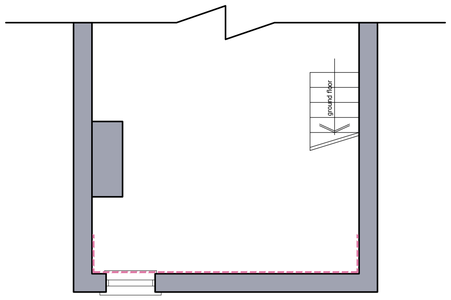
GROUND FLOOR PLAN

This drawing is to be read in conjunction with the Structural Engineers information.

BASEMENT PLAN



The rear wall of the cellar tanked with RIW Flexiseal Pro, protected with RIW Double Drain. Please refer to RIW standard details - all as per manufacturer's recommendations

Structural Engineer to confirm whether proposed new foundations need to be stepped down to the underside of the existing basement foundations.

The contractor is to check the suitability of the existing foundations and confirm with the local authority building inspector.

Electrical

All sockets, switches, lights etc. to be positioned in accordance with the client's requirements and the number of units to the client's approval. The whole of the electrical installation must be in accordance with Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

All sockets to be positioned above 450mm from floor level, and all switches to be positioned below 1200mm from finished floor level to comply with Part M of the building regulations and 100% low energy light fittings throughout.

Allow for rehanging existing door

Allow for maintaining suitable cross ventilation to suspended ground floors, this should be provided by a combination of openings and air ducts. Ventilators should be spaced at no more than 2m centres and within 450mm of the end of any wall

Allow for demolishing chimney breast at ground floor and making good. Structural Engineer to confirm Steelwork support to FF chimney breast.

Ancon stainless steel starter unit with an Aerofil and Polysulphide mastic joint. Allow for vertical DPC and ensure continuous cavities between new and existing.

Yellow block hatch indicates extent of new single storey rear extension

Contractor to maintain cavities between the proposed existing cavity walls.

All elements of structure, including ceiling, to be fire protected with two layers of 12.5mm Gyproc fireline fixed with staggered joints to give a minimum 60 minutes fire resistance.

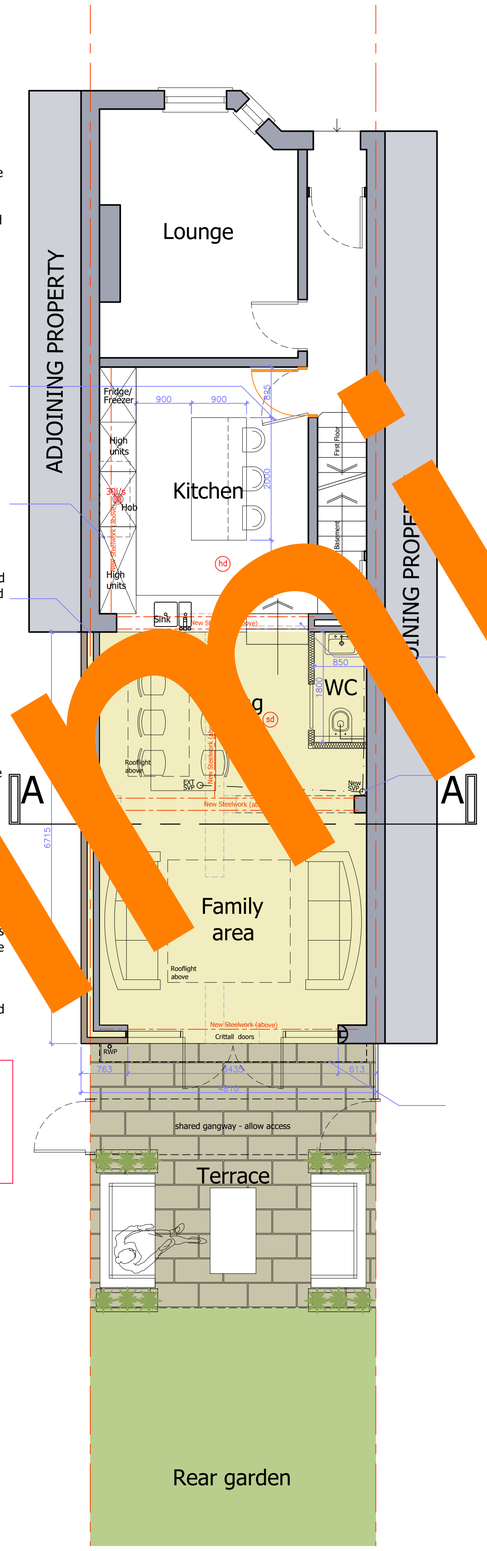
Integrated smoke detectors to be installed as indicated (sd) on plan in accordance with the building regs specification.

Heat detectors to be installed as indicated on plan in accordance with the building regs specification.

Crittall aluminium frame doors colour and finish to client's request.

Bregs Amendment - All glazing in critical locations to be safety glass to satisfy Part K and BS6206 where toughened/laminated glass is not used. Contractor to consult specialist to provide details to building inspector for approval with regards to frame/beading width and fixing of frame to surrounding before manufacture.

PARTY WALL ACT
It is the propery owner'(s) responsibility to seek Party Wall approval with adjoining neighbours before commencement of construction works.



Schedule of U-Values in W/MsqK

Flat roof	0.16
External walls	0.24
Windows/doors	1.40
Rooflights	1.40
Ground floor	0.15

Nb Data sheets available upon request.

Internal non-loadbearing Stud Walls

Internal stud walls to provide a minimum 30 minutes fire resistance with an overall construction nominal width of 1[illegible] consisting of 75x50mm framework studs at a maximum 450mm centres fitted with 50mm acoustic insulation [illegible] walls to be lined with a single layer of 12.5mm Thick Gyp[illegible] Soundbloc to each side.

Ventilation

All habitable rooms [illegible] ventilation opening with a total area of a[illegible] area of the room and with some pa[illegible]ventilation[illegible] least 1.75m above floor level. [illegible]ound ventilation[illegible]ivalent to 8000m[illegible] trickle[illegible]

Abo[illegible] Drainage

All WC[illegible]50mm deep traps and be 1[illegible] diameter UPVc to [illegible] SVP as shown on plans. Ba[illegible]'s, sink's and showe[illegible] have 75mm deep traps and [illegible]mm diameter U[illegible]s shown on plan to SVP or g[illegible]'s to terminate abo[illegible]evel and be fitted with propr[illegible] vents to termin[illegible] than 900mm above any ope[illegible]g which [illegible] within 3000mm[illegible]ally away from the stack. All plumbing [illegible]tallations are to[illegible]ith BS EN 12056-2:2000.

[illegible]ed new internal[illegible] from ground to first formed in [illegible]with 220mm mi[illegible]ings and maximum 220mm [illegible]ct number of r[illegible] per flight as indicated on plan. M[illegible]air pitch 42 degrees. One Handrail to be formed at 900[illegible]e pitch line of flights and 900mm above landing. Guard[illegible]event 100mm sphere passing through any gaps. Allow a minimum 2m clear headroom above pitch line. Width of flights as indicated on plan. In accordance with the Welsh Building Regulations – Part K.

Allow for relocating SVP as shown

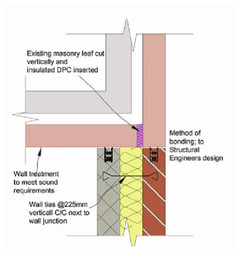
Part H - Drainage and Waste Disposal

Below ground drainage to be in accordance with current Approved Document H - Drainage and Waste Disposal. Contractor to locate and expose existing below ground drainage runs onsite and agree a suitable layout with the Building Inspector before commencing any work. Separate Foul and Surface Water drainage systems must be maintained as appropriate. Minimum falls to be 1 in 60 for foul water, or combined, or 1 in 80 for surface water. Where drains pass through walls below ground level pipes to have at least 30mm clearance with walls overhead supported by reinforced concrete lintels containing two number 10mm reinforcing bars. Lintel size 215x100mm with minimum 150mm end bearings. Contractor to use Marley Plumbing and Drainage Solutions Solid Wall Drainage Range, ideally suited for Private drainage, with minimum 110mm pipe diameters.

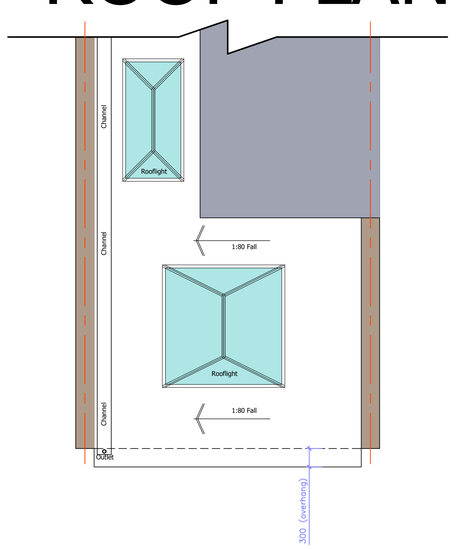
Flat roof overhang above opening

PART J:

Contractor to confirm whether existing heating system can be extended, with all work to be carried out in accordance with relevant BS codes of practice by a GAS SAFE registered installer who must issue the relevant certification accordingly.



ROOF PLAN



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ADDRESS, ADDRESS
PROPOSED PLANS
December 2021
Scale 1:50@A1
21-014 (BRG)10 Rev_A

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PARTY WALL ACT
It is the propery owner'(s) responsibility to seek Party Wall approval with adjoining neighbours before commencement of construction works.

Ground floor construction

Allow for a 50mm Lafarge Gyvlon Thermio+ self-levelling screed on top DPM on, insulation as specified below on bottom DPM on pre-cast concrete beam and blocks to the Structural Engineers details.

Allow for a minimum air gap of 150mm below pre-cast concrete floor beams with cross ventilation provided by telescopic cavity vents and slots formed within internal load bearing walls, also refer to floor plan and elevations for positions. Telescope airbricks to be by Glidevale, click on the link below for further details.

Proposed ground floor insulation to be 100mm Kingspan Kooltherm K103 above the precast concrete floor beams and Damp-Proof Membrane fitted in accordance with the manufacturer's recommendations.

Warm flat roofs to be laid to falls as indicated on plan and built up as follows using 18mm exterior grade plywood laid on 140mm thick Kingspan Thermaroof TR27, on a Vapour Control Layer, to 18mm exterior grade plywood fixed to firings on proposed flat roof joists in accordance with the Structural Engineer's information.

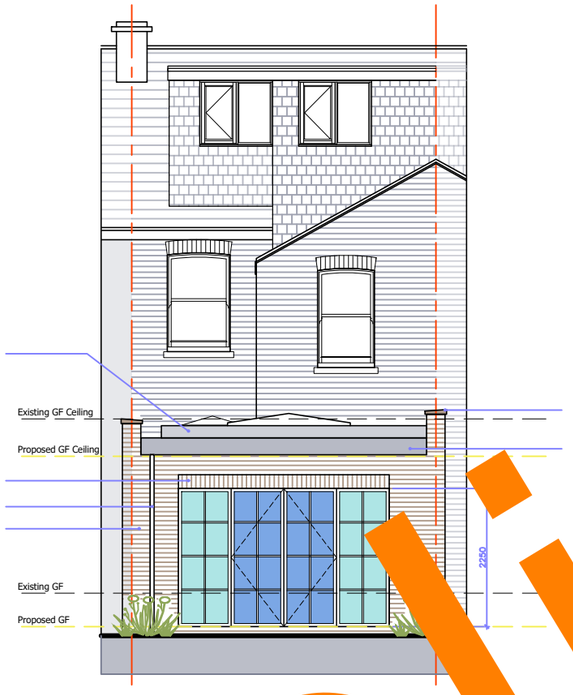
Flat roof finish certified to EXT.F.AA Fire Rated to BS476: Part 3, refer to product brochure available from the Architect upon request.

Brick on end or Solider coursing above opening

Gutters and Downpipes to match existing

Facing brick to match existing

Crittall style Aluminium frame doors, colour and style to the client's request.



REAR ELEVATION

All elements of structure, including steelwork, to be fire protected with two layers of 12.5mm thick Gyproc fireline board fixed with staggered joints to give a minimum 60 minutes fire resistance.

Damp Proof Membrane (DPM)

DPM laid both above and below the ground floor insulation using 1200g Visqueen below the insulation and 500g above the insulation both with a suitable BBA certificate. DPM laid with lapped and taped joints with minimum overlaps of 200mm in any direction. Any projections through DPM to be taped and cloaked in accordance with the manufacturer's recommendations.

Damp Proof Course (DPC)

DPC to be fitted in line with top of screed and a minimum 150mm above external ground levels. DPC to have a suitable BBA certificate, in required widths as appropriate and fitted in accordance with manufacturer's recommendations.

Once weather coping stones to parapet walls, colour to the client's request

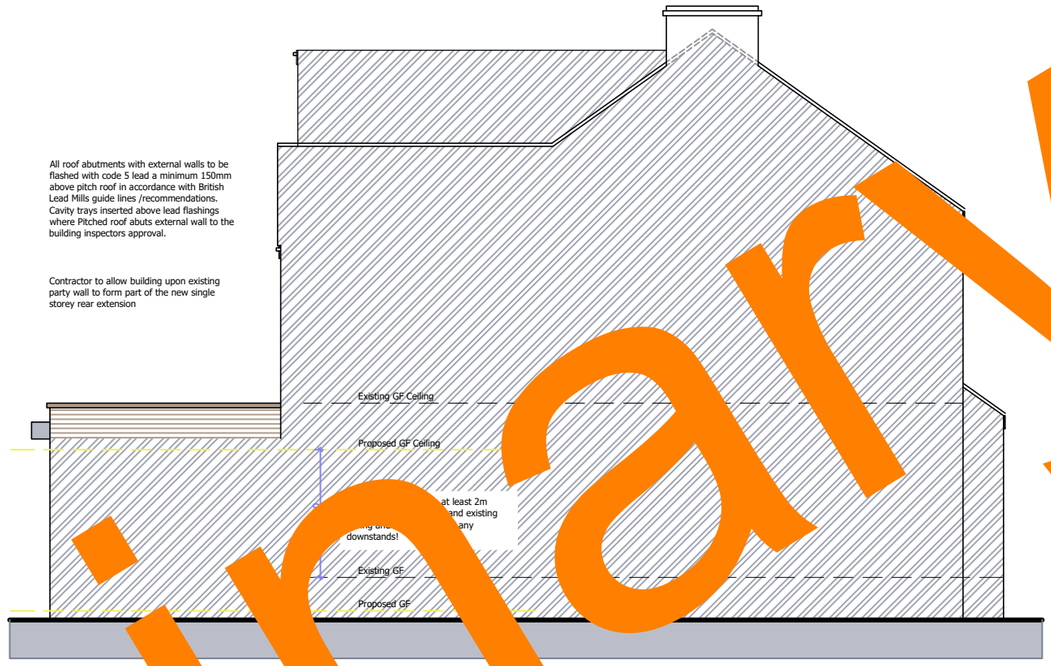
Flat roof overhang above op

Overall thi ex roposed new walls to be 300mm n the following. 100mm blockwork c mm wide cavity, inner leaf to be 100mm blockwork with a minimum 7N/mmsq comp th. Mortar to be 1:4 cement: sand mi plasticiser to comply with BS 4887.

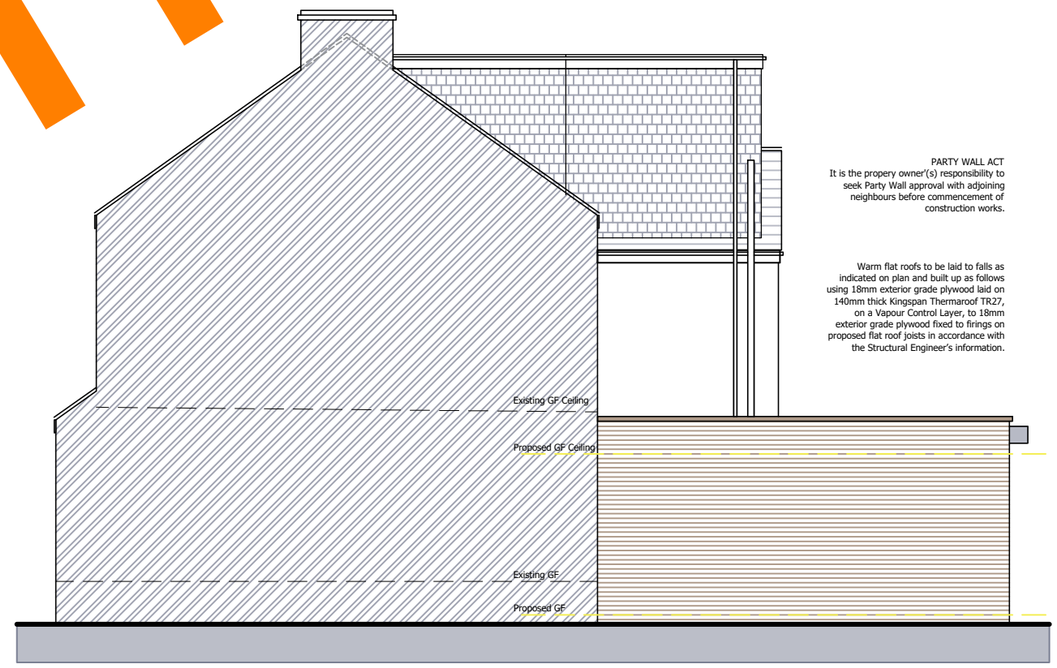
avities to be partially 0mm Kingspan altherm K108, install nce with the facturer's recomme

All roof abutments with external walls to be flashed with code 5 lead a minimum 150mm above pitch roof in accordance with British Lead Mills guide lines /recommendations. Cavity trays inserted above lead flashings where Pitched roof abuts external wall to the building inspectors approval.

Contractor to allow building upon existing party wall to form part of the new single storey rear extension



SIDE ELEVATION



PARTY WALL ACT
It is the propery owner'(s) responsibility to seek Party Wall approval with adjoining neighbours before commencement of construction works.

Warm flat roofs to be laid to falls as indicated on plan and built up as follows using 18mm exterior grade plywood laid on 140mm thick Kingspan Thermaroof TR27, on a Vapour Control Layer, to 18mm exterior grade plywood fixed to firings on proposed flat roof joists in accordance with the Structural Engineer's information.

SIDE ELEVATION

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CLIENT

ADDRESS, ADDRESS

PROPOSED ELEVATIONS

December 2021

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All roof abutments with external walls to be flashed with code 5 lead a minimum 150mm above pitch roof in accordance with British Lead Mills guide lines /recommendations. Cavity trays inserted above lead flashings where Pitched roof abuts external wall to the building inspectors approval.

Warm flat roofs to be laid to falls as indicated on plan and built up as follows using 18mm exterior grade plywood laid on 140mm thick Kingspan Thermaroof TR27, on a Vapour Control Layer, to 18mm exterior grade plywood fixed to firings on proposed flat roof joists in accordance with the Structural Engineer's information.

Flat roof finish certified to EXT.F.AA Fire Rated to BS476: Part 3, refer to product brochure available from the Architect upon request.

Flat roof finish to be Topseal specifically modified low styrene emission resin, as part of an approved BBA system and specification available from the Architect upon request.

Contractor to allow for cross ventilation of the pitched roof, allow for Glide-vale SV200 to the soffits and product to be installed in accordance with the manufacturer's recommendations.

Steelwork to be in accordance with the Structural Engineer's details.

Cavities closed with insulated Kingspan Thermabate closers, sizes to suits cavity width, installed in accordance with the manufacturer's recommendations.

100x75mm SW wall plates fixed down with mild steel straps 1m long at maximum 2m centres.

Cavity wall construction and insulation to be in accordance with the Architects Building Regulations specification, available on request.

Slab construction to be in accordance with Structural Engineer's details.

Foundations to be in accordance with Structural Engineer's details.

Structural Engineer to confirm whether proposed new foundations need to be taken down to the underside of existing basement foundations.

SECTION A-A

All elements of structure, including steelwork, to be fire protected with two layers of 12.5mm Gyproc fireline board fixed with staggered joints to give a minimum 60 minutes fire resistance.

Damp Proof Membrane (DPM)

Lapped above and below the ground floor insulation with 1200g Visqueen below the insulation and 500g above, insulation boards with a suitable BBA certificate laid with lapped and taped joints with minimum overlap of 200mm in either direction. Any penetrations through DPM to be taped and cloaked in accordance with the manufacturer's recommendations.

Damp Proof Course (DPC)

Provided in line with top of screed and a minimum 150mm above external ground levels. DPC to have a suitable BBA certificate, in required widths as appropriate and fitted in accordance with manufacturer's recommendations.

Once weather coping stones to parapet walls

Overall thickness of external proposed new walls to be 300mm nominally comprising the following. 100mm blockwork outer leaf with 100mm wide cavity, inner leaf to be 100mm thick standard blockwork with a minimum 7N/mmsq compressive strength. Mortar to be 1:4 cement: sand mix with mortar plasticiser to comply with BS 4887.

Cavities to be partially filled with 50mm Kingspan Kooltherm K108, installed in accordance with the manufacturer's recommendations.

Ground floor construction

Allow for a 50mm Lafarge Gyvlon Thermio+ self-levelling screed on top DPM on, insulation as specified below on bottom DPM on pre-cast concrete beam and blocks to the Structural Engineers details.

Allow for a minimum air gap of 150mm below pre-cast concrete floor beams with cross ventilation provided by telescopic cavity vents and slots formed within internal load bearing walls, also refer to floor plan and elevations for positions. Telescope airbricks to be by Glidevale, click on the link below for further details.

Proposed ground floor insulation to be 100mm Kingspan Kooltherm K103 above the precast concrete floor beams and Damp-Proof Membrane fitted in accordance with the manufacturer's recommendations.

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ADDRESS, ADDRESS

PROPOSED SECTION

December 2021

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21-014 (BRG)30

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