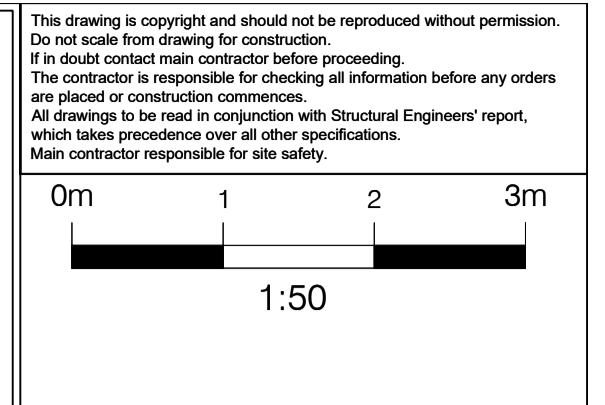


- Electrical key:**
- PIR - PIR
 - Down Light
 - Wall Light
 - Bulbhead light
 - LED down light
 - 1 way switch
 - 2 way switch
 - 3 way switch
 - In floor socket
 - Double socket
 - Double socket IP65 rating
 - Extractor fan

NOTE:

- Electrical signs shown are for illustration with approx. location and are not exhaustive. Full electrical design to be designed by a competent electrician including (fan switch over doors, fuse spur, sockets for oven, hob, fridge, dish washer, washing machine, tumble dryer, electric radiators, etc. - these are not shown on the plans) and to comply with all related standards including safety.
- Toilets to switch on by movement and auto switch off.
- Toilets and wet rooms to have water & moisture resistant LED lights.
- Outdoor and indoor lighting, switches and sockets to be suitably IP rated.
- Client to be consulted by contractor for the type/model of lighting/switch power point and its precise location.
- Any light fittings if set into ceilings to be 60 mins fire resistant.
- All sockets to be between 450mm and 1200mm from FFL.



- General key:**
- Existing structures
 - Demolished/ As existing underlay
 - New structures
 - New foundations - for all foundations refer to SE drawings and details
 - Approx. Boundary line
 - Structural engineers notes (S/E) notes
 - Movement joint

- Drainage key:**
- I.C. - Inspection chamber
 - R.G. - Roddable gully
 - AAVI/Durgo - Durgos air admittance valve
 - SP/SVP - Soil pipe / Soil vent pipe
 - Proposed FW (foul water) drains
 - RWP+RG - Rain water pipe + Roddable gully
 - Proposed RW (rain water) drains
- Fire strategy key:**
- Walls/ Ceilings with 60 mins. fire resistance
 - Smoke / Heat detector (approx. position)
 - ND (FD60) / ND - New fire door FD60 / New door - finish by client
 - NW - New window

NEW EXTERNAL CAVITY WALLS
 Construction has approx. U=0.25 W/m²K (as per BR AD L2, Table 4.1)
 - Outer leaf of 100mm brick to match existing, 100mm cavity partially filled with 90mm Celotex Thermaflex 21 (or equiv.) PIR rigid insulation boards with min. 10mm residual cavity (as specified by the manufacturer) (use self-adhesive breathable tape at all joints and wall ties locations as per manufacturer's instructions) with inner leaf of 100mm Theraflex Shield (or Celcon or equiv.) lightweight blockwork strength to be min. 3.5N/mm² (7.3N blocks below DPC), subject to S/E.
 Finish externally with facing brick to match existing.
 Finish internally with 13mm lightweight plaster.
 Wall ties to be spaced:
 - in general wall area - max. 900mm horizontally and max. 450mm vertically,
 - at joint openings, movement joints, parallel to the top of the gable walls, etc. - max. 225mm horizontally and max. 300mm vertically.
 Below DPC level use:
 - If using bricks use either engineering bricks or frost resistant bricks F2/S2 to BS EN71-1. Use frost resistant brick F2/S2 category.
 - below ground level DPC, sills, coping/cappings, beneath cappings, in projecting details (e.g. plinths, cornices), in exposed site locations, retaining walls, fence wall, chimney above roof line. Cavity wall in contact with a higher ground level.
 - Damp proofing system for the external wall in contact with higher ground level to specialist design.

INTERNAL SOLID WALLS
 - 100mm internal concrete blocks min. 3.5N/mm² (and min. 7.3N/mm² below DPC) (Subject to S/E)
 - to have foundations (to S/E design)
 - Provide DPC at floor level and to be well lapped where meeting horizontal new/existing DPM.
 - Finish internally with 13mm plaster.

INTERNAL TOILET CUBICLE TIMBER STUDS PARTITIONS
 - height of the toilet cubicle to be 2.1m with open ceiling to allow for ventilation within the toilet room.
 - 75x50mm sw studs @ max. 600mm c/c lined each face with 12.5mm moisture resistant plasterboard. All joints taped and filled and finish with 3mm skim.
 - Add additional noggings to support heavy features.
 - Every toilet cubicle to have a hook for clothes.

STEELWORK
 All steelwork to Structural Engineer's design, details and instructions. Fire protection to steelwork supporting roof and floors to consist of staggered 2 layers of 12.5mm Gyproc Freline plasterboard to provide min. 60 mins. fire resistance all fixed in accordance with manufacturer's instructions, and finish with 3mm skim.

STAGE & STAGE STEPS
 3x R150 G250, L31"
 Min. 2m headroom. Provide equal risers and goings.
 - steps to be anti-slippery.
 - All steps and its edges and the edge of the stage to be highlighted in yellow or white strips in contrast with the floor finish.
 - provide hand rails to steps from Main Hallway onto the stage each side (shown on plan). Handrail to be 900mm above pitch line and with 300mm projection at the top and bottom of steps. All in accordance with Building Regulations.

DECOUPLED INTERNAL TIMBER STUDS PARTITION
 (enhanced sound insulation, proposed approx. 62 dB Rw)
 - staggered 2 layers of 12.5mm Gyproc Freline plasterboard to provide min. 60 mins. fire resistance on 75x50mm sw studs @ max. 600mm c/c with 75mm quilt sound insulation Knaf Insulation Acoustic Roll (or equiv.) between studs, approx. 30mm air gap and the same i.e. 75x50mm sw studs @ max. 600mm c/c with 75mm quilt sound insulation Knaf Insulation Acoustic Roll (or equiv.) between studs and staggered 2 layers of 12.5mm Gyproc Freline plasterboard to provide min. 60 mins. fire resistance.
 - All joints taped and filled and finish with 3mm skim.
 - Add additional noggings to support heavy features.

Rev.	Date	Revisions
A	Oct 23	Updating to BR conditions

PSK architect
 Your Home Extension Specialists
 PSK Cheltenham Ltd
 41 Bath Road
 Cheltenham
 GL53 7HQ
 Tel. 01242 304477

TITLE
 Mr. & Mrs.
 Road
 Cheltenham

DESCRIPTION
 Proposed extension and internal alterations
BUILDING REGULATIONS
 as **PROPOSED**

DATE	FORMAT
19/10/2023	@ A1
DRAWN	CHECKED
VH	PSK

-----BR01A



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