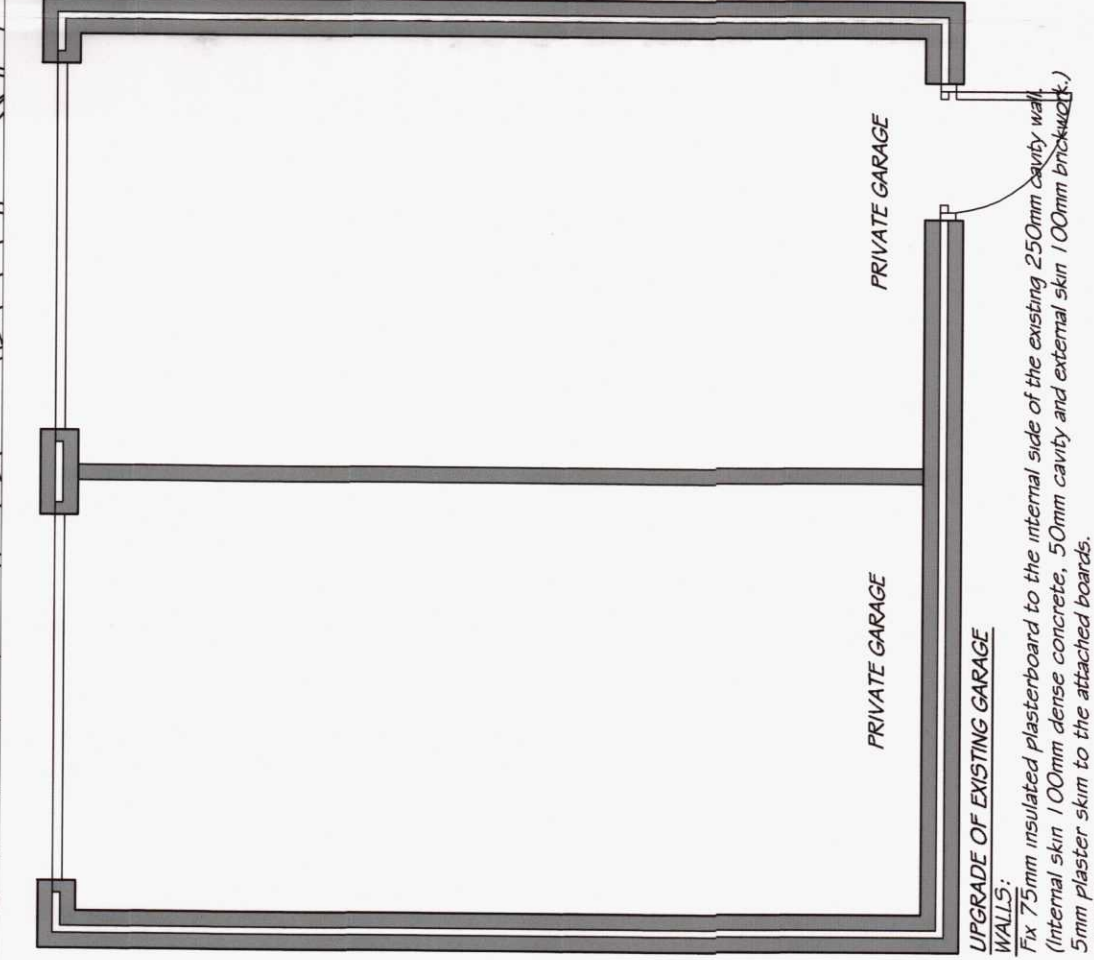
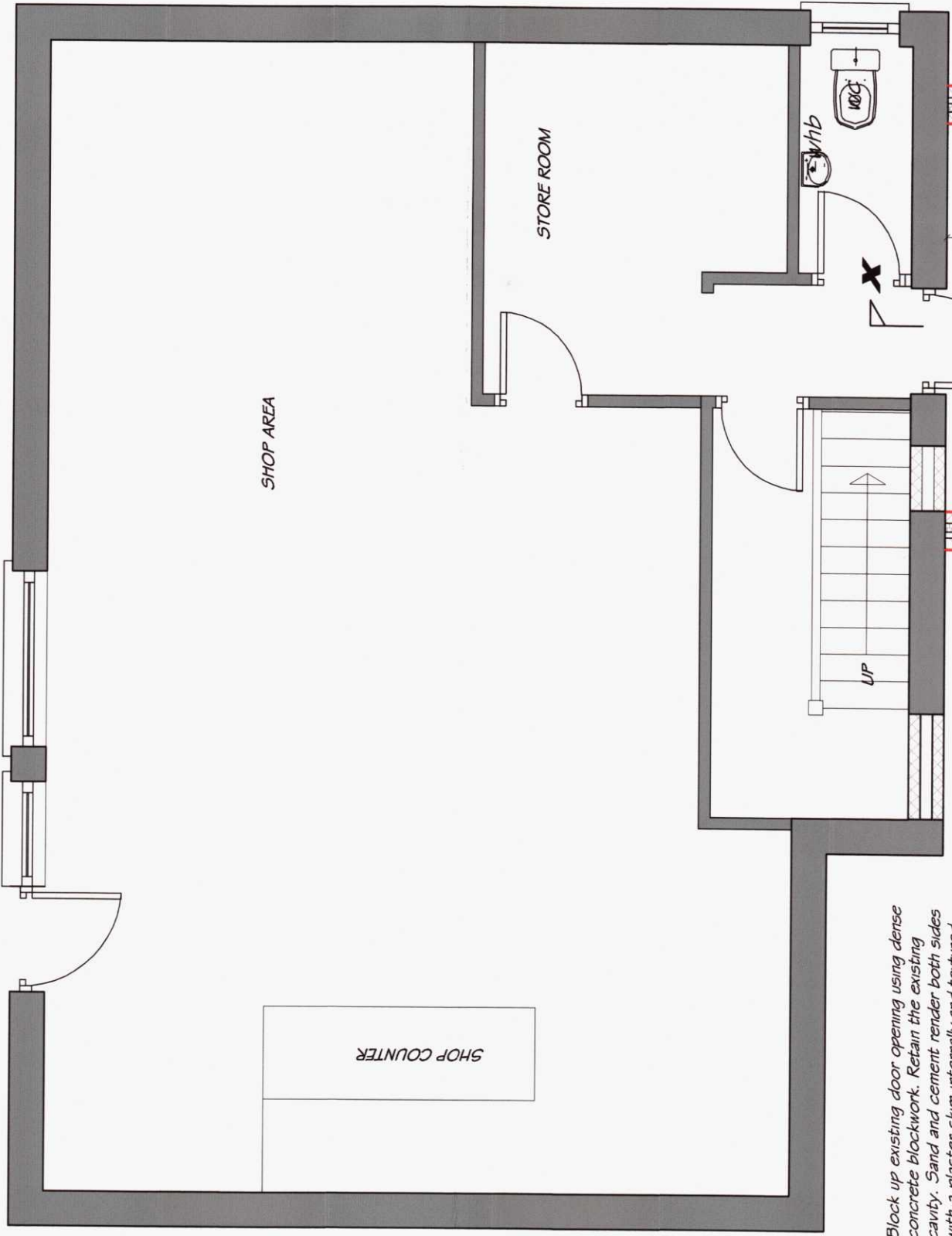




EXISTING GROUND FLOOR PLAN 1:50



Block up existing door opening using dense concrete blockwork. Retain the existing cavity. Sand and cement render both sides internally and externally and finished finish externally.

Note:
All electrical work must be carried out by a person who is competent to do so and must comply with Part P of the current Building Regulations. A certificate signed by a competent person will be required.

NOTE
The exact position & depth of both the foul and surface water sewers must be located prior to commencement.

Proposed cavity to be continuous with the existing cavity wall above the existing must comply with Part C of current Building Regulations.

Assumed line of existing Foul Water Sewer

Assumed line of existing Surface Water Sewer

Roadable tbg

INTERNAL PARTITION
50x100mm C16 timber stud plasterboard and 5mm plaster skim both sides. Studs at 400mm c/c. Provide insulation between studs.

NEW INSPECTION CHAMBER
Required by Regulation 150

PROPOSED GROUND FLOOR PLAN 1:50

ABOVE GROUND DRAINAGE FOR TAKEAWAY
The minimum trap sizes and seal depths for appliances are as per the following table:-

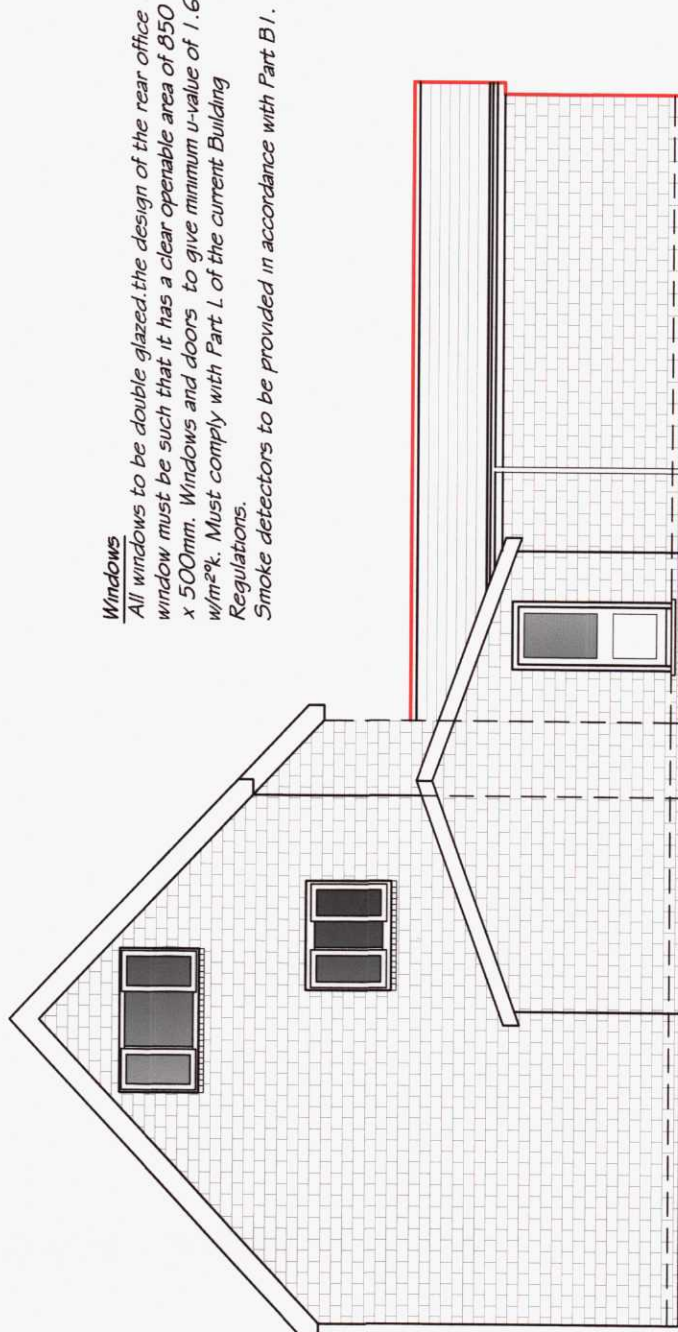
Appliance	Diameter of trap	Depth of seal
WC	100mm	75mm
Wash-hand	50mm	50mm

Where the length of branch exceeds 1.7m for a wash-hand basin, install same 'wet-vent' valve or increase the pipe diameter. If the larger branch pipe sizes are used for the sink or wash-hand basin, then the diameter of the trap need not be increased, but the tail of the trap should be 50mm long before increasing the diameter.

The soil and vent pipe is to be 100mm diameter PVC-U or similar, fitted with a 200mm internal diameter root rest bend which the soil and vent is to have a cage or perforated cover fitted.

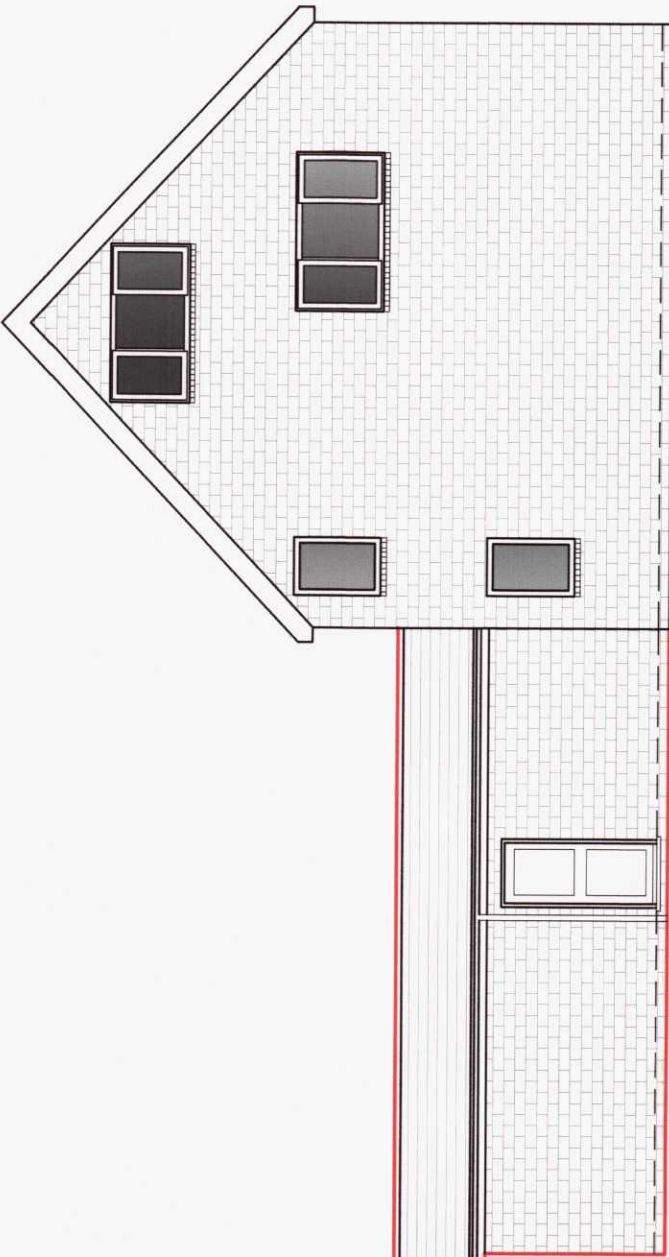
Rainwater down-pipes and gutters are to be PVC-U firmly supported without restricting thermal movement. Use 75mm dia down-pipes and 100mm half round gutters.

EXISTING SIDE ELEVATION 1:100

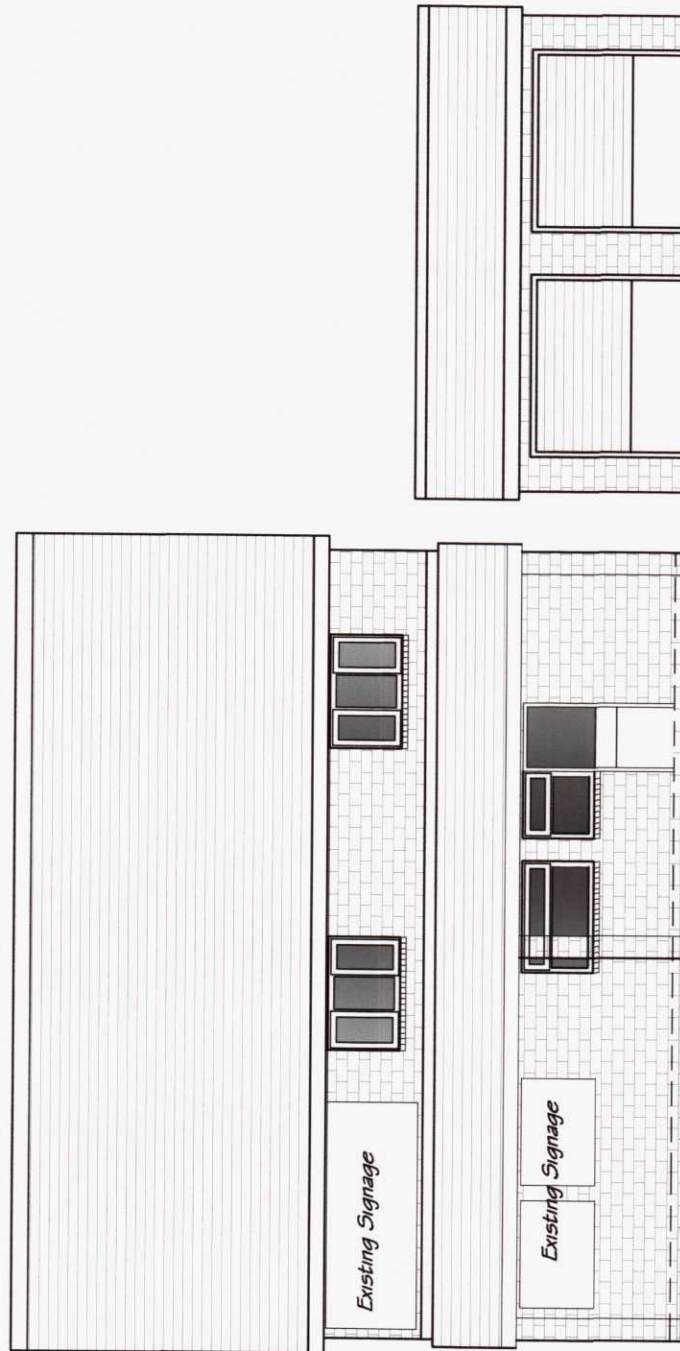


Windows
All windows to be double glazed the design of the new office windows to be in accordance with Part L1 of the current Building Regulations. Windows and doors to give minimum U-value of 1.6 W/m²K. Must comply with Part L1 of the current Building Regulations. Smoke detectors to be provided in accordance with Part B1.

PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



EXISTING FRONT ELEVATION 1:100

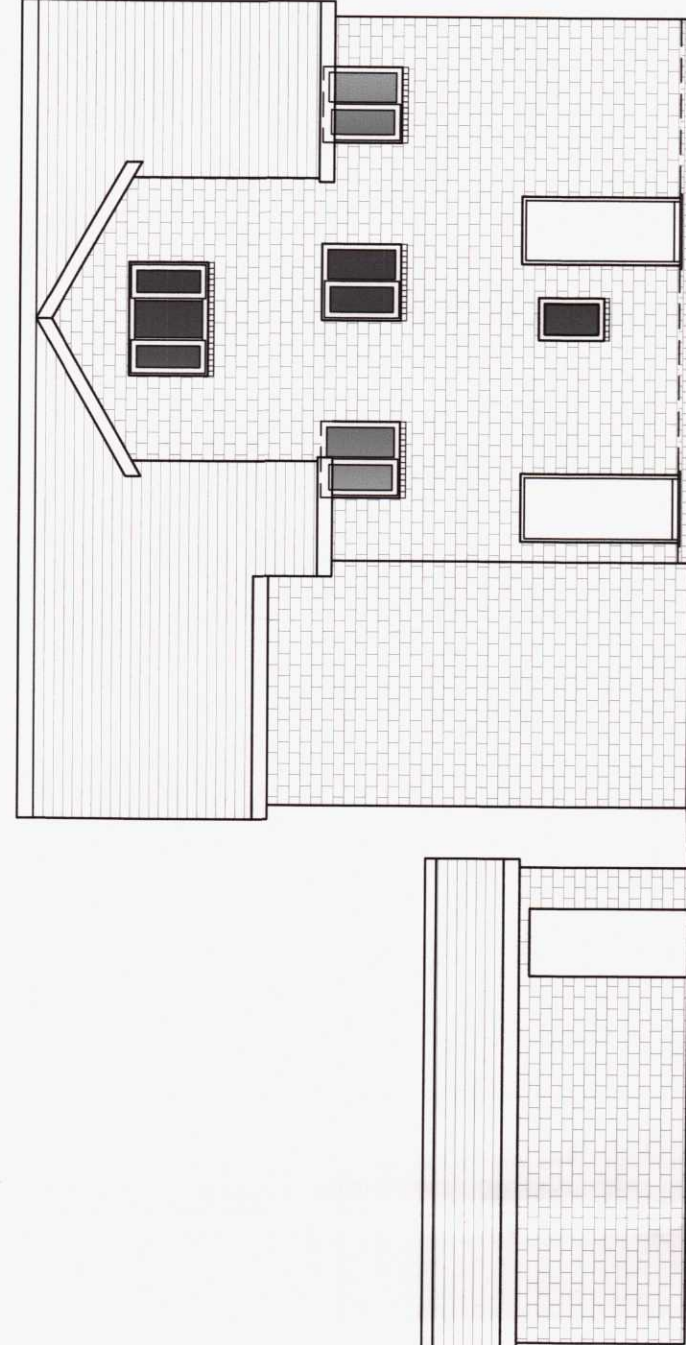
EXTERNAL WALLS
These are to consist of a 325mm cavity wall construction comprising of 100mm concrete block, 125mm cavity with 100mm Kingspan insulation fixed to the warm side of the cavity using proprietary clips. Galvanneal or stainless steel wall ties of appropriate length spaced at 750mm horizontally and 450mm vertically and render and plaster skim, close cavity at eaves with 'superior' circular render and plaster skim. The thermal transmittance (U-value) of the cavity wall construction is to be 0.21 W/m²K. It is recommended that the U-value at heads, eaves and unobstructed joints does not exceed 1.2 W/m²K. This can be achieved by using 'thermatec' cavity ties at 400mm c/c. The wall ties at unobstructed joints are to be placed at a maximum of 300mm vertically and 150mm maximum horizontally from the unobstructed joint.

INTERNAL WALLS
All linings are to be taken from the 'catnic' or '1.6' standard range, with a minimum end bearing of 150mm. Size and type of linings to be specified by manufacturer.

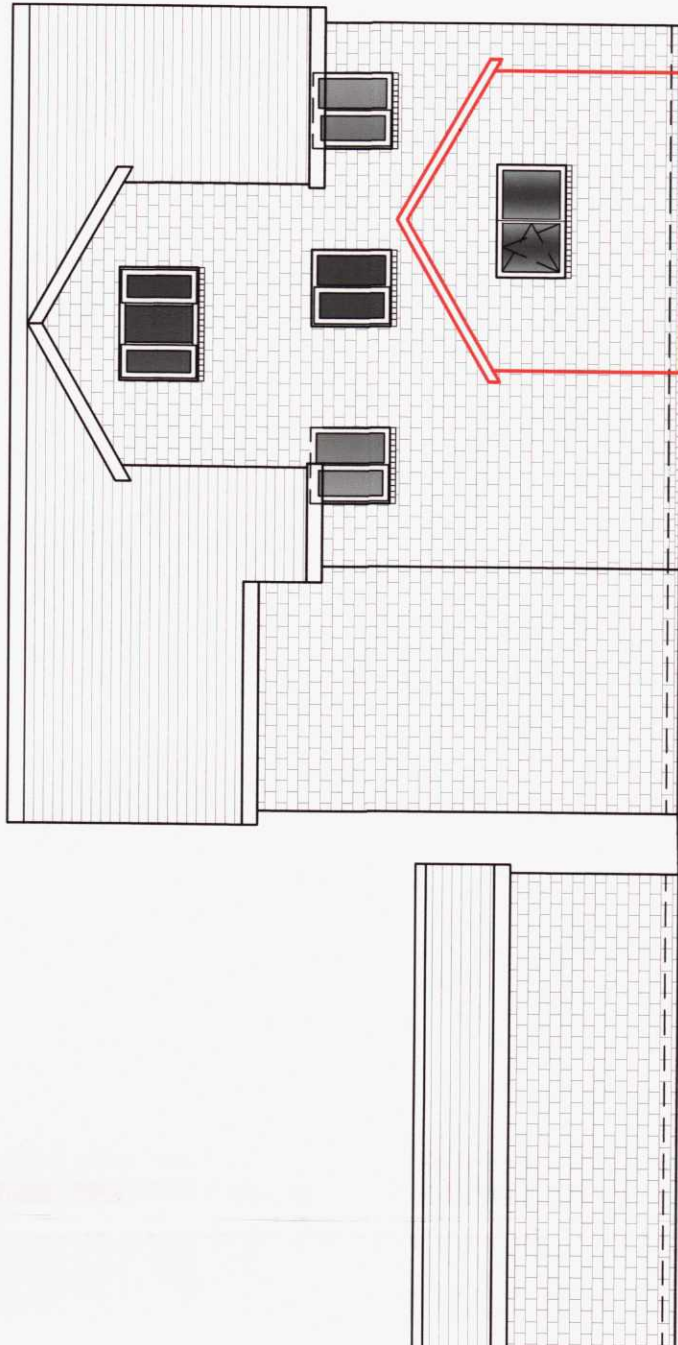
TYNG-IN
Where new walls are to be fixed, they are to be mechanically fixed using a proprietary building profile system, e.g. 'tynk', 'catnic', or similar. The system must be fixed in strict accordance with manufacturers written specification.

GROUND FLOOR CONSTRUCTION
The ground floor is to be constructed of 150mm thick 2400 x 1200 mm rigid slabs with a minimum U-value of 0.056 W/m²K. Use 50mm sand make-up laid on foundation slab. 1200 mm deep damp-proof membrane laid directly on sand and continuous with the horizontal dpc on proposed raft foundation slab. The raft foundation is to be laid on 150mm minimum compacted Grade 1 sub-base hardcore. Blind with sand. Connect to main drainage system at 150mm min C20 concrete base. All new manholes are to be constructed of Class B engineering bricks to BS 3921 (1995) and laid in English bond with 1:3 sand cement mortar to BS 5628, on a 150mm min C20 concrete base. All manholes are to be formed using 344 internal use double sealed bolted down type. All manholes are to be fitted with light weight galvanneal cover and frame. If the manhole is to be internal use double sealed bolted down type.

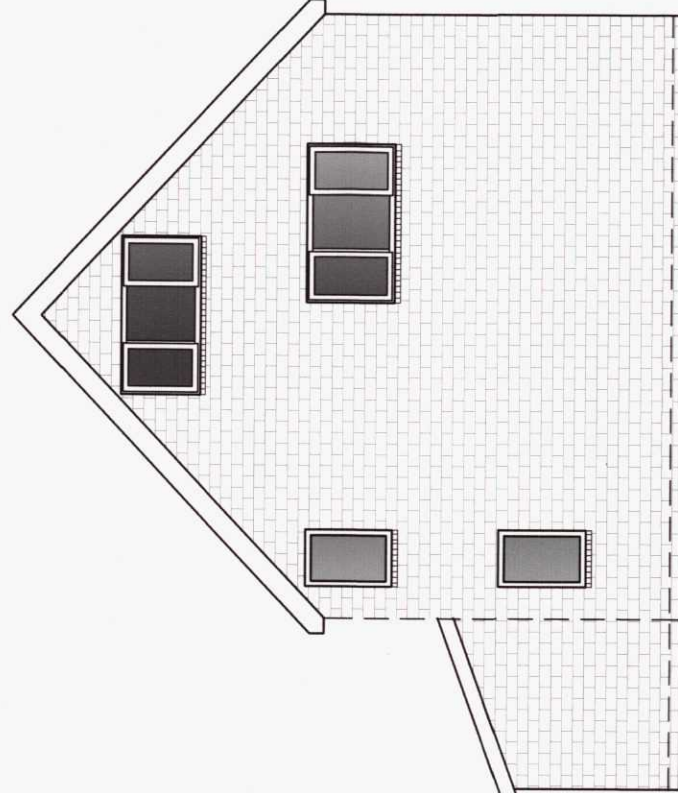
BELOW GROUND DRAINAGE
All new drains are to be 100mm diameter pvc-u, poly-pipe or similar with flexible joints laid to fall on a granular bed, minimum 150mm. All new drains are to be 100mm diameter pvc-u, poly-pipe or similar with flexible joints laid to fall on a granular bed, minimum 150mm. All new drains are to be 100mm diameter pvc-u, poly-pipe or similar with flexible joints laid to fall on a granular bed, minimum 150mm. All new drains are to be 100mm diameter pvc-u, poly-pipe or similar with flexible joints laid to fall on a granular bed, minimum 150mm.



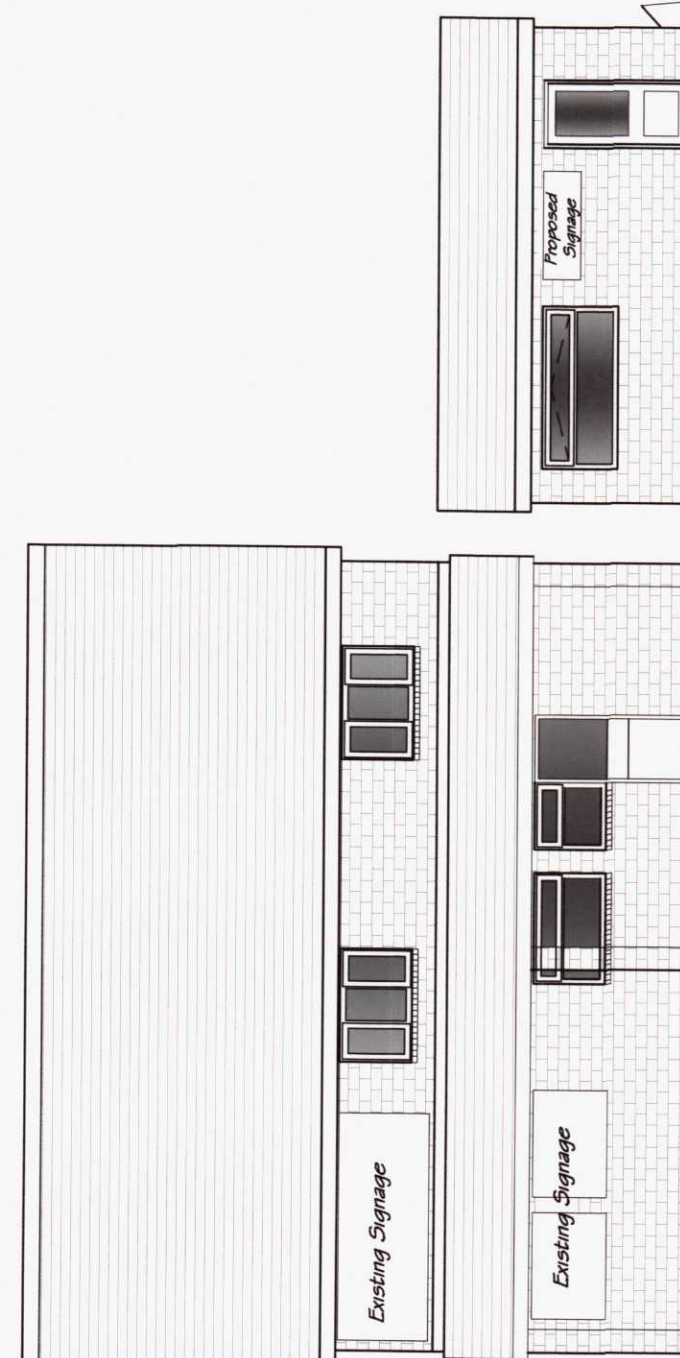
EXISTING REAR ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

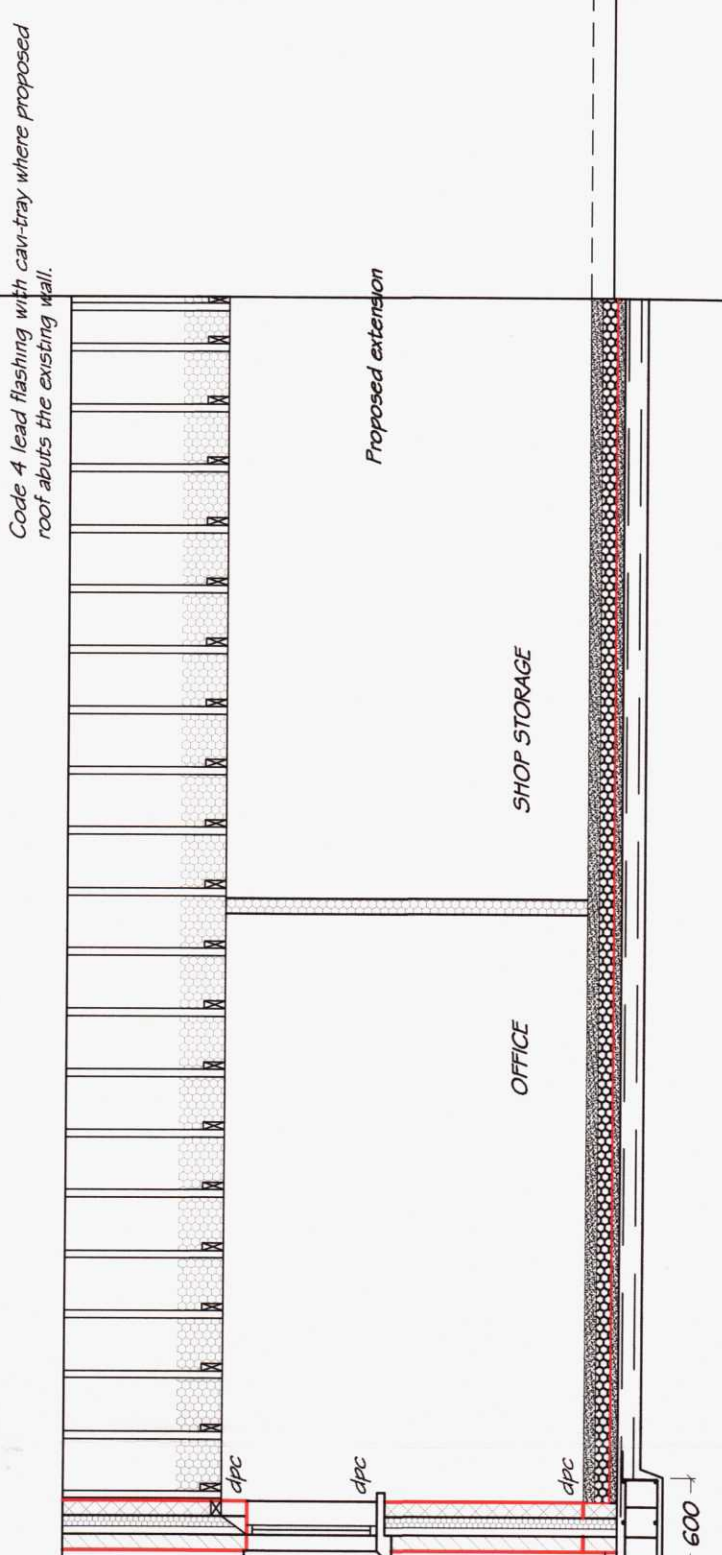


EXISTING SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100

ROOF CONSTRUCTION
The roof is to be constructed of 100mm thick 2400 x 1200 mm rigid slabs with a minimum U-value of 0.056 W/m²K. Use 50mm sand make-up laid on foundation slab. 1200 mm deep damp-proof membrane laid directly on sand and continuous with the horizontal dpc on proposed raft foundation slab. The raft foundation is to be laid on 150mm minimum compacted Grade 1 sub-base hardcore. Blind with sand. Connect to main drainage system at 150mm min C20 concrete base. All new manholes are to be constructed of Class B engineering bricks to BS 3921 (1995) and laid in English bond with 1:3 sand cement mortar to BS 5628, on a 150mm min C20 concrete base. All manholes are to be formed using 344 internal use double sealed bolted down type. All manholes are to be fitted with light weight galvanneal cover and frame. If the manhole is to be internal use double sealed bolted down type.



SECTION X-X 1:50