6 PERSON HMO

Ground Floor Plan

New WC Drainage to be connected into new sub stack.

Trap to have anti-vac trap

Drainage from stub stack to run to existing drainage line

If any drainage lines found within footprint of new extension, notify surveyor prior to concreting. Any drainage lines to be bridged using 2no. Pre Cast Concrete Lintels 215x100mm or as per manufacturer's guidelines.

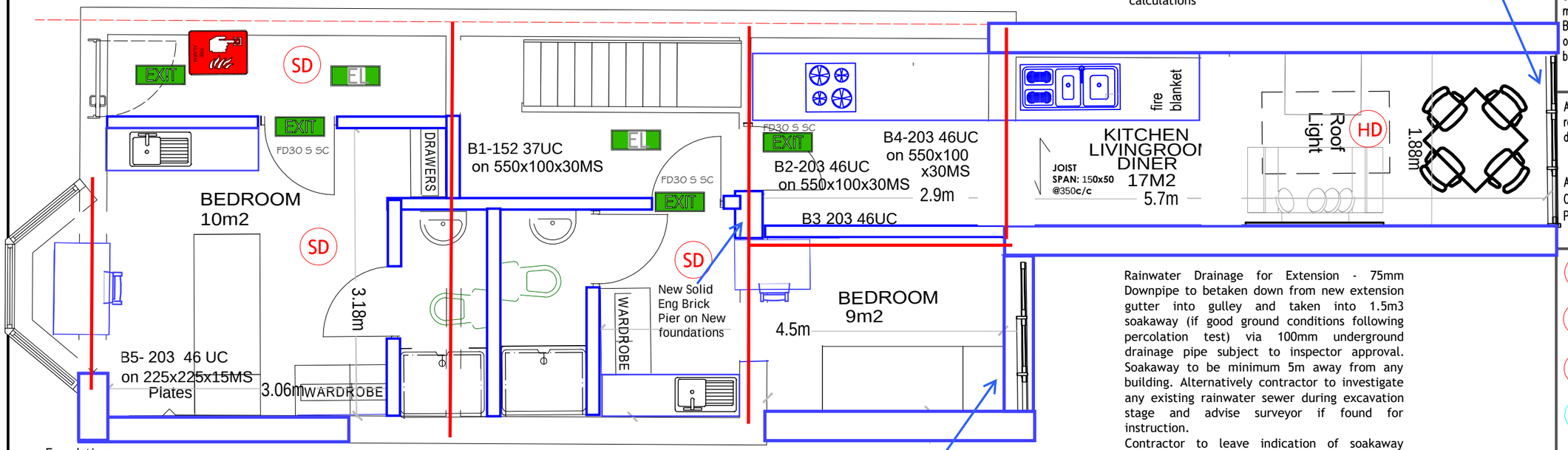
Any sewer shallower than 1.1m, foundations can be minimum 150mm from the side of the sewer/edge of outside of manhole.

If drains deeper, than to be contacted accordingly. Min 150mm clearance from new
foundations and public sewer, as well as edge of external manhole and proposed new foundations

Ground Bearing Slab to new floor to comprise of 150mm solid compact type 1 hardcore, 75mm sharp sand, lapping dpm polythene sheet with DPC,, 100mm Kingspan Rigid Floor Insulation, further lapping dpm, 100nn Concrete with 65mm screed finish

Extra Heavy Duty Catnic Lintels on 400x100x25MS PLATES

Roof Windows to be formed by TREBLED up C24 members either side of window opening and bolting trimmed members refer to calculations



Foundation:
Min 1m deep but deeper if clay subsoil found with trees located and below invert level of any underground drains in firm virgin soil, taken through made up ground.

Foundations to be designed in accordance with NHBC Chapter 4.2 "Building Near Trees in Clay Subsoils"

Min 800mm width where eccentrically loaded and 600mm in all other places

Do not concrete prior to LA Building Control Approval.

Wall Construction:

120mm cavty partially filled with 70mm Kingspan with 100mm Brick Leaf with, All reveals for openings to be closed using insulated cavity closers
All reveals for openings to be closed using insulated cavity closers

Extra Heavy Duty Catnic Lintels on 400x100x25MS PLATES

Rainwater Drainage for Extension - 75mm Downpipe to betaken down from new extension gutter into gulley and taken into 1.5m3 soakaway (if good ground conditions following percolation test) via 100mm underground drainage pipe subject to inspector approval. Soakaway to be minimum 5m away from any building. Alternatively contractor to investigate any existing rainwater sewer during excavation stage and advise surveyor if found for instruction.
Contractor to leave indication of soakaway location

Main House's Rainwater to connect into existing RW system

Extractor fan to WC to extracting to external air.
Min 15ls/second

Over Hob Extractor fan to extract to external air - Min 30/ls/ - Not to be re-circulation type. All ducting to be as per manufacturer's guidance.
Kitchen Extract to go straight out through flank wall using flue as per manufacturer's guidance

New WC Drainage to be connected into new sub stack.

All bathroom drainage to run into new stack. Basin Trap to have anti-vac trap

Drainage from stub stack to run to existing drainage line

New Soil and Vent Pipe to run within Extension Ceiling Void and discharge into new Manhole

Existing rainwater for main house to run through ceiling void of extension and discharge into new manhole externally

New WC Drainage to be connected into new sub stack.

Flo Plast Internal AAV to be installed at top of stack

All bathroom drainage to run into new stack. Basin Trap to have anti-vac trap

Drainage from stub stack to run to existing drainage line

New Soil and Vent Pipe to run within Extension Ceiling Void and discharge into new Manhole

Existing rainwater for main house to run through ceiling void of extension and discharge into new manhole externally

Sub Stack to be boxed in with mineral sound deadening qu
encased in plaster finish mdf boxing

Substack to have accessible hatch formed from inside count
Rodding access cap to be installed on base of stack

Scale 1:50

1 2 2.5m

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

FD30 — FD30
All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges.
Middle Hinge to be installed at least ⅔ of way up door frame

SD — Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall

HD — Mains powered and interlinked operated heat detector with battery back up

Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

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CLIENT	PROJECT	DRAWING	STAGE
Grandeur Living	CONVERSION INTO 6 BED 6 Person HMO	PROPOSED GROUND FLOOR PLAN	BUILDING REGS

·	CHECKED ·	APPROVED ·
	SCALE 1:50 @ A3	DATE
DRAWING No. 207LL-REGS-07		REV C