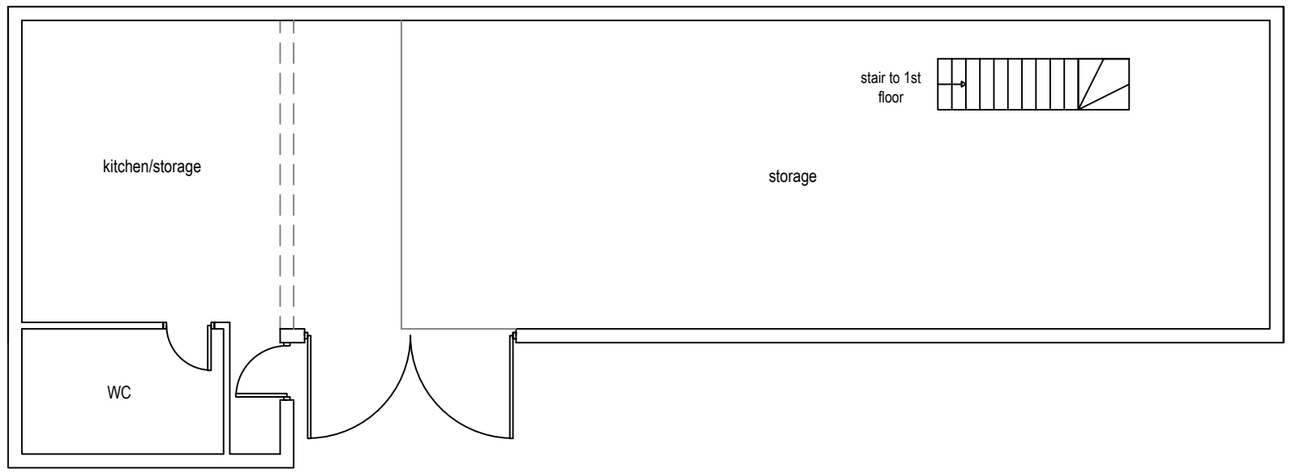
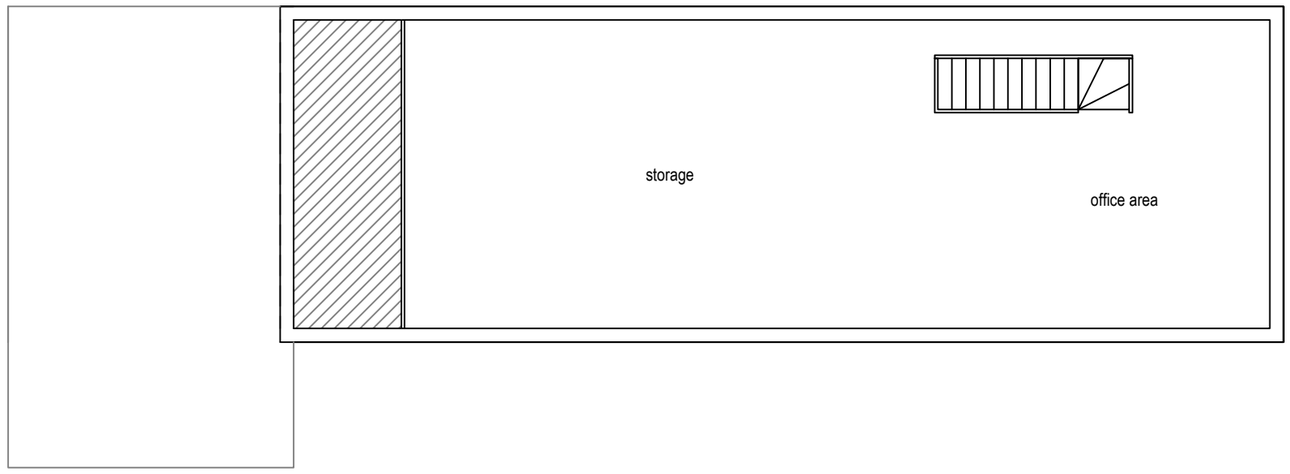


Existing Ground Floor Plan
Scale 1:100



Existing First Floor Plan
Scale 1:100

0 10 METRES

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CLIENT: Mr Chamberlain, 1a Harold Street, Cardiff, CF24 1NZ

JOB: Proposed Conversion to Dwelling

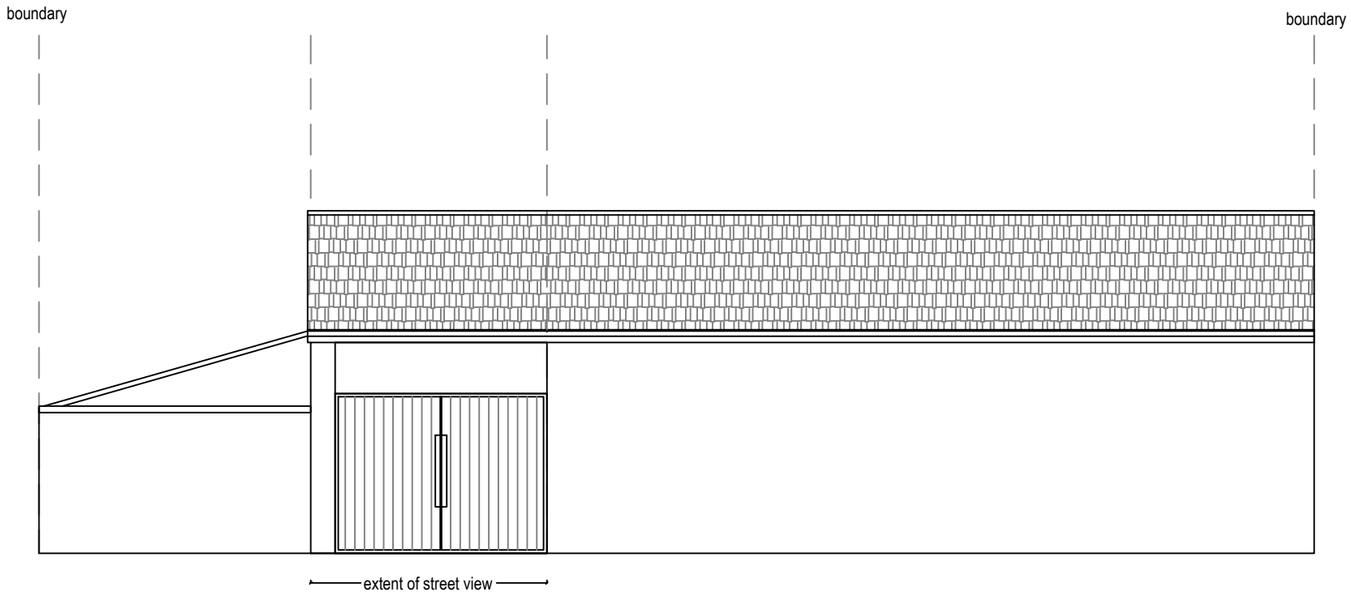
DRAWING TITLE: Existing Floor Plans

DATE: 31st May 2012

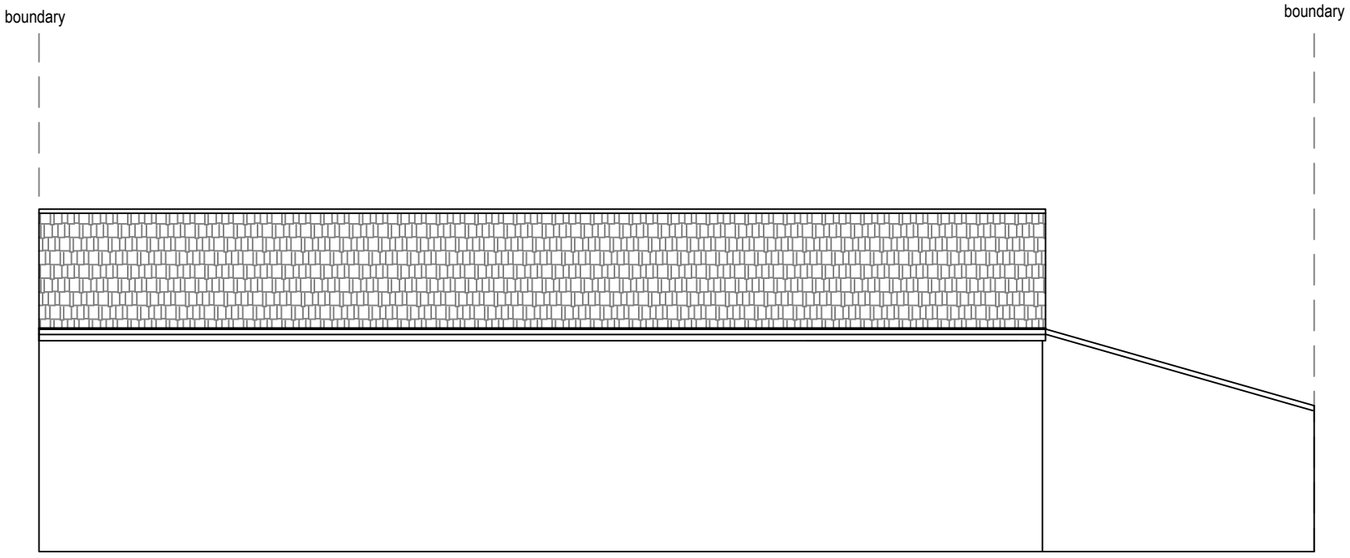
SCALE: 1:100@A3

DRAWING NUMBER: H20MAR12-1

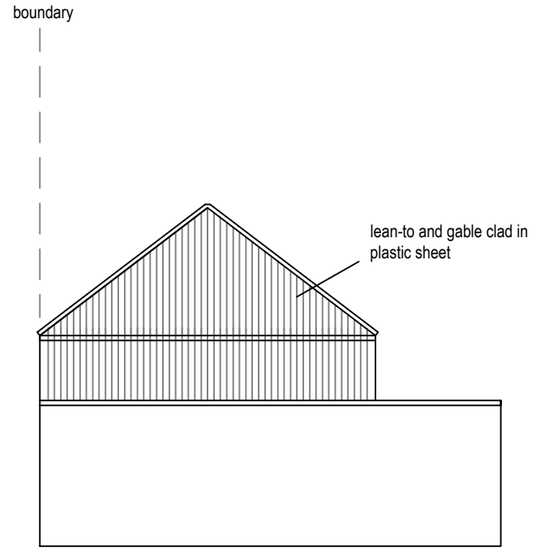
REVISION: A - 11-06-2012 - corrected existing stair position



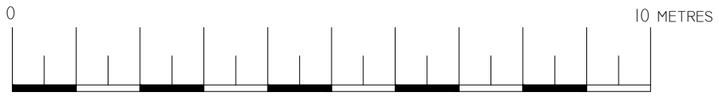
Existing Front Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



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CLIENT: Mr Chamberlain, 1a Harold Street, Cardiff, CF24 1NZ

JOB: Proposed Conversion to Dwelling

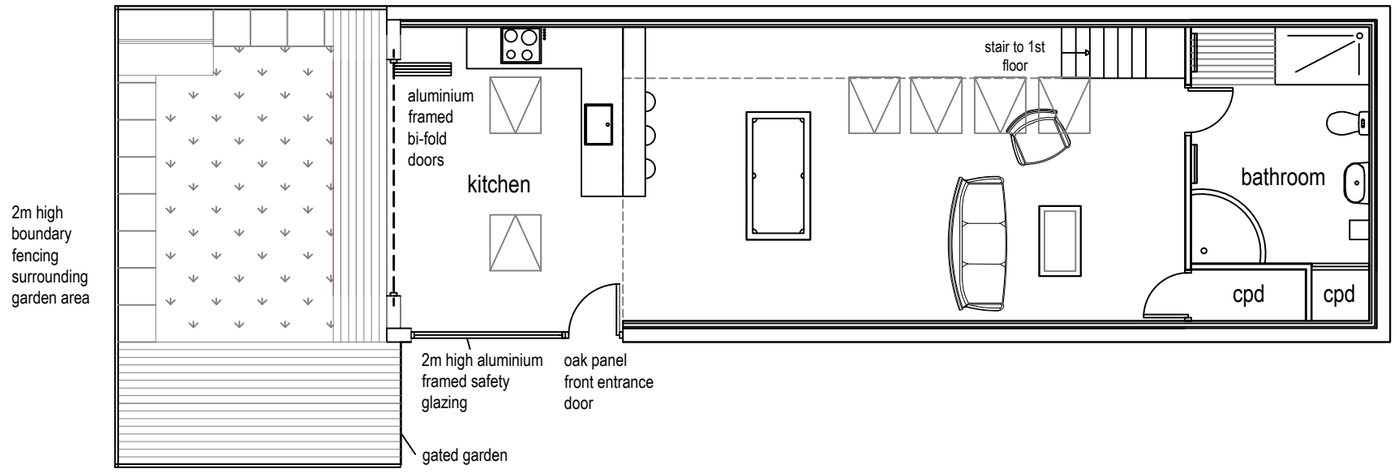
DRAWING TITLE: Existing Floor Plans

DATE: 31st May 2012

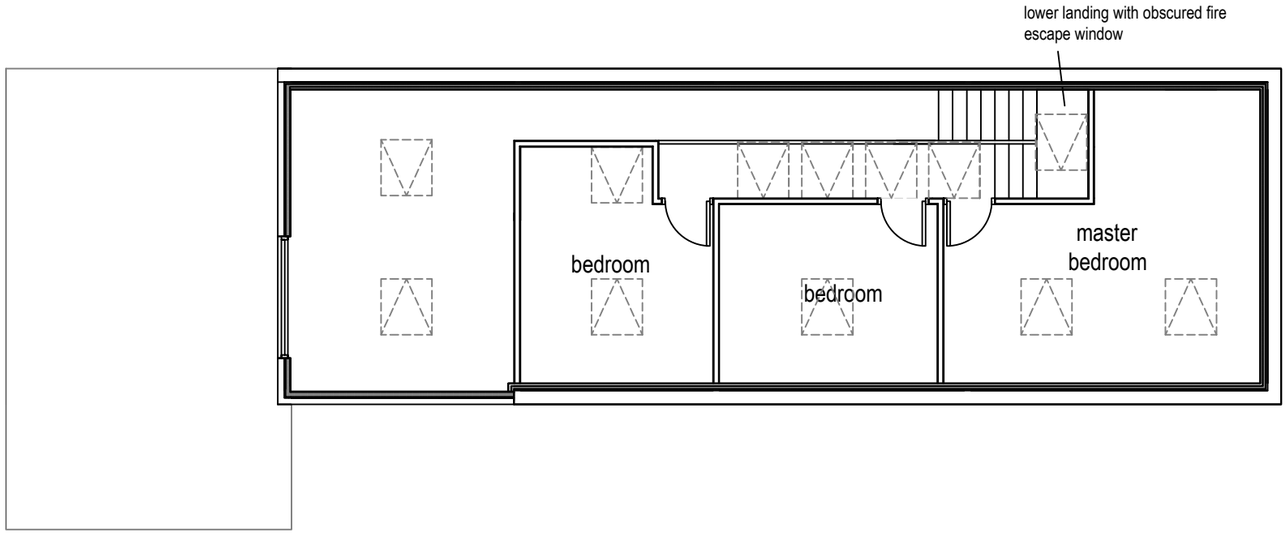
SCALE: 1:100@A3

DRAWING NUMBER: H20MAR12-2

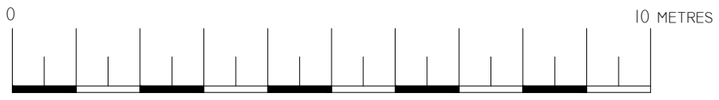
REVISION:



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



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JOB: Proposed Conversion to Dwelling

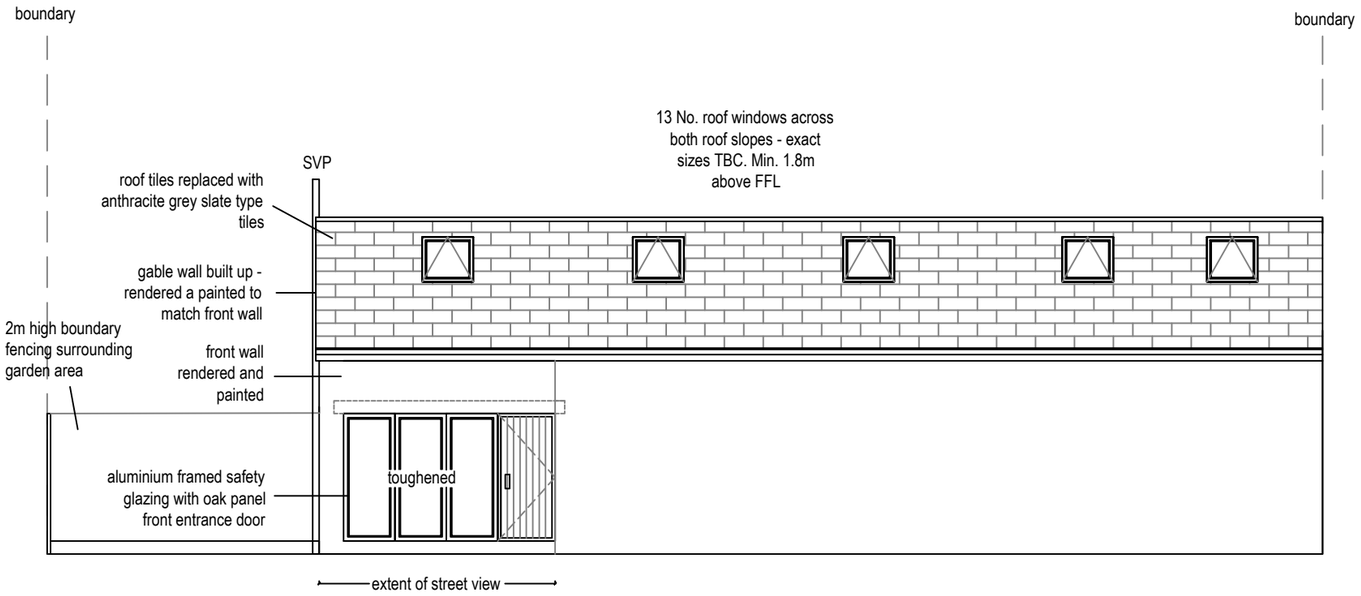
DRAWING TITLE: Proposed Floor Plans

DATE: 31st May 2012

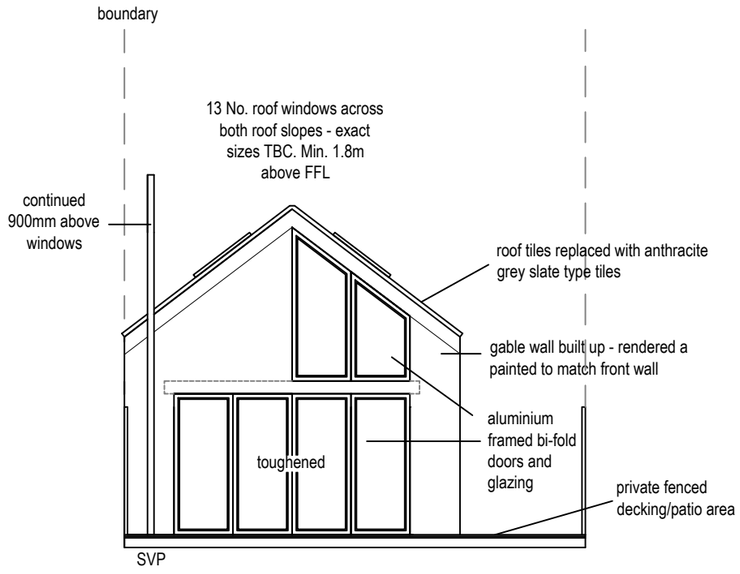
SCALE: 1:100@A3

DRAWING NUMBER: H20MAR12-3

REVISION: A - 11-06-2012 - Increased glazing, added fire escape window, set Velux's to 1.8m height, added security gates



Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

Proposed Rear Elevation
Scale 1:100

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JOB: Proposed Conversion to Dwelling

DRAWING TITLE: Proposed Floor Plans

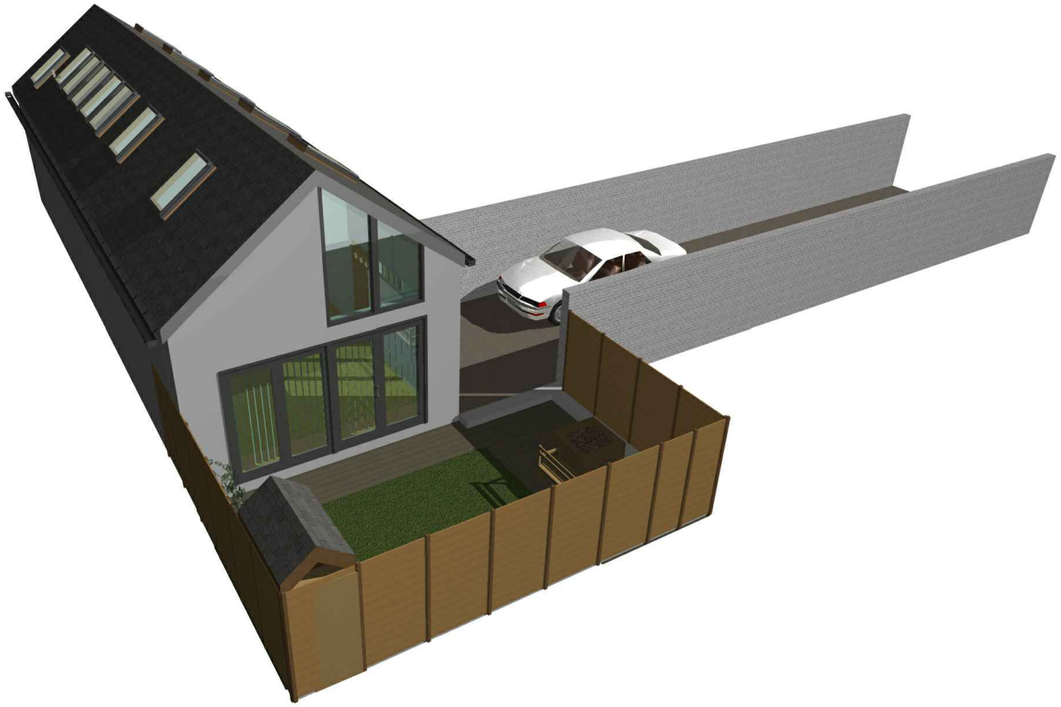
DATE: 31st May 2012

SCALE: 1:100@A3

DRAWING NUMBER: H20MAR12-4

REVISION: A - 11-06-2012 - Increased glazing, added fire escape window, set Velux's to 1.8m height, added security gates

DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY ALTERATIONS TO BE CONFIRMED BY ARCHITECT. ANY BUILDING WORK STARTED BEFORE PERMISSION HAS BEEN GRANTED BY RELAVENT AUTHORITIES IS DONE SO AT THE OWNERS RISK.



0 10 METRES

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JOB: Proposed Conversion to Dwelling

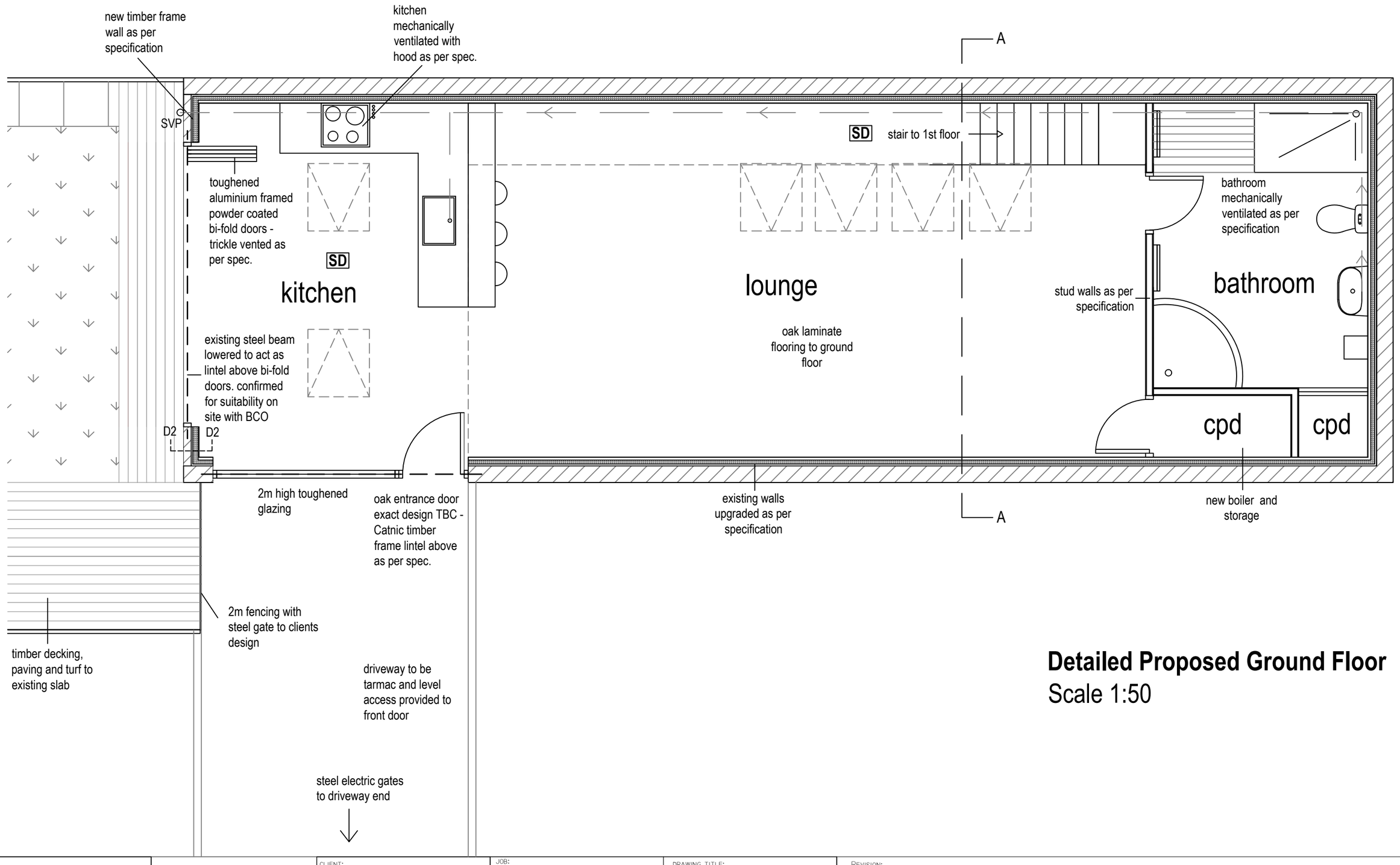
DRAWING TITLE: Proposed Visualizations

DATE: 31st May 2012

SCALE: N/A

DRAWING NUMBER: H20MAR12-5

REVISION:



Detailed Proposed Ground Floor

Scale 1:50

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JOB: Proposed Conversion to Dwelling

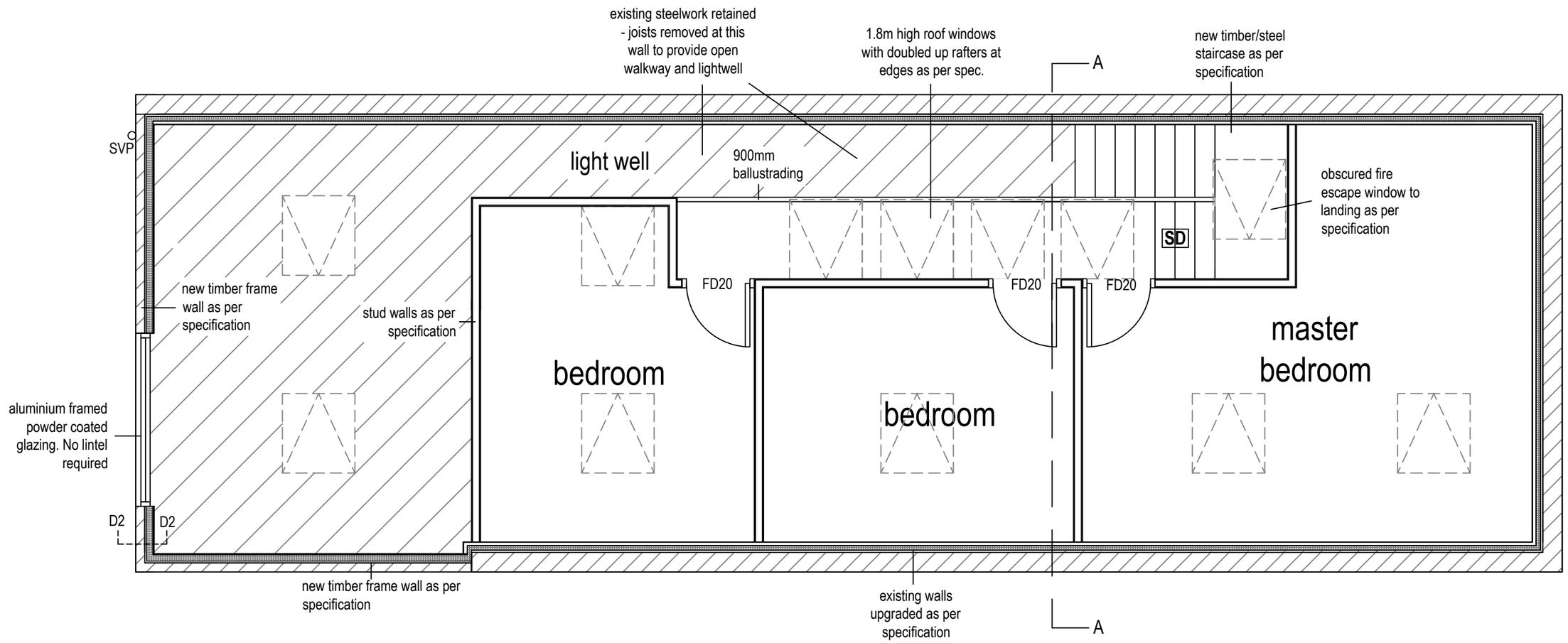
DRAWING TITLE: Detailed Proposed Ground

DATE: 31st May 2012

SCALE: 1:50@A3

DRAWING NUMBER: H20MAR12-6

REVISION:



Detailed Proposed First Floor

Scale 1:50

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JOB: Proposed Conversion to Dwelling

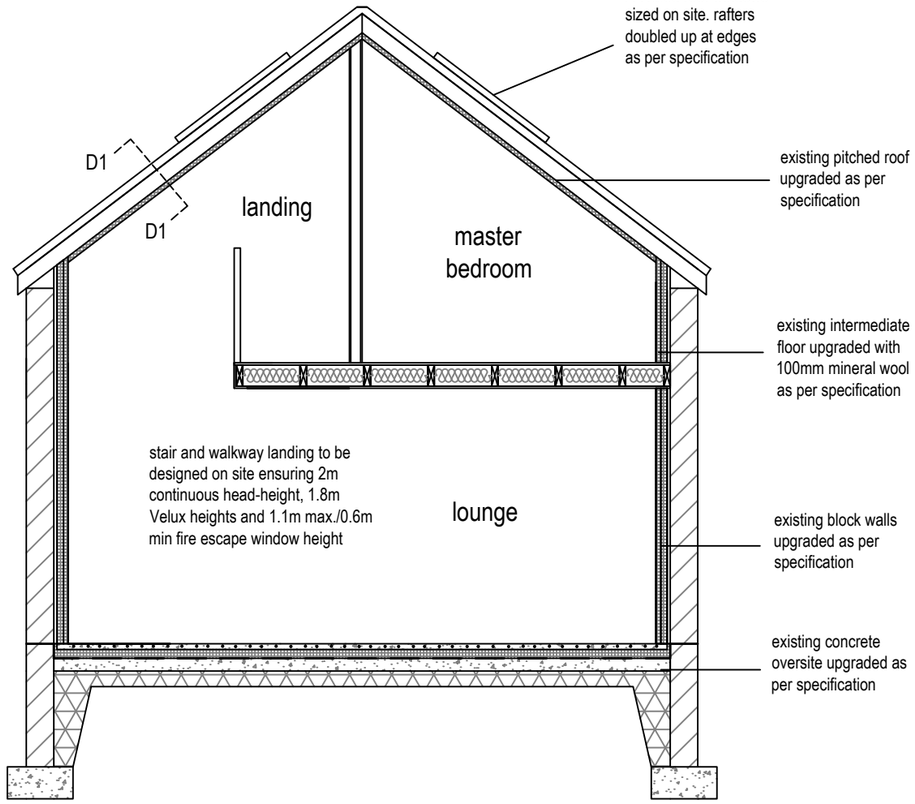
DRAWING TITLE: Detailed Proposed First

DATE: 31st May 2012

SCALE: 1:50@A3

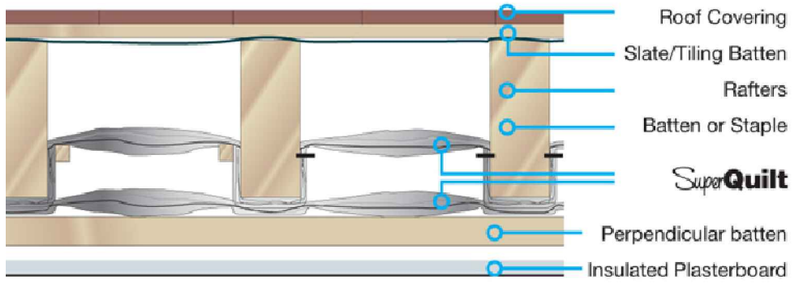
DRAWING NUMBER: H20MAR12-7

REVISION:



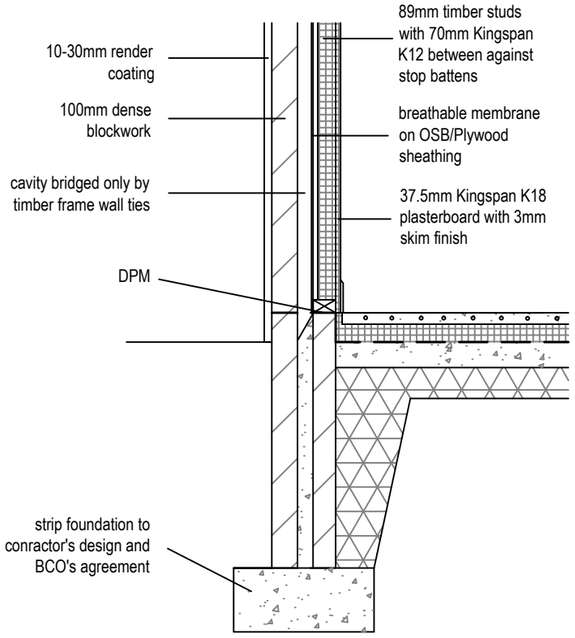
Section A-A

Scale 1:50



D1 - Upgraded Rafter Section Detail

Not to scale



D2 - New External Timber Frame Walls Section Detail

Scale 1:25

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client: Mr Chamberlain, 1a Harold Street, Cardiff, CF24 1NZ

job: Proposed Conversion to Dwelling

drawing title: Proposed Sections/Details

date: 31st May 2012

scale: 1:50@A3

drawing number: H20MAR12-8

Revision:

SPECIFICATION

NEW FOUNDATION:
If required, to be a minimum of 1m below lowest ground level or to level of adjacent drains, whichever is deeper. All excavations to be minimum 500mm wide unless stated as different. To be excavated. Use 1:2:4 concrete (sulphate resisting cement). Final foundation depth, material and width must be approved BCO on site before construction.

HEAVE PRECAUTIONS:
150mm Claymaster to inner leaf of foundation to within 500mm of base of excavation.

DRAINAGE:
New drains to be 100mm dia. osma u pvc pipework laid to minimum fall 1 in 40 and surround with 150 mm pea shingle. All new and existing drains under building to be encased in 150mm concrete and bridged with r.c. lintols where passing through walls and foundations. Manholes to be constructed of 225mm semi-engineering brickwork flush pointed internally and properly benched around channels and built on 150mm concrete base. Fit double seal bolt down cover to internal gullies and manholes.

ABOVE GROUND DRAINAGE:
new soil and vent pipes to BS12056 & 85752. 100mm dia.pvc pipe taken 1m above any window within 3m and fit wire cage. New wastes to be 38mm (sink, bath shower and sink)and 32mm (basin- up to 1.5m in length), all fitted with 75mm deep seal traps and provide rodding access at all changes of direction. All new drainage to be subject to a suitable air/water test witnessed by the Building Inspector.

SOLID GROUND FLOOR:
Existing oversite upgraded with DPM laid over and disc-cut into existing walls to maintain moisture barrier. 70mm Kingspan K3 Floorboard laid over with 50mm sand/cement screed and underfloor heating pipes above. Laminate flooring to finish (to clients design). **Providing U-Value 0.21 W/m2k**

EXTERNAL TIMBER FRAME WALLS:
Treated timber frame constructed using 89x50mm head and sole plates and vertical studs. Sole plate bolted down every 600mm, head plate strapped to roof at 1.0m c/c. Lined externally with external quality plywood sheathing 12mm thick marine ply. Tyvek House wrap breathable membrane fixed to ply in accordance with manufacturers details. 100mm dense blockwork external face tied to sheathing with timber frame wall ties as per manufacturer's instructions. Rendered finish (to comply to 855262) applied in 3 coats at least 20mm thick to s/s render lath. Insulation between studs 70mm Kingspan K12 Framing Board. 12.5mm Plasterboard internally finished with 3mm plaster skim. **Providing U-Value of 0.27 W/m2k.**

EXISTING SOLID WALLS:
Upgraded with DPC strips behind 75mm timber studs. 50mm Kingspan K12 Foil Faced Framing Board on timber stop battens. 37.5mm K18 insulated plasterboard to finish internally with 3mm skim. **Providing U-Value 0.26 W/m2k.**

DAMP PROOF COURSE:
Provide hyload dpc at reveals to all openings and at floor level a minimum 150mm above finished ground level and lapped into existing dpc.

ALL WORK BELOW DPC LEVEL TO BE IN SULPHATE RESISTING CEMENT USE ONLY
BRICKWORK BELOW DPC AND 3:1 MORTAR.

LINTELS:
Catnic or IG type on external walls or as noted on plan. Precast concrete lintels over internal openings. Minimum 150mm bearing each end of all lintels.

MOVEMENT J OINTS:
Provide movement joints in lightweight blockwork at maximum 6.0m centres.
Joints to be tied together with 40mm x 1.5mm galvanised mild steel strips 200mm long in alternate courses. Provide mastic jointing externally. All to manufacturers instructions.

LATERAL RESTRAINT TO WALLS:
Provide 30mm x 5mm galvanised mild steel restraint straps at 2.0m centres to walls at first floor and roof levels.

FIRST FLOOR:
21mm tongue and grooved boarding on existing softwood joists at 400mm centres with 12.5mm Gyproc Wallboard TEN ceiling and use 100mm Isowool general Purpose Roll between floor joists.

EXISTING PITCHED ROOF:
Rafters at 600mm crs upgraded with 2 layers of Superquilt foil roof insulation, first layer stapled recessed into rafter as per manufacturer's recommendations (Detail D1) maintaining air gap above foil to maintain flow of air from eaves to ridge. 37.5mm Kingspan Kooltherm K18 insulated plasterboard beneath with 3mm skim. **Providing U.Value - 0.15w/m2k**

TREAT ENDS OF ALL TIMBER ADJACENT TO EXTERNAL WALLS WITH SUITABLE PRESERVATIVE.

FLASHINGS:
Provide 150mm high Code No.4 lead at all abutments and junctions.

STEELWORK:
Beams to be encased in 2 layers of 9.5mm plasterboard with .6mm wire binding at 100mm pitch and 5mm vermiculite gypsum plaster finish or use 2 coats of intumescent paint to manufacturers instructions.

STUDWORK:
Construct using 100 x 50mm timbers and 100mm rockwool quilt between studs. Build off double joists or provide full depth noggin pieces where at 90 degrees cover each side with 12.5mm Gyproc SoundBloc plasterboard. joints taped and skimmed"

MULTIPLE TIMBERS:
Bolt together at 600mm centres using 12mm diameter bolts and timber connectors.

ROOFLIGHT:
Style to clients specification FA rated where within 6m of boundary.

STAIRWAYS:
Staircase and landing walkway designed on site to meet following specification...
Width min. 800mm, going 220mm minimum rise 220mm maximum, pitch 42 degrees maximum, minimum 2.0m headroom handrail 900mm above pitch line, ballustrading also 900mm above pitch line and maximum 100mm gaps to spindles and risers. Minimum 50mm going to tapered treads.

RAINWATER DISPOSAL:
Provide 100mm pvc half round guttering with 63mm diameter rainwater pipes discharging to roddable back inlet gullies and connect to existing surface water system. The exact position of the surface water system is to be located on site at commencement of works, if not readily available it may be possible to discharge to a soakaway (agree final details with Local Authority Building Control Officer on site. Soakaway to be min 1.0m3 capacity measured below the invert of the inlet pipe. To be filled with broken brick and positioned min 6.0m from nearest building. Capacity calculated as 1.0m3 for every 20m2 of effective area of roof being drained.

VENTILATION:
Ventilation openings of minimum 1/20th of floor area provided to all rooms. Habitable rooms to have 5000mm2 equivalent area background ventilation and Kitchen, Utility and Bathrooms to have 2500mm2 equivalent area background ventilation.
Mechanical ventilation rates:
Kitchen: 60 l/sec. Or 30 l/sec at cooker hood.
Shower and bathroom: 15 l/sec
Internal w.c.: 6 l/sec. operated from light switch with minimum 5 minute over run.
Utility room: 60 1/sec. All ducted to external air, any ductwork passing through a garage space to be encased to give 1/2hr. fire resistance.

GLAZING:
All glazing within 800mm of finished floor level to be toughened glass (type A) to BS6206 together with glass within 1500mm of floor level in a door and any adjacent side panel within 300mm of door. External windows and doors to be double glazed with l6mm argon filled air gap and Pilkington energiKare glass. Max. U value of 1.6w/m2K (WER Band C or better) for all timber and plastic frames.

SMOKE DETECTION:
(Shown as **SD** on plans) Mains operated smoke detection complying to BS446: 1990 Part 1 (with battery backup to be provided at ground and first floor hallway and landing levels)

ESCAPE WINDOWS:
Planning Department will not allow roof windows below 1.8m in bedrooms so emergency egress will be from the landing.
Provide minimum 0.33m2 (450mm in any direction) window maximum 1100mm and minimum 600mm from finished floor level on landing. Ensure 90 degree hinge.

INTERNAL FINISHES:
All to client specification and instructions.

EXTERNAL FINISHES:
All to client specification and instructions.

ELECTRICAL:
All wiring & electrical work will be designed installed inspected and tested in accordance with the requirements of BS767 the IEE 17th edition Wiring & Guidance and Building Regulations part P (electrical safety) On completion of the works a copy of the installers Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and the local authority.

Prior to covering all wiring/cables the applicant is to ensure that the installation is inspected by a competent person and on completion of the work, in addition to the Installation Cert. an additional competent persons Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and the local authority.

LIGHTING:
All lighting to be energy efficient to achieve greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens.

CENTRAL HEATING:
Central heating system to serve new radiators on first floor and underfloor heating system to ground floor. Fitted with suitable thermostatic control and radiators fitted with TRV.
Boiler to be gas condensing type with a SEDBUK (2009)rating of not less than 88%.
All work to gas to be carried out by a GAS-SAFE Registered Installer

CARBON MONOXIDE DETECTOR:
Mains operated carbon monoxide detector to BS50291: 2001 Type A to be provided to room containing heat producing compliance

WATER:
Supply of wholesome water supply for drinking purposes to be provided.
Supply of wholesome or wholesome softened water to any proposed wash hand basins or bidet in room containing a WC to be provided.
Supply of wholesome water to any sink in any area for food preparation to be provided.
Flushing devices to be supplied with water of a suitable quality in accordance with Approved Document G.
Supply of heated wholesome water or softened water to proposed wash hand basins, bidet, bath or shower to be provided.
WC to be separated from food preparation area in accordance with Diagram2 Approved Document G.
All elements of hot water system to be designed, constructed and installed to resist effects of temperature during normal use and in the event of a malfunction. System to be adequately supported.
All parts to comply with guidance within Approved Document G.
Hot water storage vessel requires precautions to prevent water exceeding 100'C. Safety devices to discharge to a suitable place of safety to prevent injury to people.
Temperature control required to hot water to fixed baths to ensure temperature does not exceed4 8°C

COMPLETION: (New Dwellings only)
On completion the following reports to be provided to the local authority as necessary

Air Pressure Test report
SAP/EPC report
Water Efficiency Calculations
Mechanical ventilation flow rates to be subject to specialist testing.

PARTY WALL (ETC) ACT 1996
Owner responsible for the issuing of all necessary noticesin accordance with Party Wall(Etc) Act 1996.
For further guidance see http://www.communities.gov.uk/publications/planningandbuilding/partywall

THAMES WATER AGREEMENT may require owners to enter into an agreement where building within 3m of a public sewer. contact 08450 850 277

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drawing title: Building Regulations Specification

Revision:

date: 31st May 2012

scale: N/A

drawing number: H20MAR12-9