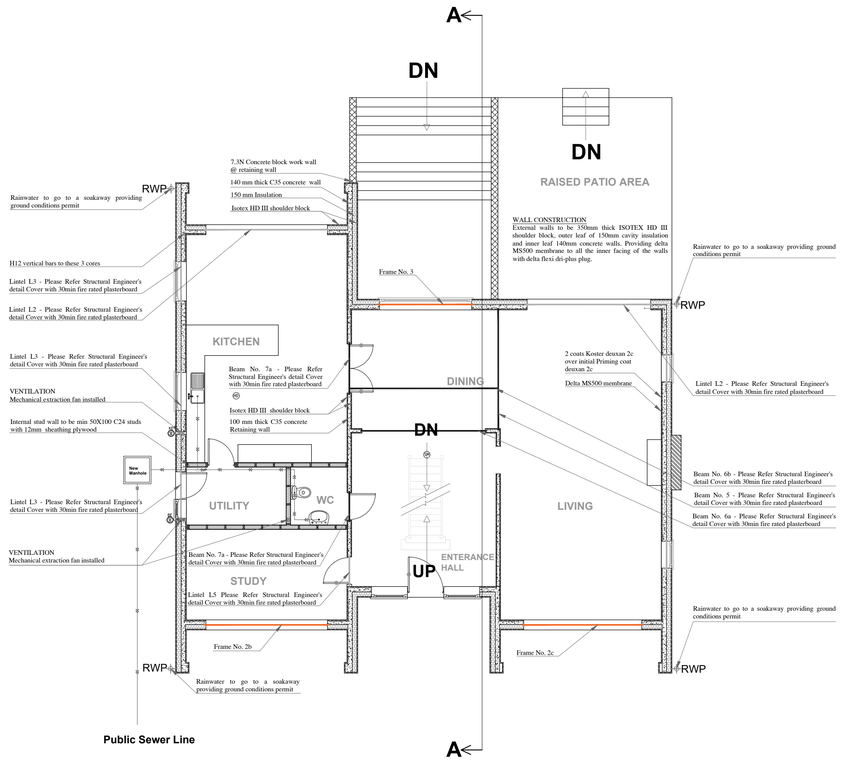
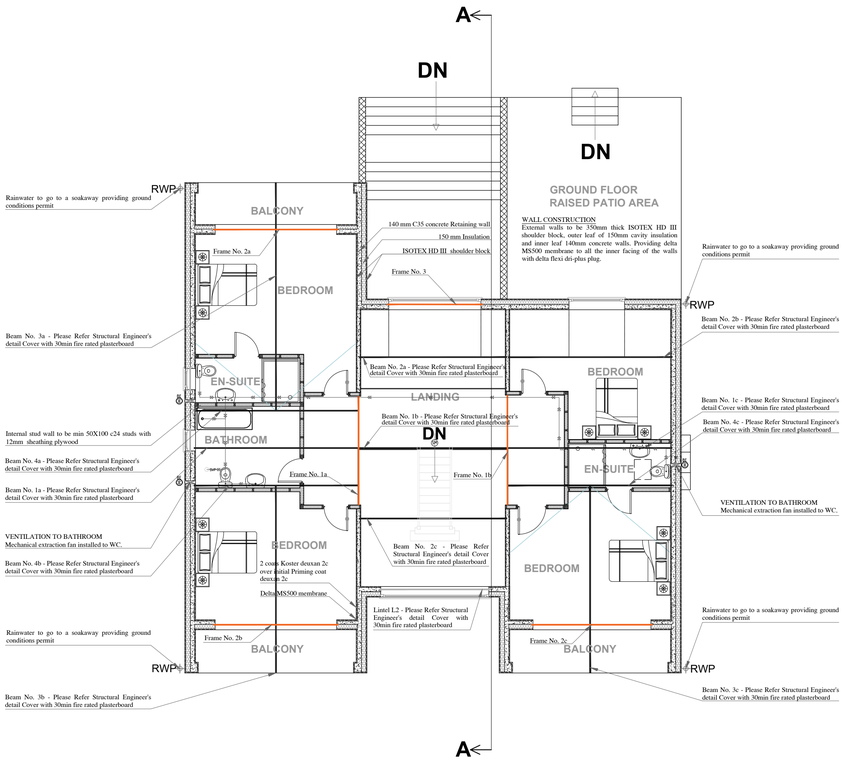


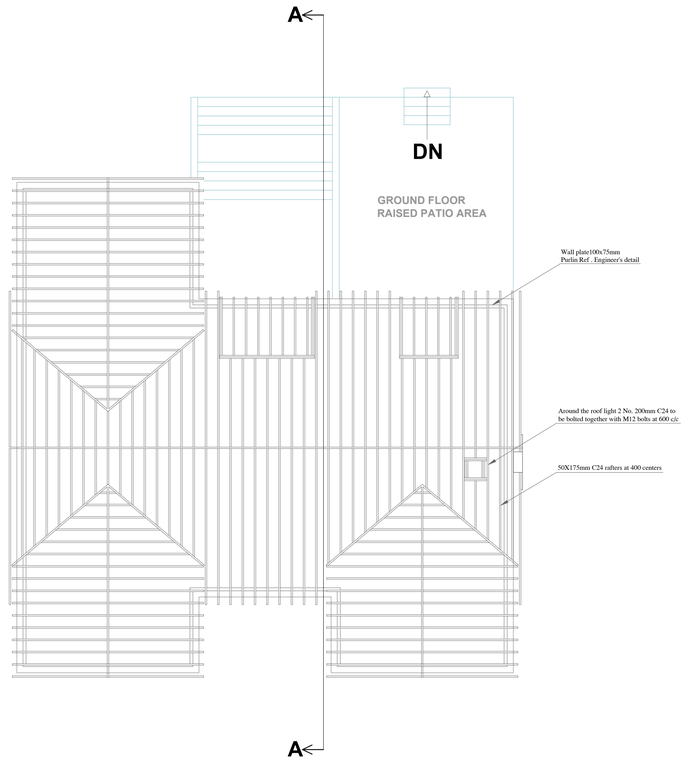
PROPOSED BASEMENT FLOOR PLAN



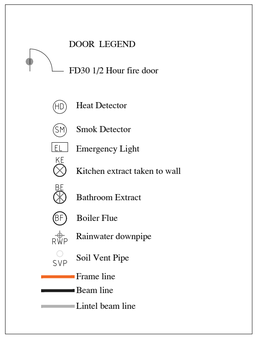
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF TIMBER STRUCTURAL PLAN



The contractor is to ensure that all materials comply with the reverent British Standards and have current Agreement Certificates. All products fitted strictly in accordance with manufacture instruction

WINDOWS:
All windows to be comply with integral background trickle ventilation equal to 8000mm2 per habitable room or 4000mm2 to kitchen and bathrooms.
All windows to be operable as indicated on drawings with opening to ground &first floor. All windows to be provided with "easy clear" hinging to allow cleaning of external panes from inside. Opening lights to achieve clear opening 5% of the floor area to habitable rooms. Glazing shall be by factory sealed vacuum double glazed units to provide max. U- value of 1.3W/m2K (when required, low emissive will be incorporated) All glazing below 800mm from finished floor level for windows (or adjacent to or within 300mm of doors), must be toughened glass. This will also apply to all doors and sidelights where glazing is 1500mm and below from finished floor level.
To limit air leakage around door and window frames, in continuous ribbon of mastic sealing is to apply to both the front and back frames.
Windows shall be installed to suppliers specific instructions.
Windows shall be provided locking fasteners to all opening lights, with two fasteners to windows of 1350 mm in height or more.

PLUMBING:
Provide 75mm deep seal traps to all fittings and connect to soil stacks encased to half hour fire resistance standard where shown in timber framing and 12.5 plasterboard and skim coat finish. Soil and vent pipes to be minimum 100mm diameter. Wastes to baths 38mm diameter, showers 50mm diameter, basins and sinks 38mm diameter. Clearing eyes to be provided at base of stacks and all changes of vertically and 300mm horizontally from head of adjacent windows.

SMOKE AND HEAT DETECTOR
Fire Brigade approved. Smoke detectors to be fitted at each level and wired to a separately fused circuit at distribution board to BS: 5446, Part 1 2004, to IEEE
Wiring Regulation and to Manufacture's recommendations. Heat detectors to be fitted kitchens inter linked to smoke detection system. Occupiers to receive manufacturers instructions concerning operation and maintenance.

FIRE DETECTION SYSTEM
Fire Brigade approved. Smoke Detectors to be fitted at each level and wire to a separately fused circuit at distribution board to BS: 5446, Part 1 1990, to IEEE Wiring Regulation and to Manufacture's recommendations. Heat detectors to be fitted in Kitchens and interlinked to smoke detector system as indicated on the drawings. Occupiers to receive Manufacturers instructions concerning operation and maintenance.
Senor to be sited a minimum 300mm from any wall and light fittings.

DELTA MEMBRANE
Delta MS 500 is a cavity drain membrane that is used for waterproofing on walls, floors and vaulted ceilings, above and below ground, in new construction or in existing buildings over a contaminated or damp background.
Delta MS20 has a maximum load capacity of 150 KN/Sq. m This means that it can support the weight of dry lining, most block work walls as well as plant equipment.Damp proof membranes are made from plastic, which means that they can protect against moisture. The surface of the damp membrane is formed into a stud formation, which creates an air gap allowing the water to evaporate while leaving the wall unobstructed. The best waterproof protection when making a join a double-welted fold should be formed between the joining sheets. This should be formed by an overlap of 300mm from both sheets. Alternatively, the 150mm overlap can be sealed with 100mm wide jointing tape.

RAIN WATER GOODS
100mm half round gutters to fascia at min 600mm centres on brackets with all joint brackets, running outlets and stop ends as appropriate. Fascia board and dormer cheeks within 1000mm boundary to be non-combustible materials.
65mm round down pipes fixed to wall at 1500mm Max' centres with screws plugged into brickwork not mortar. .Ensure 6mm expansion gap at joints in down pipe. Include offset bends, pipe connectors and branches as necessary. Base of rainwater pipes connected direct into trapped vertical inlet gully. (Access gully).

ELECTRICAL SAFETY:
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the 16th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self -certificate scheme authorized by the Secretary of State (BRE,BSE,ELECSA, NAPIT or NICEIE).
The competent person is to send to local authority a self- certification certificate within 30 days of completion of the electrical works. The client must receive both a copy of the self - certification certificate and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.

According to Part G Legislation April 2010, comply with BS EN 1111 and BS EN1287 the hot water supply temperature to a bath, shower and sink should be limited to maximum of 35° to 48°C by use of an in-line blending value or other appropriate temperature control device, with a maximum temperature stop and a suitable arrangement of pipe work

LIGHT FITTING
In the affected by the building work provide low energy light fittings(fixed lights or lighting units) that number not less than three per four of all the light fittings in the main dwelling spaces of those areas (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes)
Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens.
Light fitting whose supplied power is less than five circuit-watts are excluded from the overall count of the total number of light fittings
Fix minimum of 75% energy efficient light fitting

STRUCTURAL STEEL WORK
Structural steelwork is to be installed as shown on the drawing and in strict accordance with the Structural Engineers detail. Provide bearing plate where bearing on walls and treat all steelwork with an approved anti- corrosive paint prior to installation.

BEAM AND BLOCK FLOORING
Beam and block floors incorporate clay or concrete blocks, either solid or hollow (sometimes referred to as pots), supported on a series of parallel, typically pre-cast, pre-stressed concrete beams or ribs.
There are several ways to achieve this. One involves inverted T-beams that incorporate continuous ledges on their lower sections that give the blocks full support. Beams are typically 130-250mm-deep and can be made to span up to 6m. The beam profile will depend on the span, the shape of the block and the loading requirements
The beams in place and supported at either end, laying the infill blocks is a quick process: assuming the blocks are to hand, a worker can drop one into place every five to ten seconds. A typical current block specification is to have dimensions of 455 x 215 x 100mm thickness.The advantage of beam and block is that no shuttering (support) is required on the underside of the floor as the beams are supported at each end, either on internal load bearing walls or on perimeter walls. Once the filler blocks are installed, a continuous working surface is created upon which further work can take place safely. Often, a sand and cement grout is brushed over the top surface to fill any gaps and prevent insects and vermin from entering, as well as to assist with air tightness.

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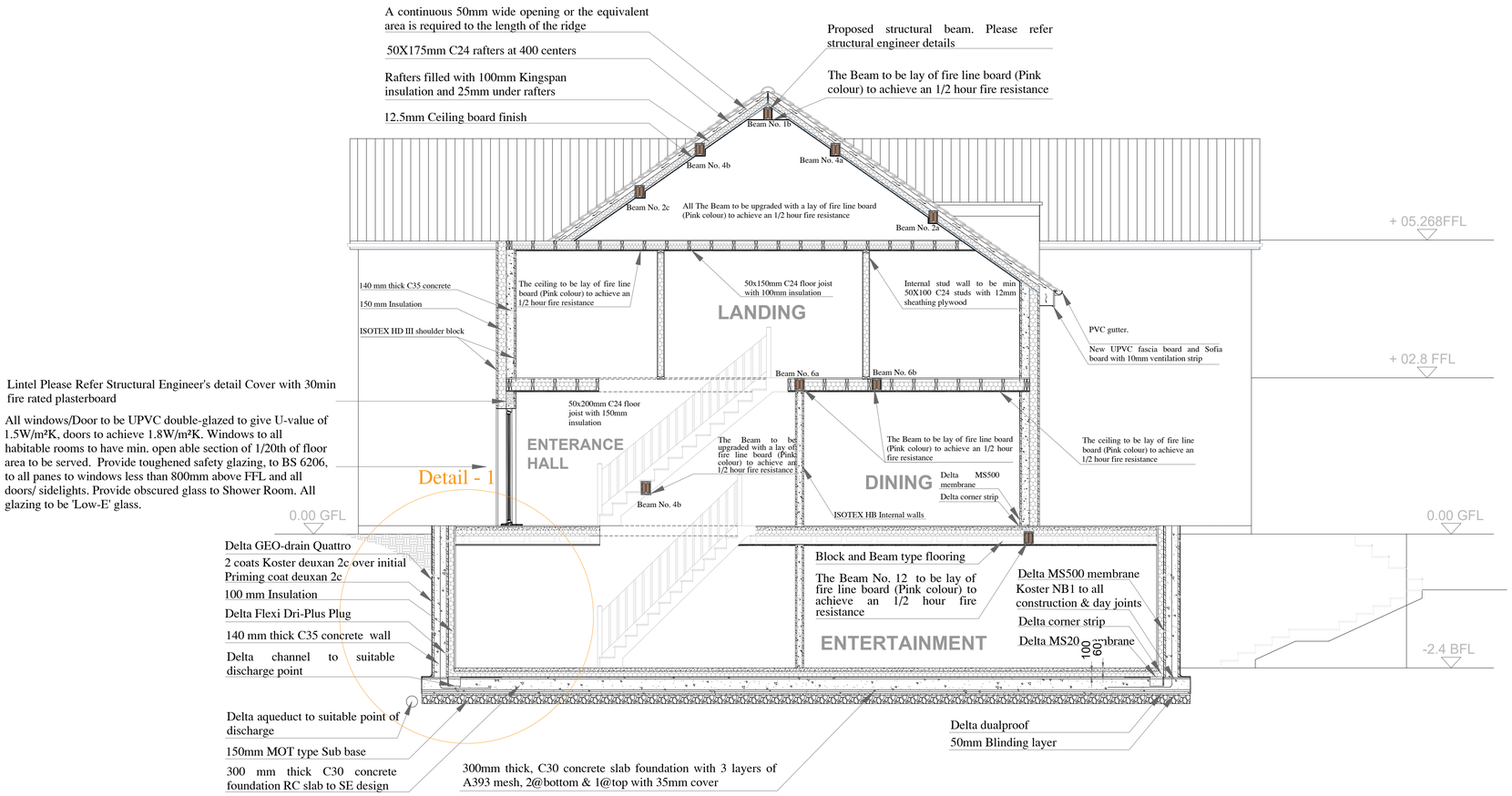
PROPOSED SECTION A-A



PITCHED ROOF

Roof Construction - 50x175mm Grade C24 rafters at max 400mm canters. Insulation to be 100mm between rafters and 35mm insulated plasterboard under rafter. Finish with 12.5mm wide of finishing plaster to the underside of all ceilings.

Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening and ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufactures details.

WALL CONSTRUCTION

Basement Wall to be build up with ISOTEX HD III shoulder block. With 220mm concrete wall, 100mm full fill cavity insulation with inner leaf. External finish to be 15mm Render by using Cement and Sand. Internal finish being 25mm plasterboard on dabs. Internal finish being 3mm lightweight plaster. External walls to be 350mm thick ISOTEX HD III shoulder block, outer leaf of 150mm cavity insulation and inner leaf 140mm concrete walls. Providing delta MS500 to all the inner facing of the walls with delta flexi dri-plus plug.

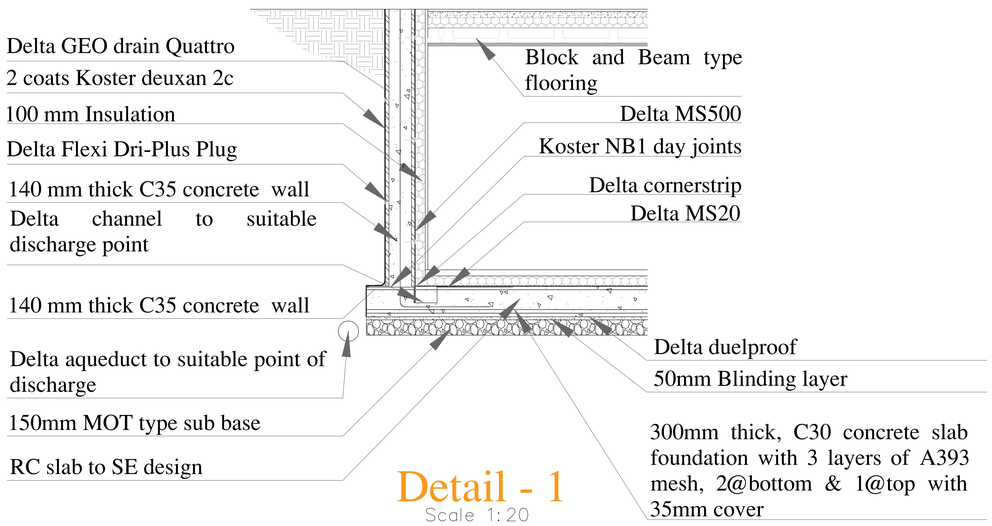
BEAM AND BLOCK FLOORING

Beam and block floors incorporate clay or concrete blocks, either solid or hollow (sometimes referred to as pots), supported on a series of parallel, typically pre-cast, pre-stressed concrete beams or ribs. Beams are typically 130-250mm-deep and can be made to span up to 6m.A typical current block specification is to have dimensions of 455 x 100mm thickness.above the block and beam flooring there will be a 100 mm insulations and 60 mm screening, 12.5 mm finishing board are to be provided

FOUNDATION

Foundation to use Delta Membrane, there will be a sub base of 150mm, and the concrete laying of 300mm slab which have 3 no of A393 mesh @ both top and bottom of the slap. the delta MS20 membrane provide above the concrete slab with Koster deuxan 2C initial priming coat. above it 100 mm insulation and 60mm screening to be fixed.

Retaining wall, flooring and Foundation



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