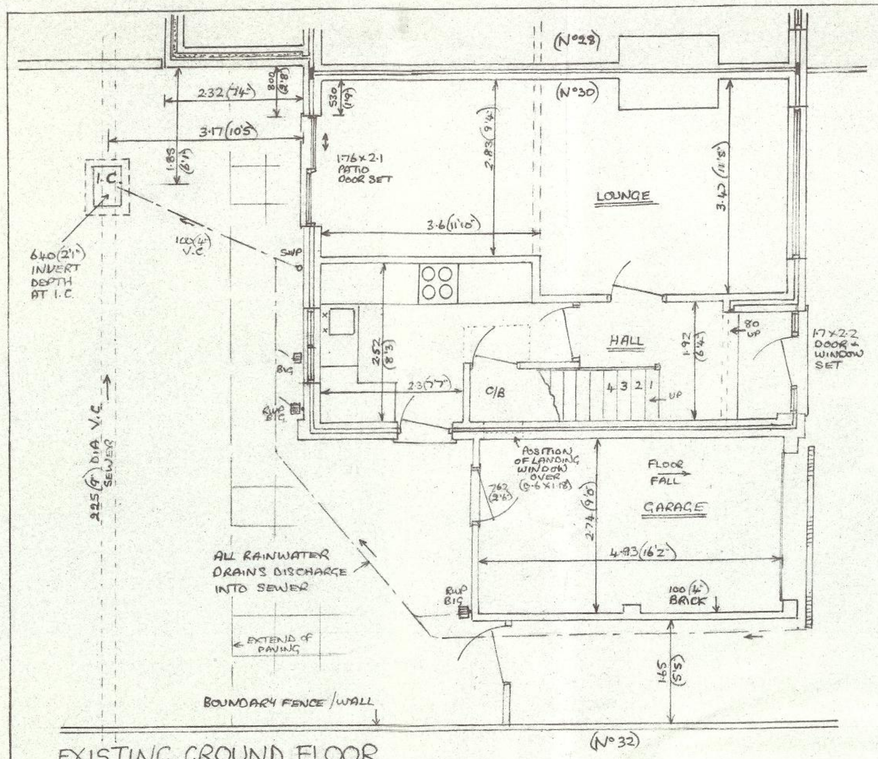
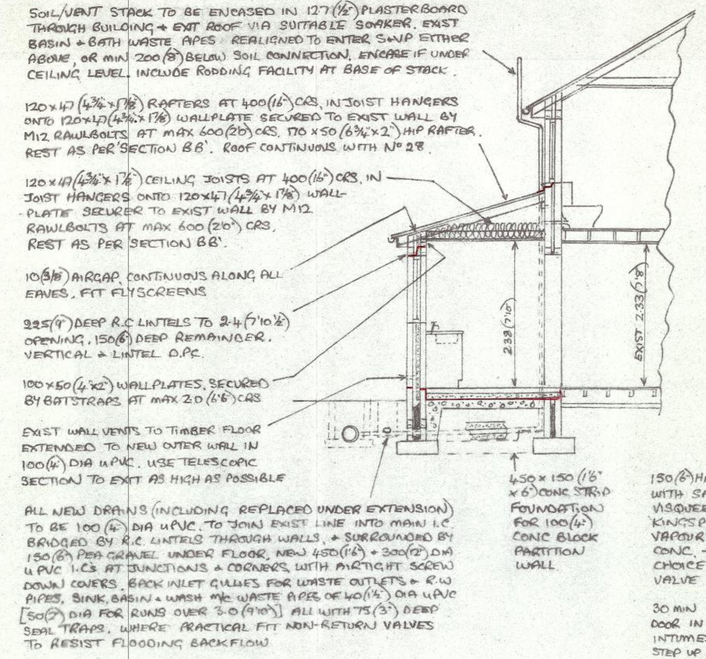
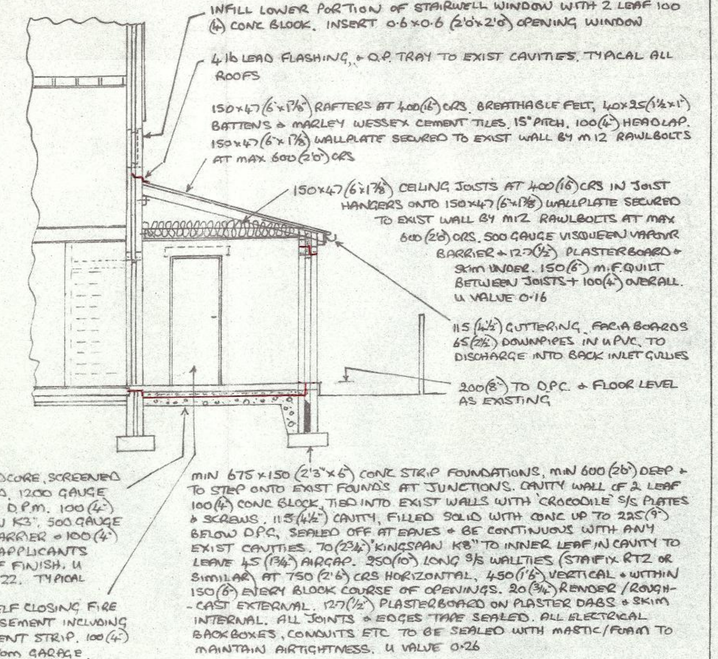


EXISTING GROUND FLOOR

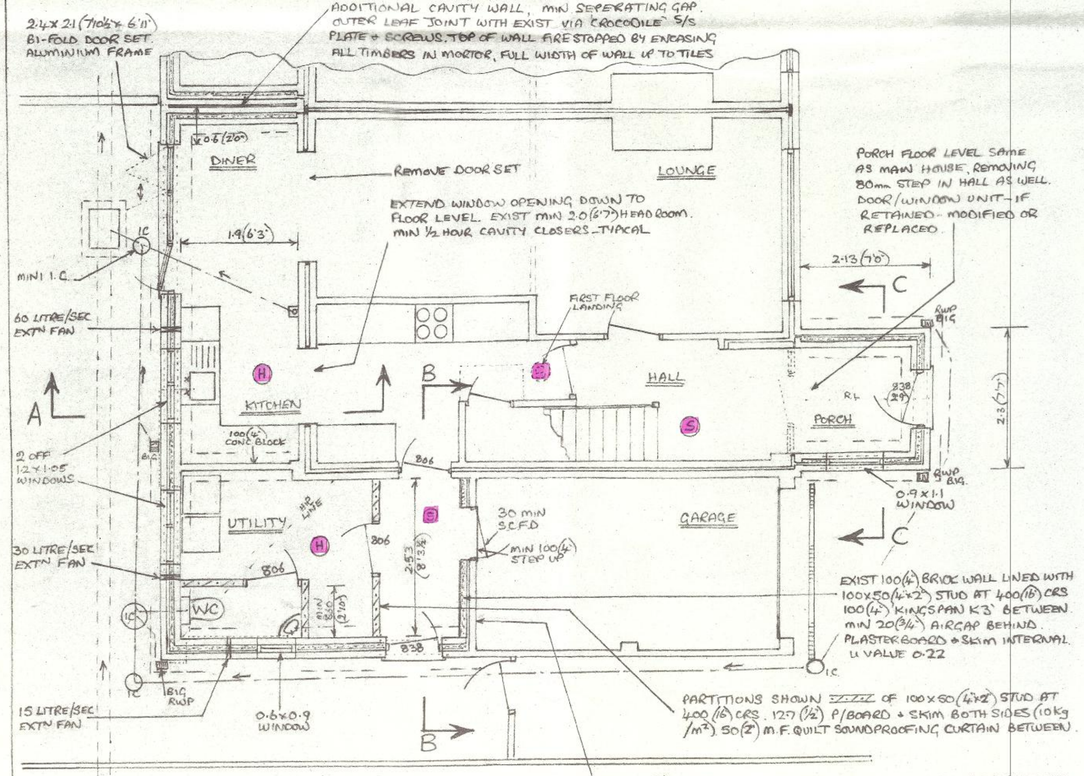


SECTION A.A.

SCALE 1:50



SECTION B.B



PROPOSED GROUND FLOOR

1) ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE
2) DOORS & WINDOWS TO BE DRAUGHT SEALED. FRAMES SEALED INTO WALLS WITH MASTIC, & BE OF 'SECURE DESIGN' TO B.S. PAS 24: 2012 OR EQUIVILANT.
3) CAVITIES AROUND OPENINGS, INCLUDING LINTELS, TO BE INSULATED TO PREVENT CLOSED BRIDGING, & CLOSED WITH ½ HOUR FIRE RESISTANT MATERIAL.
4) ALL ELECTRICAL SWITCHES & SOCKETS TO BE LOCATED BETWEEN 450 & 1200 (1'6" & 3'11") ABOVE FLOOR, & WIRED 'TOP DOWN'.
5) ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH BS 7671 (IEE WIRING REGS - LATEST EDITION) & WORK UNDERTAKEN BY AN INSTALLER REGISTERED UNDER SUITABLE 'ELECTRICAL SELF CERTIFICATION SCHEME', OR QUALIFIED PERSON SUPPLYING A CERTIFICATE OF COMPLIANCE TO 'BUILDING CONTROL' UPON COMPLETION.
6) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING 'EFFICIENT LAMPS', MIN 40 LUMENS PER CIRCUIT WATT. EXTERNAL LIGHTS TO BE EITHER 'EFFICIENT' AS ABOVE, OR ON A TIMER & AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
7) GLASS PANELS IN DOORS, & ADJACENT TO, TO BE TOUGHENED / LAMINATED TO BS 6206 (1981)
8) ALL DRAINAGE TO BE TO THE SATISFACTION OF LOCAL AUTHORITY & UNITED UTILITIES. EXISTING PUBLIC MAINS SEWERS SERVE.
9) LOUNGE/DINER TO RETAIN OPENING WINDOWS/DOORS EQUAL TO AT LEAST 1/20 FLOOR AREA, & 8000 mm² (13 in²) TRICKLE VENTILATION.
   - KITCHEN, ANY SIZE OPENING, 4000 mm² (6½ in²) TRICKLE VENTILATION & 60 LITRE/SEC CAPACITY EXTRACTION FAN (30 LITRE/SEC IF COOKER HOOD)
   - UTILITY ROOM, ANY SIZE OPENING, 4000 mm² (6½ in²) TRICKLE VENTILATION & 30 LITRE/SEC EXTRACTION FAN.
   - W.C, ANY SIZE OPENING, 4000 mm² (6½ in²) TRICKLE VENTILATION & 15 LITRE/SEC EXTRACTION FAN.
10) REINFORCING TO CONCRETE LINTELS TO BE MIN 2 OFF M.S. BARS IN LOWER PORTION.
11) SPACE HEATING TO BE PROVIDED BY EXISTING MAINS GAS 'COMBI' BOILER, & EXISTING RADIATOR SYSTEM EXTENDED - ZONE/THERMOSTATICALLY CONTROLLED. HOT WATER PROVIDED BY SAME 'COMBI'.
12) CONSERVATION OF ENERGY DETAILS - EXTENSIONS
    u VALUE OF GROUND FLOOR . . . 0.22. u VALUE OF WALLS . . . 0.26 & 0.22. u VALUE OF CEILINGS . . . 0.16.
    INTERNAL FLOOR AREA OF EXTENSIONS (HABITABLE) . . . . . 25.275 m². ∴ 25% = 6.318 m² } 17.001 m² (MAX NEW OPENINGS AT BASIC u VALUES)
    AREA OF OPENINGS LOST DUE TO EXTENSIONS . . . . . = 10.683 m²
    AREA OF BI-FOLD DOORS, ALUMINIUM FRAME, 20 mm GAP DOUBLE GLAZED . . . . . u VALUE 1.6 = 5.04 m²
    AREA OF WINDOWS, u.PVC, 20 mm GAP DOUBLE GLAZED, EG 'SYSTEM 3' 1.1 NEUTRAL LOW 'E', ARGALL, . . . u VALUE 1.4 = 4.05 m² } 14.814 m² (OK)
    AREA OF DOORS, u.PVC, HALF DOUBLE GLAZED AS ABOVE, ... u VALUE 1.8 = 3.99 m²
    AREA OF FIREDOOR, TIMBER . . . . . u VALUE 3.0 = 1.734 m²
13) PROPOSED INCLUDE WORKS ADJOINING Nº 28. 'THE PARTY WALL ACT 1996' APPLIES.
14) A MAINS OPERATED FIRE DETECTION/ALARM SYSTEM TO BE INSTALLED TO BS 5839-6, 2004, GRADE D, CATEGORY LD3. WITH SMOKE ALARMS TO B.S. EN 14604, SHOWN (S) & HEAT ALARMS TO B.S. 5446-2, SHOWN (H), LOCATED ON CEILINGS MIN 300 (12") FROM WALLS & LIGHT FITTINGS, & WITH SENSORS BETWEEN 25 & 600 (1" & 2'0") BELOW CEILINGS. ALL INTERCONNECTED SO ALL SOUND WITH DETECTION BY ANY ONE UNIT. MAINS SUPPLY TO BE A SINGLE INDEPENDANT CIRCUIT, & DETECTORS TO HAVE A STANDBY POWER SUPPLY - EG BATTERY.