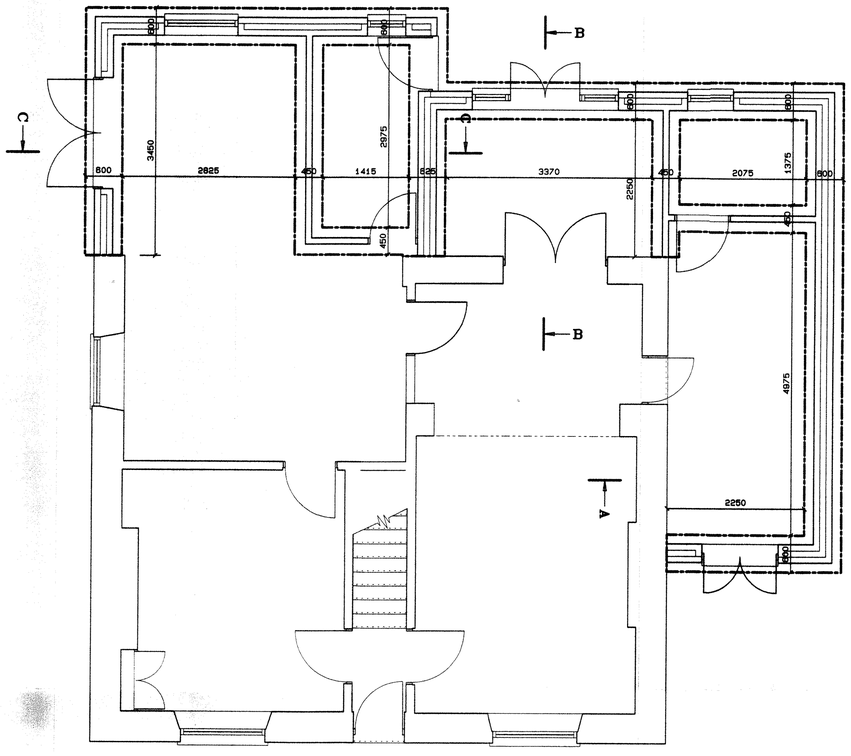
Foundation Plan as Proposed (1:50)



Notes:

Strip footings to be grade C35 concrete, carried down to minimum 900mm below finished ground level, or as agreed on site with Local Authority Building Control Officer.

If not already fitted:
(S) Smoke detector complying with the requirements of BS. 5446 Part 1, and provided with a maintained electrical supply, to be fitted in positions shown at each floor level. Smoke connectors to be fully inter-connected.

(H) Heat detector, specification as for smoke detector above.

All structural timber to be vacuum impregnated with proprietary preservative treatment. All joist ends in contact with solid masonry to be preservative dipped, and wrapped in DPC material.

Lintels to external walls to be Catnic or similar approved fully insulated type.

All electrical works to be carried out by a 'competent person', as defined by the requirements of Part P of the Building Regulations.

All underground drainage to be in 100mm diameter proprietary uPVC pipes and fittings, flexibly jointed, on granular bed and surround. Minimum falls to be 1:80 throughout.

All pipe runs below slabs, or under hard-standings to be encased in minimum 150mm grade C15 lean mix concrete.

All surface water gullies to be trapped.

SACs to be by Messrs Hunter Plastics Ltd, or similar approved, MDPE type, fitted with medium duty cover and frame
Drainage runs passing below new construction to be bridged through foundations with reinforced concrete lintels, and encased in minimum 150mm lean mix concrete

SVP to be 100mm diameter uPVC, terminated 600mm above finished roof level, and fitted with durable wire cage.

WHB to connect to foul drainage via 32mm uPVC waste and anti-vac trap.

Sinks to connect to foul drainage via 38mm uPVC waste and anti-vac trap.

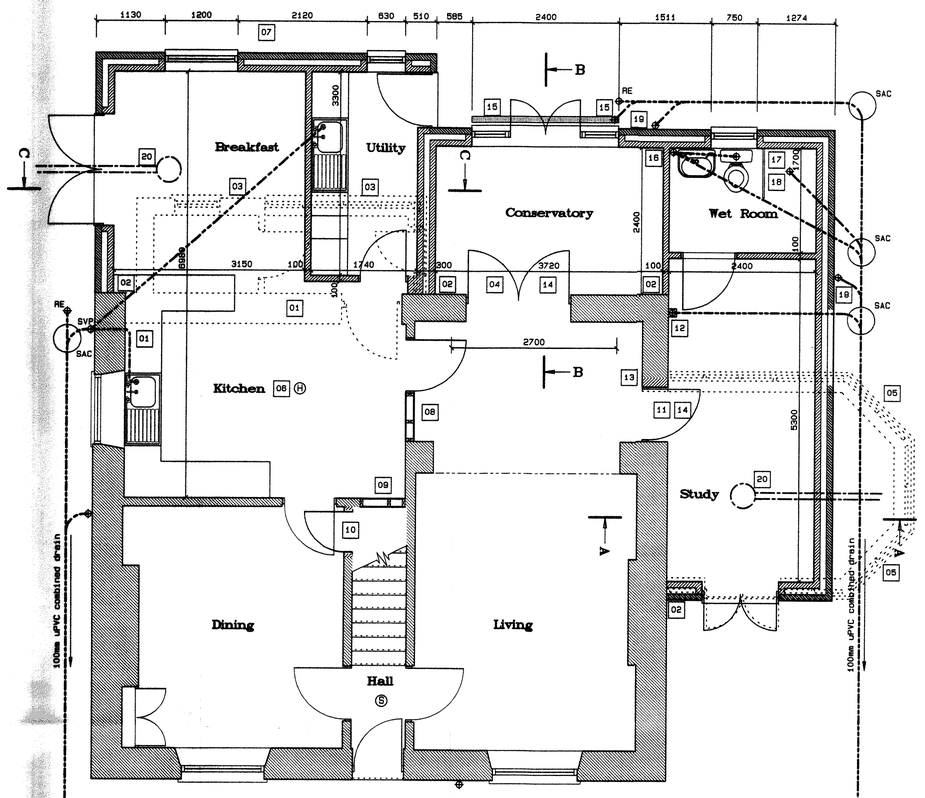
Shower to connect to foul drainage via 38mm uPVC waste and anti vac trap.

If more than one fitting discharging to same waste, use 50mm diameter

WC to connect to foul drainage via 100mm uPVC west and Multikwik pan connector.

Client to confirm plumbing requirements to any appliances in Utility room and Kitchen

Ground Floor Plan as Proposed (1:50)



Notes:

01. Carefully demolish existing wall (dotted lines), retaining on site any re-useable stone (ground and first floor).

02. New construction to be securely fixed to existing masonry with full-height 'crocodile' ties.

03. Existing outhouse/ porch (dotted lines) to be demolished, and any re-useable stone to be retained on site.

04. Existing french windows to be retained. New finished floor level to Conservatory to be same as that of existing living room.

05. Dotted lined indicate existing conservatory to be demolished.

06. Client to confirm Kitchen layout.

07. This dimension to be determined such that new roof is co-planar with existing.

08. Remove existing sliding doorset complete. Infill with softwood studs, faced both sides with 12.5mm plasterboard and stud partition, with fully glazed doorset to detail.

09. Existing opening to be infilled with plasterboard/ stud partition.

10. Allow for forming new opening below stairs and fitting 700mm wide doorset.

11. Remove existing doorset complete. Enlarge opening to allow for wheelchair access (minimum 900mm clear width). Fit new doorset. Allow for 4 No. Contractor designed 'Stressline' lintels.

12. Existing SVP to be boxed-in.

13. Investigate and treat damp patch adjacent to existing door from Living Room to existing conservatory.

14. Contractor to set ground floor slab levels to permit level access between Study/ Living Room/ New Conservatory and external Patio

15. 'Aco' linear drain, set to allow level access from external patio to Conservatory

16. Stub stack with air admittance valve, boxed-in and tiled around.

17. Proprietary wet room floor former, installed strictly in accordance with manufacturer's recommended working details.

18. Shower screen to be supplied by Employer and fitted by Contractor

19. New RWP discharging into trapped back inlet gulley.

20. Proprietary HDPE radon sump, installed strictly in accordance with manufacturer's recommended working details, connected to 100mm diameter uPVC vent pipe, terminated above ground level for future fan installation, if required.

If not already fitted: allow for mechanical extract ventilation system with minimum air change rate of 60 l/s to Kitchen (may be achieved by cooker extract hood).

To Wet Room, fit mechanical extract ventilation system with minimum air change rate of 15 l/s, wired through lighting circuit with delay timer.

Contractor to determine line of existing drainage prior to start of works, and allow for connection at house frontage if required, including for provision of SACs at junctions as noted in Schedule of Works.

All drawings to be read in conjunction with Schedule of Works set out in tender invitation.

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File: c:\drawings\corb\corb3.drw

Rev	Date	Initials	Description
B	07 Feb 2013	A D L	Windows moved, amended and deleted Structural steelwork removed.
A	28 Nov 2012	A D L	Amendments to Client's requirements

PDA GROUP
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Client

Drs G & S Jowett

Job Title

Proposed Alterations to
25, Corbar Road, Buxton,
Derbyshire

Drawing Title

Foundation and Ground Floor
Plans as Proposed

Scale

1 : 50

Job No	Drawing No	Rev.
1206	03	B