

SUMMARY OF NOTES:

BUILDING CONTROL
Building Control Officer (BCO) is advised/inform architect during Building Regulations, if the proposed development is near a public sewer, in a contaminated or radon area, in a flood zone, in extremely windy area or if any other special design is required for the proposed development that is characteristic/necessary in the local area.

GENERAL NOTES
-The contractors are responsible for checking all information and dimensions on site before any orders are placed and/or commencement of construction work.
-All foundations to S/E design and details. Foundation details are subject to site findings.
-All concrete work to S/E design and details.

-All steelwork to S/E design and details. Steelwork sub-contractor to be responsible for taking all necessary site measurements prior to fabrication to ensure the correct fit of the new works on site.
-All structural steelwork to be dry fit tested to comply with the latest Building Regulations. Where concrete encasement is required the steelwork is not to be painted.
-All structural timbers to S/E design and details.

-All load bearing masonry to S/E design and details.
-All structural elements are shown inductively, refer to S/E details for setting out.
-Refer to Structural engineer's design, details, specifications and calculations.
-Contractor to verify all levels and setting out and to determine all dimensions and relationships on site before fabrication commences.

CONSTRUCTION DESIGN & MANAGEMENT CD REGULATIONS 2015:
'Principle Contractor' deemed to be responsible for H&S on site, undertaking all duties on behalf of the 'Client'.
Contractor to organise F10 form and submit prior to commencing of work on site. H&S file to be available at all times with all necessary Risk Assessments in place and for appointed sub-contractors.

QUALITY OF WORK
All materials and workmanship shall be in accordance with the latest Building Regulations approved documents, the latest British Standards and to the satisfaction of the Building Inspector.

-The works must be carried out in accordance with all relevant planning conditions.
-All proprietary products and materials are to be installed, fitted and used in accordance with manufacturer's details, instructions, recommendations and advice. The designer to be advised of any conflict identified before work proceeds.
-Contractor for structural elements should always refer to Structural Engineer's drawings. Architect's drawings show structural elements/plans for illustration only.

-All timber to be pressure impregnated with preservative and cut ends treated and comply with BS8417.
-Contractor to form openings for all works existing and proposed windows and doors. Contractor to make good all impacted areas following completion of the works.
-Top of all cavities to be closed with non-combustible material.

DEMOLITION WORKS
Locate and make safe all services. Disconnect, seal and remove all redundant pipes, cables, conduits, etc. Provide protection to all remaining services throughout contract. Remove all walls, finishes and fittings as shown, providing temporary support and bracing as required.
NOTE: Contractor to check all setting out dimensions before work commences. Dimensions if measured to be read not scaled.

FOUNDATIONS
-All as per Structural Engineer's details, design and specifications. S/E to confirm that the structure has been designed to take into consideration ground conditions and surrounding trees.
-Any trees within 20m of the new foundations to be identified and the impact of the depth and type of foundations should be considered prior to commencing of any work. Arboricultural Impact Assessment to be provided where required by BCO. Designed to suit soil conditions and to conform to NHBCC practice. Note 4.2 Building Near Trees'. Foundations min. 500mm below lowest root and to BCO approval.
-All subject to BCO approval and site inspections.
-Also foundations to be taken below invert level of drain pipes.

GROUND FLOOR
Concrete Slab/Screen

Construction has approx. U=0.19W/m2K - complies required in new/existing buildings U=0.18 W/m2K. (As per BR AD L2, Table 4.1)
-75mm sand/cement concrete screed with incorporated under floor heating on 150mm Gypcrete polythene separation membrane on 25mm perimeter insulation and on 150mm Celotex GA4000 (or equiv.) insulation boards tightly butted jointed over DPM on 1200 Gypcrete DPM. Side in to DPC and lapped with existing DPM on 150mm concrete slab, min. 150mm Type 1 granular infill + max. 150mm thick layers of Type 2 to remove made ground/ soil spots (TBC by S/E). Thickness of gravel infill max. 600mm altogether otherwise use BeamBlock.
-Allow for floor finishes. New and existing floor levels to align.
-Minimum 225mm cavity clearance below DPC.

FW DRAINS

Contractor to check feasibility of the proposed drainage system at a very early stage, prior commencement of work.
-Contractors to investigate existing below and above ground drainage at a very early stage, prior to work commencement to check existing drainage arrangement. Any discrepancy or irregularity to be reported to architect and to structural engineer/ also referred to as S/E immediately.
-Proposed above and below ground drainage system to be discussed and agreed with client.
-Proposed drainage system to be agreed, checked and approved by Building Control officer (BCO) on site.
-Contractors to fully design new above and below ground proposed drainage system and connections with existing drainage system following the latest Building Regulations (Part H) along with Structural engineer's drawings and local water board conditions.

-Trace existing and remove/grub-up or seal as required redundant drainage.
-All commencement of works the invert of the existing I.C.s is to be established and invert of new I.C.s is to be determined. The contractor is to check and agree drainage inverts with the BCO before starting drainage work.
-Position of all new sanitaryware, sinks, kitchen and utility appliances which require water supply and waste connection to be discussed, agreed and confirmed on site between contractors and client prior to drainage fit out.
-All below ground pipes to be min. 100mm dia, underground plastic drains, have access points for rodding and laid to min. 1:40 fall (or 1:80 where serves one or more WC) surrounded with 150mm suitable granular material and with concrete cover over where under building and hard surfaces or when in shallow depth in accordance with Diagram 7 of Approved Document H.

-Provide concrete inlets over drains where passing through in accordance with Diagram 7 of Approved Document H.
-Drainage installations and alterations shall be made in accordance with Approved Document H guidance.
-New 450mm dia Inspection Chambers as shown on plans. Proprietary cover.
-SVP to terminate min. 900mm above any opening within 3m. Preferably through a ridge tile.
-Kitchen to have grease trap over sink.

RW DRAINS & SOAKAWAY

-To be designed by contractor and approved by BCO.
-Either connect to existing (subject to BCO approval) or provide a new soakaway min. 5m from building - subject to soil type, all designed in accordance with BRE Digest 365 but minimum 1.0m3 capacity filled with hardcore or use pre-fab geocellular crates wrapped in geotextile and surrounded by hardcore. Use silt filter trap before discharging to soakaway. Contractor to carry out soil penetration test to determine design and depth. Best route and location to be identified on site by contractors, discussed and agreed with client. Proposed layout and design of soakaway to be approved by BCO prior to construction.
-If DPC is less than 150mm above ground level than ACO drain with roddable access for maintenance, to be provided.
-Driveway parking surface must not discharge onto public road. If required, ACO drain with roddable access for maintenance to be provided.

NEW EXTERNAL CAVITY WALLS

Construction has approx. U=0.19W/m2K + complies required in new/existing buildings U=0.26 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 Thermacress 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 Thermale Shield (or Celcon or equiv.) lightweight blockwork strength to be min. 3.5N/m2 (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 jamb 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 EN771-1. Use frost resistant brick F2/S2 category.
-below ground level DPC, sills, coping/cappings, beneath cappings, in projecting details (e.g., plinths, cornice), 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.

DPCs and Cavity trays.

-DPC to be min. 150mm above finished ground level and to be well lapped where meeting horizontal existing/new DPM. Provide Cavity tray with weep vents over DPC.
-Thermale shield insulated cavity closer (or equiv.) to all opening reveals.
-Cavity trays over where cavity bridged with weep vents (eg. external lintels, stone/concrete/brick window sills, gas electric meters, etc.)
-Eaves to be fully filled with insulation and to have rafter ventilator (to preserve ventilation).
-All joints between DPM to be fully sealed with mastic sealant.
-Gyproc system: GyCoating MF C16003 (EN) (or equiv.) Vapour Control Layer membrane with joints taped and staggered 2 layers of 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire&moisture resistant in toilets, kitchen, wet rooms ) to provide min. 60 mins. fire resistance and finish with 3mm skim.

JOINTS WITH EXISTING, MOVEMENT JOINTS
Where new walls abut existing:
-All foundations, S/E design and details.
-Where new cavity wall abuts existing out existing masonry leaf vertically and insert insulated DPC.
-Movement joint to start from top of foundations and run the full height of the superstructure masonry wall.
-Plastic seal externally and plaster beads either side of joint internally.

Additional expansion movement joints:
(1) If DPC is less than 600mm above ground level - expansion movement joint to start from DPC level.
(2) If DPC is more than 600mm above ground level - expansion movement joint to start from top of foundations.
(3) If major change in foundations, between foundations of different designs, at variation of height of the building walls - movement joint to start from top of foundations.
(4) If S/E designed a movement joint in the foundations then this movement joint is to be continued up through the superstructure.

Material of movement joint:
-For Clay bricks (flexible cellular polyethylene, cellular polyurethane, foam rubber) or Concrete blocks/bricks (themp, fiberboard, cork)
-to perform effectively a sealant in a movement joint should be applied against a suitable debonding joint filler/backing rod so that sealant adheres only to the two opposing masonry faces.
-For Clay brick - the width of joint in mm should be (spacing in metres-30%, e.g. at 8m movement joint spacing the joint width should be 10mm)
-For other masonry (concrete, stone, etc.) = 10mm
Wall ties at movement joints:
-min. 225mm from movement joint each side and max. 300mm spacing vertically.

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.
-If stage curtains are being fitted, then they should be of fire resistant material.

NEW PITCHED ROOF

Concrete ties and pitch (cca 33.1°) to match existing and suit pitch on battens on breathable felt Tyvek Supro (or equiv.) protected by protector trays at eaves with over fascia ventilator (or equiv.) on roof trusses to manufacturer's design and instructions. Take site dimensions before ordering trusses.
-Eaves to be fully filled with insulation and to have rafter ventilator (to preserve ventilation).
-All joints between DPM to be fully sealed with mastic sealant.
-Gyproc system: GyCoating MF C16003 (EN) (or equiv.) Vapour Control Layer membrane with joints taped and staggered 2 layers of 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire&moisture resistant in toilets, kitchen, wet rooms ) to provide min. 60 mins. fire resistance and finish with 3mm skim.

Proposed approx. U=0.14W/m2K - complies required for new existing buildings U=0.16 W/m2K as per BR AD L2 Table 4.1)
-100mm Celotex (or equiv.) PIR rigid insulation boards laid between rafters. Underlay rafters with 50mm Celotex (or equiv.) Vapour Control Layer membrane with joints taped and staggered 2 layers of 12.5mm Gyproc Fireline plasterboard to provide min. 60 mins. fire resistance and finish with 3mm skim.

Proposed approx. U=0.15W/m2K - complies required for new existing buildings U=0.16 W/m2K as per BR AD L2 Table 4.1)
-100mm Celotex (or equiv.) PIR rigid insulation boards laid between vertical studs with backing battens to keep insulation in place, 100mm Celotex (or equiv.) PIR rigid insulation boards laid between studs/ vertical roof members. Underlay with Vapour Control Layer membrane with joints taped and staggered 2 layers of 12.5mm Gyproc Fireline plasterboard to provide min. 60 mins. fire resistance and finish with 3mm skim.

Proposed approx. U=0.15W/m2K - complies required for new existing buildings U=0.16 W/m2K as per BR AD L2 Table 4.1) Vapour Control Layer membrane with joints taped and staggered 2 layers of 12.5mm Gyproc Fireline plasterboard to provide min. 60 mins. fire resistance and finish with 3mm skim.
-For Clay bricks (flexible cellular polyethylene, cellular polyurethane, foam rubber) or Concrete blocks/bricks (themp, fiberboard, cork)
-to perform effectively a sealant in a movement joint should be applied against a suitable debonding joint filler/backing rod so that sealant adheres only to the two opposing masonry faces.
-For Clay brick - the width of joint in mm should be (spacing in metres-30%, e.g. at 8m movement joint spacing the joint width should be 10mm)
-For other masonry (concrete, stone, etc.) = 10mm
Wall ties at movement joints:
-min. 225mm from movement joint each side and max. 300mm spacing vertically.

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.

DECOUPLED INTERNAL TIMBER STUDS PARTITION (enhanced sound insulation, proposed approx. 62 dB Rw)
-staggered 2 layers of 12.5mm Gyproc Fireline 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. 35mm 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 Fireline 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.

INTERNAL SOLID WALLS
-100mm internal concrete blocks min. 3.5N/m2 (and min. 7.3N/m2 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.

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 Fireline plasterboard to provide min. 60 mins. fire resistance all fixed in accordance with manufacturer's instructions, and finish with 3mm skim.

LINTELS

-All to S/E design, instructions and details. Cathric (or equiv.) lintels and galvanised steel beams with min. 150mm (or as specified by S/E) and bearing on concrete padstones.
-use thermally broken Cathric lintels in exterior walls otherwise, if lintel has continuous baseplate then use 37.5mm insulated foilbacked plasterboard internally.
-Weep holes @ 450mm c/c or min. 2 No. per lintel.
-Provide additional Ruberoid tray over lintels in external walls.
-All installed in accordance with manufacturer's instructions.
-Where forming new openings, allow all temporary support where inserting new lintel (to S/E details) and make good all disturbed surfaces to match existing.

GLAZING

-New glazing in critical locations (i.e. any glazing within 800mm of floor level or 1500mm to doors, etc.) to be BS EN 12600:2002 and Approved Document K.
-Clazing to be suitably fire resistant where required.

NEW EXTERNAL WINDOWS AND DOORS

UPVC windows UPVC/Composite doors to match existing and to be double glazed with low E glass, 16mm Argon filled gap between panes. 1.20W/m2K U Value.
-Clazing to be suitably fire resistant where required.
-Doors to be fully filled with insulation and to have rafter ventilator (to preserve ventilation).
-All windows and doors to have external water light seal, intermediate thermally insulating seal and internal VapourAir tight seal tape, all as per manufacturer's guidance.
-Security: Windows to have window locks and comply with Fire Escape specification. Security lock system to be provided to all doors (Type TBC by client).
-Fire safety: Provide 60 mins. self closing fire resistant doors with a vision panel.
-All doors on escape routes to have simple fastenings that can be readily operated from the side approached by people making an escape. The operation of these fastenings should be without the use of a key and without having to manipulate more than one mechanism. Details are to be submitted for consideration to BCO.
-Background ventilation: Closeable trickle ventilation to be provided. Kitchen 10,000m2, Other rooms 4000m2. Toilet rooms 2000m2 per each WC in the room.
-Purge ventilation: Hinged or pivot windows that open 30 degrees or more with a total opening area 1/20 of the room floor area (area shown on plans).
-Part K: Protection from falling, collision and impact where doors in general use open more than 100mm on to an access route, the doors should have suitable protection as per diagram 10.2 in Approved Document K.

CENTRAL HEATING

Heating design by a specialist
-Provide new Air Source Heat Pump. Exact location to be discussed with the client.
-New under floor heating in every area within the new extension except the Stage area.
-All pipework to be insulated within 150mm of fittings. System to have programmer, timer and thermostat.
-System to be installed by a registered competent person, installation certificate to be issued upon completion, a copy to be provided to Building Control. Operating and maintenance instructions to be provided to the occupier.

PLUMBING
All above ground waste plumbing to BS EN 12056-2:2000.
Wastes to be in accordance with BR AD H Diagram 3).
WC - 100mm dia (run for up to max. 6m for single WC)
Sinks - 40mm dia (run for up to 3m), 50mm dia (run for up to 4m), 50mm dia with AAV vent (run for up to 10m)
Handbasins - 32mm dia (run for up to 1.7m), 40mm dia (run for up to 3m), 50mm dia (run for up to 4m)
Water supply pipes to be insulated.
Rooding points to be provided at bends. Waste pipes to be boxed in. Deep seal traps to all appliances (except WCs).
If AAV vent is used then provide for sufficient income of air.
All works to be carried out by a qualified plumber.

MECHANICAL VENTILATION (BR AD Part F, Volume 2)

Mechanical ventilation:
-WC - silent wall ceiling mounted fan operated with light fittings with 15 mins. overrun period ducted through wall/roof with flat ducts.
-Kitchen - Provide extractonic type to the hob.
(airflow if using domestic type: If the extract ventilator is adjacent to the hob/cooker: 30 litres per second. If the extract ventilator is remote from the hob/cooker: 60 litres per second)
Purge ventilation: see windows&doors
Background ventilation: see windows&doors

SMOKE HEAT DETECTORS

-Provide new heat detector or smoke detector as indicated on the plans. Location on plans is shown illustratively. To be fitted and positioned in accordance with manufacturer's instructions.
-Existing system to be checked and if necessary replaced with new fire detection/alarm system.
-To be mains operated and interlinked with battery back-up and sited min. 300mm from any light fitting.
-Provide fire alarm and detection systems, designed, installed, commissioned and certified in compliance with BS 5839-1.

PARTY WALL ACT 1996

Any work that affects any neighbouring structure (Party wall, fence etc.) or excavation work that is close to a boundary may require you to give notice of your intentions as defined by The Party Wall etc. Act 1996. A plain English guide to your obligations under the Act is available to view on the Planning Portal
http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact

FINISHES

-Finishes to be in accordance with the approved Planning drawings.
-Refer to Client for all finishes and details floor, wall, ceiling finishes including tiling, skirting, window/door type and handles, cabinets, fittings, landscape layout, electrical lighting and switches and its location, etc.

RW GOODS, SOFFITS/ FASCIAS/ RWDPs and GUTTERING

Material and colour to match existing.

EMERGENCY LIGHTING, SIGNAGE AND FIRE EXTINGUISHERS

-Provide emergency lighting, signage and fire extinguishers in accordance with the Building Regulations (Client and BCO to be consulted.)
-Provide emergency lighting in accordance with BS 5266

LANDSCAPING

All landscaping works to be discussed and agreed with the client. If pavions are proposed to be flush with GFL, contractor is to ensure flush threshold and ACO aluminium drain (including maintenance access points as required) connected to below ground drainage.

AD Part G (Sanitation, hot water safety and water efficiency)

Applies to new units. Water consumption using fitting approach under Regulations 37, less than 125 litres/person/day using fittings approach.

WC
Basin taps
Sink taps
Dishwasher
-max 6litres/minute
-max 6 litres/minute
-max 8 litres/minute
-max 1.25 litres/ place setting

AD Part M Volume 2 - Buildings other than dwellings

-Where a wheelchair accessible toilet to be provided in accordance with BR AD M2 Diagram 18.
-Also a fully changing facilities station to be provided within the room.
-Provide level access from parking space within the boundary of the property with adequate manoeuvring space into dwelling via ramped access and level threshold (may require ACO drain).
-At no point should the access be less than 900mm. BCO to be consulted what provision would be adequate.
Ramped access:
-to be in accordance with BR AD Part M Volume 2.
-gradient between 1:20 (shallower) and 1:12 (steeper)
-length of each flight for gradients up to 1:20 (max. 10m long, max rise 500mm), up to 1:15 (max. 5m long, max rise 333mm), up to 1:12 (max. 2m long, max rise 166mm).
Stepped access:
-to be in accordance with BR AD Part M Volume 2.

AD Part S (Infrastructure for the charging of electric vehicles)

-New EV charging point to be provided (approx. position shown on plans next to the 'Kitchen')
-EV charging point to be in compliance with the BR Approved Document Part S.

ELECTRICAL

All works to be carried out by a 'competent person' who is a member of a self-certification scheme. CBSE commissioning certificates for lighting and mechanical ventilation (in accordance with BS 7871) to be provided prior to completion of works.
-100% of installed light fittings to be energy efficient LED lights.
-Internal lighting: Any lights set into ceilings to be Snaptite type or similar, to give 60 mins. fire protection. Number and locations to be agreed with client.
-All electrical outlets, telephone/TV internet points, light switches to be located between 450 and 1000 from finished floor level and the position and further details to be consulted with the client.

VENTILATION (BR AD Part F, Volume 2)

Mechanical ventilation:
-WC - silent wall ceiling mounted fan operated with light fittings with 15 mins. overrun period ducted through wall/roof with flat ducts.
-Kitchen - Provide extractonic type to the hob.
(airflow if using domestic type: If the extract ventilator is adjacent to the hob/cooker: 30 litres per second. If the extract ventilator is remote from the hob/cooker: 60 litres per second)
Purge ventilation: see windows&doors
Background ventilation: see windows&doors

SMOKE HEAT DETECTORS

-Provide new heat detector or smoke detector as indicated on the plans. Location on plans is shown illustratively. To be fitted and positioned in accordance with manufacturer's instructions.
-Existing system to be checked and if necessary replaced with new fire detection/alarm system.
-To be mains operated and interlinked with battery back-up and sited min. 300mm from any light fitting.
-Provide fire alarm and detection systems, designed, installed, commissioned and certified in compliance with BS 5839-1.

PARTY WALL ACT 1996

Any work that affects any neighbouring structure (Party wall, fence etc.) or excavation work that is close to a boundary may require you to give notice of your intentions as defined by The Party Wall etc. Act 1996. A plain English guide to your obligations under the Act is available to view on the Planning Portal
http://www.planningportal.gov.uk/buildingregulations/buildingpolicyandlegislation/currentlegislation/partywallact

FINISHES

-Finishes to be in accordance with the approved Planning drawings.
-Refer to Client for all finishes and details floor, wall, ceiling finishes including tiling, skirting, window/door type and handles, cabinets, fittings, landscape layout, electrical lighting and switches and its location, etc.

RW GOODS, SOFFITS/ FASCIAS/ RWDPs and GUTTERING

Material and colour to match existing.

EMERGENCY LIGHTING, SIGNAGE AND FIRE EXTINGUISHERS

-Provide emergency lighting, signage and fire extinguishers in accordance with the Building Regulations (Client and BCO to be consulted.)
-Provide emergency lighting in accordance with BS 5266

LANDSCAPING

All landscaping works to be discussed and agreed with the client. If pavions are proposed to be flush with GFL, contractor is to ensure flush threshold and ACO aluminium drain (including maintenance access points as required) connected to below ground drainage.

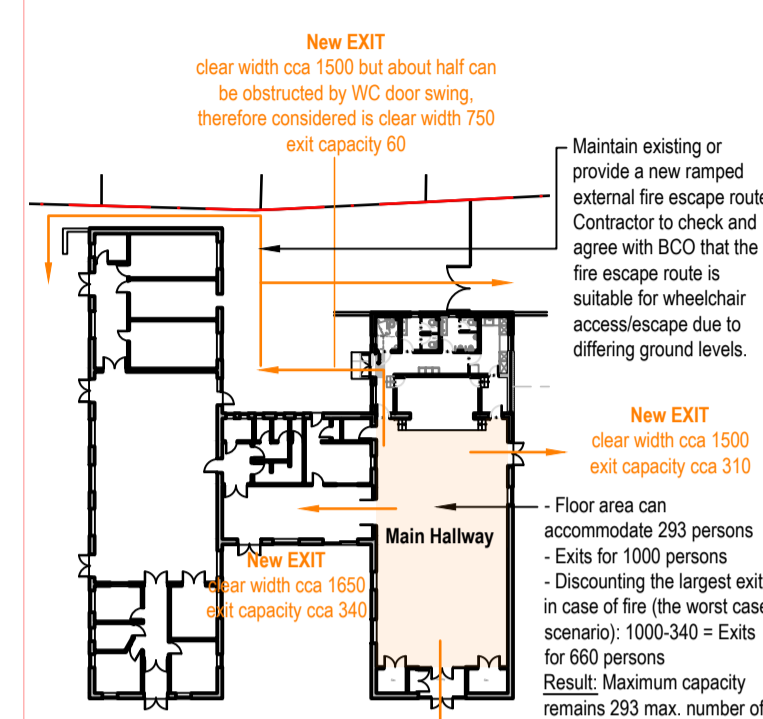
SAFE OCCUPANCY FIGURES CALCULATION (subject to BCO approval)

1. Total usable area: Main Hallway 146.2m2
-toilets, corridors, stairways, do not count as usable space
2. Floor Space Factor m2/person (BR AD B Volume 2, Table D1): Assembly Hall = 0.5
3. Maximum number of people allowable: 146.2 m2 (Total usable area) / 0.5 (Floor Space Factor) = 292 max. number of people allowed in main Hallway

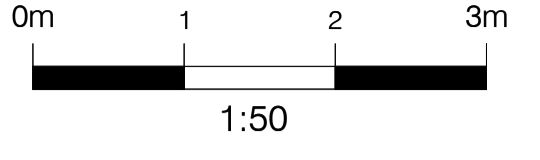
Minimum number of escape routes: 2 (for 61-600 capacity)

Minimum clear width of escape routes (BR AD B Volume 2, Table 2.3):
-for 60 (maximum number of people) = 750 mm (minimum clear door width)
-for 110 (maximum number of people) = 850 mm (minimum clear door width)
-for 220 (maximum number of people) = 1050 mm (minimum clear door width)
-more than 220 (maximum number of people) = +5 mm per person (minimum clear door width)

FIRE ESCAPE PLAN:



This drawing is copyright and should not be reproduced without permission. Do not scale from drawing for construction. If in doubt contact main contractor before proceeding. The contractor is responsible for checking all information before any orders are placed or construction commences. All drawings to be read in conjunction with Structural Engineers' report, which takes precedence over all other specifications. Main contractor responsible for site safety.



General key:

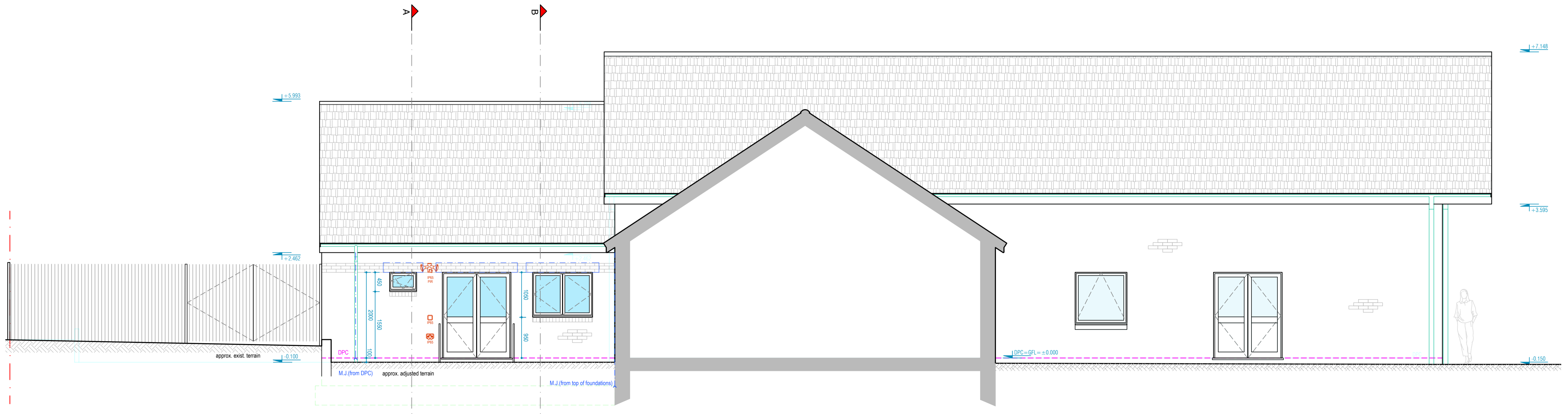
- Existing structures
-Demolished/ As existing underlay
-New structures
-New foundations -for all foundations refer to S/E drawings and details
-Approx. Boundary line
-Structural engineers notes (S/E) notes
-M.J. - Movement joint

Drainage key:

- I.C. - Inspection chamber
R.G. - Roddable gully
AAV/ Durgo - Durgos air admittance valve
SP/SVP - Soil pipe / Soil vent pipe
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



Proposed - SIDE (EAST) ELEVATION 1:50



PSK Cheltenham Ltd is a chartered practice registered with RIBA.

Table with 3 columns: Rev., Date, Revisions. Row 1: A, Oct 23, Updating to BR conditions

PSK architect logo and contact information: 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

Table with 2 columns: DATE, FORMAT. Row 1: 19/10/2023, @ A1. Table with 2 columns: DRAWN, CHECKED. Row 1: VH, PSK.

-----BR03A