

Note:

The front porch foundation **MAY** be of an adequate depth to reuse, allow for stripping back cavity wall above down to top of footing and assess with BC Officer.

Report anything abnormal to Structural Engineer/CA for advice prior to removal of tender.

New foundations to be 600mm wide C25 mass instill concrete min 200mm deep footings, fully bonded to existing footings to main buildings.

Depth of footings to be min 100mm, and to the satisfaction of the Building Inspector and to suit local ground conditions subject to soil investigation and LIA approval.

The re450mm² reinforcement will be terminated at least 200mm below finished floor level.

Take new footings down to invert of existing footings, and to invert level of any drain within 1 metre.

External cavity wall construction, from 2 course below ground level to be in Radcliff 75mm smooth red stock brickwork up to DPC level, internally 7N blockwork is acceptable with C20 cavity fill up to ground level (or 225mm below the DPC position) and 10N blockwork above. The cavity must be fully hygroscopically approved, min 150mm above adjacent external ground level, with 100mm min laps and made continuous where inner dpc to be lapped by new dpm.

DPC's are not to bridge the cavity at any point.

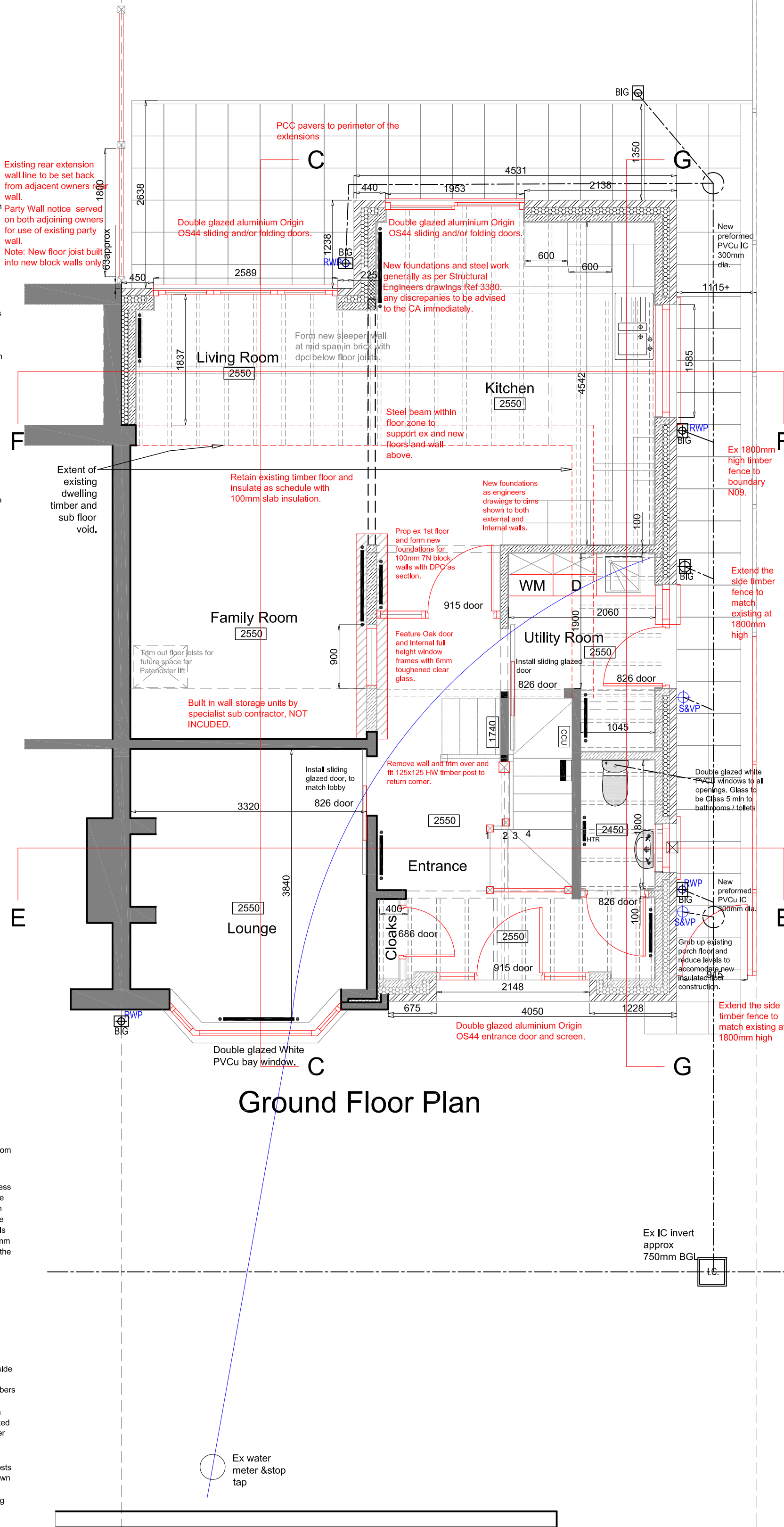
Construction to be fully bonded with existing walls to main buildings. Brickwork below ground level to be laid in 1:4 (cement:sand) mortar up to dpc level.

Sulphate resisting cement to be used where sulphates are present in the ground or in the water to be treated.

Install ductwork /littles for drainage/services passing through footings.

This floor construction achieves a U value of $0.14 \text{ W/m}^2\text{K}$.

Note: agreement on the actual position to be confirmed following discussions with adjoining owners.



The assumed line of the drainage is shown along with existing IC's and gullies.

Building Contractor is to investigate and locate the actual position and depth of drains and other services under and in the vicinity of the extension/building works and include in his tender price for protection. As surface evidence of underground drainage may not be apparent drainage access and testing may be necessary.

The **Building Contractor** should liaise with the designer / Local Inspector for clarification as necessary.

All new underground drainage to be in 100mm pipework 'Marley under ground' or similar approved, laid on and surrounded by 100mm pea shingle granular bedding, laid in accordance with manufacturer's instructions to falls to connect to existing drainage system.

Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material.

New FW drains are to be installed at a fall of 1:40 and SW at a fall of 1:60. All drains passing beneath extension to be encased in 150mm or wrapped to suit Bldg Regs requirements with concrete with 'Flexcell' board movement joints at max 2.0m centres to coincide with pipe joints.

Drains passing through foundation walls to be bridged with p.c. concrete lintel in each leaf, mask wall opening with inorganic rigid insulating material to prevent vermin entry.

New inspection chambers to be provided as shown and at all changes of level, direction, connection point and every 45m in straight runs. Inspection chambers to be Marley or similar approved 300/600mm dia PVCu type on 100mm thick concrete base with 100mm pea gravel surround and to have bolt/screw union double sealed covers internally and be adequate for vehicle loads in driveways.

Note: covers to be recessed to allow for finishes.

Exact layout of drains to be determined on site and agreed with the Building Inspector prior to alterations.

Sanitary pipework is to comply with provisions of BS5572:1994. Foul drainage is to comply with the provisions of BS8301:1985. Kitchen sink wastes to be 40mm diameter and fitted with a 75mm diameter deep seal anti-vac trap. 40mm dia running trap to washing machine. Washbasin wastes to be 32mm diameter and fitted with a 75mm diameter deep seal trap. Shower wastes to be 40mm diameter and fitted with a 75mm diameter deep seal trap. Combined wastes to be 100mm. WC wastes 100mm diameter. All branch pipes to connect to 50mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc vent stack. Provision for ventilation at the head of the soil vent pipe is to be installed. Any soil and vent pipe installed externally within three metres of any opening window, is required to terminate a minimum of 900mm above the window. Wastes are to be connected to SVP to either discharge below trapped gully grating or into soil and vent pipes via proprietary waste manholes or bussed junctions. Internally all waste and drainage pipes to have rodding access/eyes at changes of direction and be adequately clipped/supported and provided with 30 minutes fire protection where passing through floors.

New black rainwater goods to be new 100mm UPVC deep flow gutters taken and connected into 68mm diameter UPVC downpipes.
Rainwater taken to existing storm water system or All roof surface water drainage to be designed to cater for a flow capacity with a downfall intensity of 75mm per hour.
All drainage shall be in accordance with all relevant codes of practice and European standards.
All drainage to the satisfaction of the LA Building Inspector on site.

Ex mains from Stop tap to inner side of front party boundary wall to be replaced from meter position in blue water standard 22mm int dia mains.

Exc as necessary and lay pipes in accordance with NWWA regulations and ensure signed off by regulator.

Fit 50mm dia flexible duct from front bay to new internal BS standard stop tap, below new solid floor, to be terminated/located below the sink in the new utility room.

All new 15 or 22mm BS copper feeds to all appliances with inline ball valves for isolation within 500mm of fittings.

Front circular window:

Install a similar cavity lintel above the circular brickwork to the front bathroom window, extending at least 150mm either side of the outer circumference

Build up 100mm new block work wall off foundation and tied to party wall with fish tail ties, centres as above. Insulate the new cavity with 100mm Dritherm cavity wall insulation

Allow for forming expansion joint between outer brickwork/starter unit (10mm) with brown two part polysulphide seal.

Allow to build in horizontal dpc and new first floor joists and cut to line of new roof tiles.

DO NOT CUT INTO THE PARTY WALL other than for new
soakers/flashings

DO NOT walk/access the upper flat roof of No5 under any circumstances

Hack off plaster to the front external walls of the ground floor front living room and upper front bedroom and dry line in 63mm Gypsum Thermoloin insulated plaster-board with mechanical fixing through adhesive dabs with 3mm skim finishes.

[illegible]