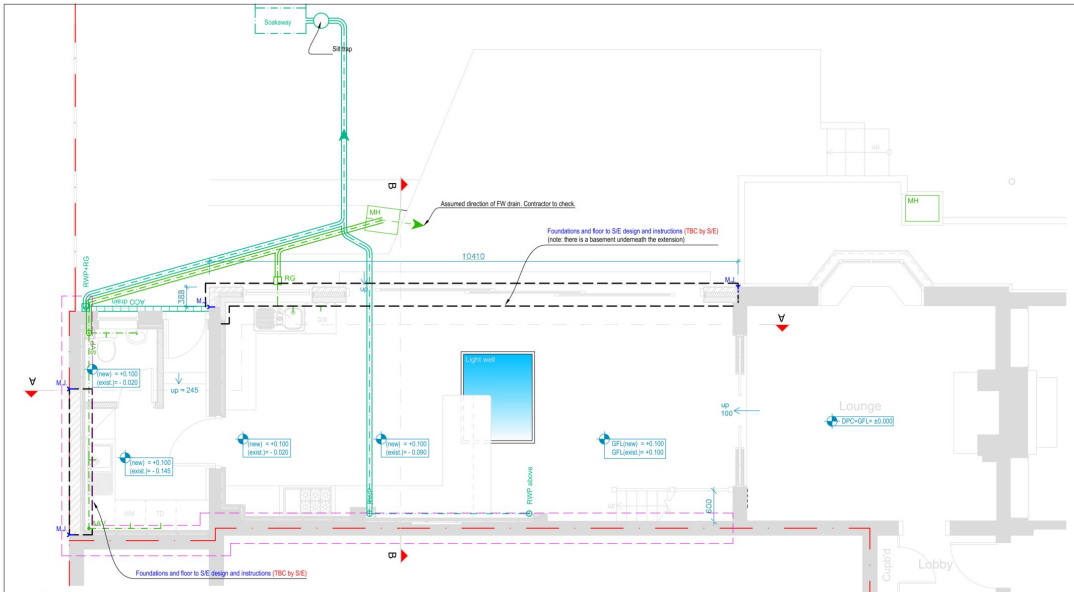
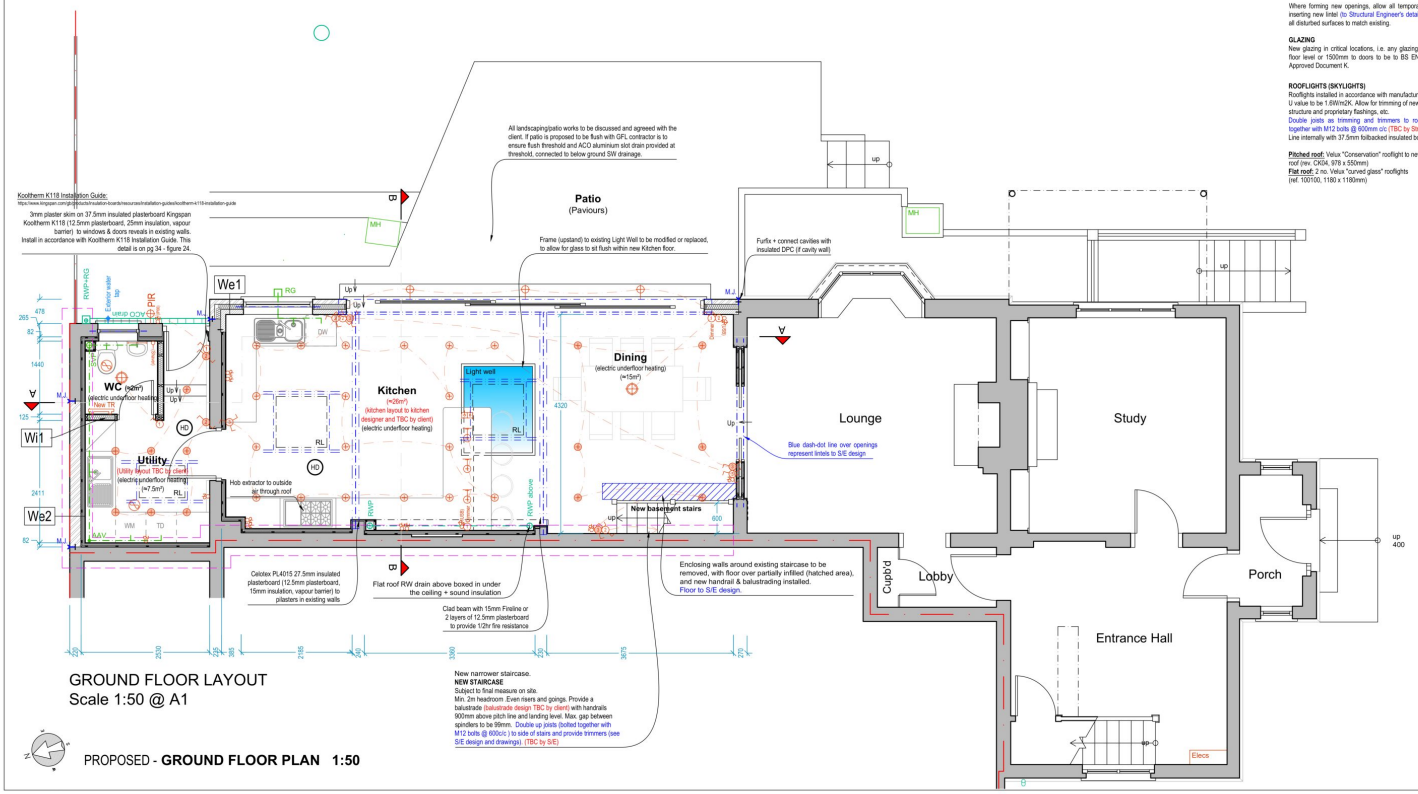


PROPOSED - **FOUNDATION PLAN 1:50**



GROUND FLOOR LAYOUT
Scale 1:50 @ A1

PROPOSED - **GROUND FLOOR PLAN 1:50**

BUILDING CONTROL
Building Control Officer (BCO) is to advise/ inform architect (PSK architect ltd) during Building regulations, if the proposed development is near a public sewer, in a contaminated or radon area, in a flood zone, in extremly 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 before any orders are placed or commencement of construction work.

Contractors and tradesmen are responsible for site safety and Health&Safety and should be able to provide COSHH certificates where required.

CONSTRUCTION (Design & Management) 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 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 current Building Regulations approved documents and the latest British Standards. 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 full in accordance with manufacturer's instructions, details, recommendations and advice, and the designer advised of any conflict identified before work proceeds.

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, fixtures and fittings as shown, providing temporary support and bracing as required.

NOTE: Contractor to check all setting out dimensions before work commences. Dimensions if mentioned 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 on the depth and type of foundations should be considered prior to commencing of any work. Arboricultural Impact Assessment to be provided where requested by BCO. Designed to suit soil conditions and to conform to NHBC practice, Note 4.2 'Building Near Trees'. Foundations to be 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.

DPC's
To be min. 150mm above finished ground level, to be well lapped where meeting horizontal DPM. Thermabridge or similar to all reveals of new openings. Cavity trays over where cavity bridged with weep vents.

FW DRAINS
- Trace existing drainage and remove/grub-up or seal as required redundant drainage.
- Contractor to fully design new drainage system including connections into existing system. All new drainage elements (below and above ground) locations and routes to be discussed, confirmed and approved on site between contractor, client and BCO. At 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, agreeed and confirmed on site between contractors and client prior to drainage 1st fix.
- All below ground pipes to be min. 100mm dia, underground plastidrains, have access points for rodding and laid to min.1:40 fall (or 1:80 where serves one or more WC) surrounded with 150 mm suitable granular material and with concrete cover over where under building and hard surfaces.
New 450mm dia Inspection Chambers, if required. Proprietary cover.
Provide concrete lintels over drains where passing through walls in accordance with Diagram 7 of Approved Document H.
Drainage installations and alterations shall be made in accordance with Approved Document H guidance.
The head of the new drains to be to outside air.

RW DRAINS & SOAKAWAY
To be designed by contractor and approved by BCO.

Soakaway to be 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 percolation 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.

JOINTS WITH EXISTING
Allow Furfix, or similar approved, movement joints between existing and new walls, fully fixed in accordance with manufacturers instructions. Mastic seal externally and plaster beads either side of joint internally.
Where new cavity wall abuts existing cavity wall cut existing masonry leaf vertically and insert insulated DPC.

STEELWORK
All steelwork to Structural Engineer's design, details and instructions. Fire protection to steelwork supporting roof and floors to consist of 2 layers 12.5mm plasterboard, or 1 layer 15mm Gyproc Fireline board, all fixed in accordance with manufacturers instructions, to give minimum 30mins FR.

LINTELS
All to S/E design, instructions and details. Thermally broken Catnic lintels (or equiv.) and galvanised steel beams with min. 150mm (or as specified by S/E) end bearing on concrete padstones, weepholes at 450mm c/c or min. 2 No. per lintel. Provide additional Rubberoid tray over lintels in external cavity walls. All installed in accordance with manufacturer's instructions.

Where forming new openings, allow all temporary support where inserting new lintel (to Structural Engineer's detail) 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 to be to BS EN 12600:2002 and Approved Document K.

ROOFLIGHTS (SKYLIGHTS)
Rooflights installed in accordance with manufacturer's details.
U value to be 1.6W/m2K. Allow for trimming of new and existing roof structure and proprietary flashings, etc.
Double joists as trimming and trimmers to roof window bolted together with M12 bolts @ 600mm c/c (TBC by Structural Engineer). Line internally with 37.5mm foilbacked insulated board.

Pitched roof: Velux "Conservation" rooflight to new Utility Room roof (rev. CK04, 976 x 550mm)
Flat roof: 2 no. Velux "curved glass" rooflights (ref. 100100, 1180 x 1180mm)

NEW EXTERNAL WINDOWS AND DOORS
Colour and frame to match existing (TBC by client) and to be double glazed with low E glass, 16mm Argon filled gap between panes. 1.60W/m2K 'U' Value.
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).
Background ventilation: Trickle ventilation to be provided, 8000mm2 to habitable rooms, 4000mm2 to other rooms.
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).

CHECK BOILER & CENTRAL HEATING
Heating design by a specialist.
Proposed is electric underfloor heating in area of the new extension.
Electric towel rail in WC room.

PLUMBING
All above ground waste plumbing to BS EN 12056-2:2000
Wastes to be:
WC - 100mm
Sinks - 40mm dia
Handbasins - 32mm dia except where combined or if run exceeds 1500mm where they are to be 50mm.

Hot water is to be controlled by a thermostatic mixer to prevent scalding.
Water supply pipes to be insulated.
Rodding points to be provided at bends. Waste pipes to be boxed in.
Deep seal traps to all appliances (except WCs).
New plumbing in WC to be connected to new SVP.
All works to be carried out by a qualified plumber.

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	- max. 6/4 Litres dual flush or 4.5 single flush
Basin taps	- max. 6 Litres/ minute
Sink taps	- max. 8 Litres/ minute
Dishwasher	- max. 1.25 Litres/ place setting
Washing machine	- max. 8.17 Litres/ kilogram

ELECTRICAL
All works to be carried out by a 'competent person' who is a member of a self-certification scheme. CIBSE commissioning certificates for lighting and mechanical ventilation (in accordance with BS 7671) to be provided prior to completion of works.
- min. 75% of installed light fittings to be energy efficient LED lights.
- Electrical signs shown are for illustration with approx. location and are not exhaustive. Full electrical design to be designed by a competent electrician.

VENTILATION
Mechanical ventilation:
- **WC -** EnviroVent silent 100 (or equiv.) wall/ceiling mounted fan operated with light fittings with 15min. overrun period ducted through wall/ roof with flat-ducts (or similar) connecting to proprietary outlet. Use sound insulation for ducts.
(airflow min. 6 L/sec)
- **Kitchen -** Provide extraction hood to hob.
(airflow min. 30L/sec adjacent to hob or 60L/sec elsewhere)
- **Utility -** EnviroVent silent 125 (or equiv.) with humidity sensor set to start at 60% of humidity level. Wall/ceiling mounted fan operated with light fittings with 15min. overrun period ducted through wall/ roof with flat-ducts (or similar) connecting to proprietary outlet. Use sound insulation for ducts. Ducts and vent at safe distance from gas flue.
(airflow min. 30L/sec)

Purge ventilation: see windows&doors
Background ventilation: see windows&doors

SMOKE, HEAT DETECTORS
Provide new detectors as shown on plans and existing system to be checked and if necessary replaced with new fire detection/alarm system to be Grade D - Category LD3 (BS 5839 -6:2004).
To be mains operated and interlinked with battery back-up and allow minimum 300mm from any wall and light fitting.
AD Part S (Physical infrastructure for high s/peed electronic communications networks)
If not already existing, provide physical infrastructure for high-speed electronic communications networks in compliance with "approved document R". Client to be consulted and agree on internet, telephone and TV, aerial/satelite dish connections and locations.

PARTY WALL ACT 1996
As required under Party Wall Act 1996 the building owner should serve notice on any affected Party Wall neighbour including details of the proposed works, start date, building owners name and address where the work is to be carried out. This should be accompanied by a statement confirming that the notification is served as "notice under the provisions of the Party Wall etc. Act 1996".

FINISHES
Refer to Client for wall, floor and ceiling finishes including tiling, etc.
Refer also to Client for Kitchen, WC, Landscape layout, type and fitting, etc.

RW GOODS, SOFFITS/FASCIAS/RWDPs and GUTTERING
Material and colour to match existing

NOTES:
- Contractors to investigate existing below and above ground drainage at a very early stage, prior to work commencement to check existing drainage arrangement. Any discrepency or irregularity to be reported to architect (PSK) and to structural engineer (also referred to as S/E) immediately.
- Contractor to check feasibility of the proposed drainage system at a very early stage, prior to commencement of work.
- Proposed above and below ground drainage system to be discussed and agreed with the client.
- Proposed drainage system to be agreed, checked and approved by Building Control officer 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.
- Refer to Structural engineer design, details, specifications and calculations.
- Contractors to verify all levels and setting out and to determine all dimensions and relationships on site before fabrication commences.
- Contractor to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability and safety of the building during works.
- 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 fire cased to comply with the latest building regulations (refer to specification sheet). Where concrete encasement is required the steelwork is not to be painted.
- All timbers to S/E design and details.
- All loadbearing masonry to S/E design and details.
- All structural elements are shown indicatively, refer to S/E details for setting out.
- 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.

Electrical Keys:
- PIR - PIR
- Down Lighter
- Ceiling Light
- Wall Light
- Bulk Head Light
- Single LED batten (above all basins)
- Spot Light
- Pendant Light
- 1 way switch
- 2 way switch
- 3 way switch
- Cord operated 1 way switch
- Door bell push
- Door bell chime
- Double in wood/cp/floor socket
- Shavers socket (All bath/shower/Ensuite)
- Double socket
- Double socket with USB
- (IP66 rated external) (IP65 indoor water resistant) Double socket
- Extractor fan
- EL. Meter and Mainsswitch/Distribution
- TV aerial point
- Telephone point
- Broad Band
- Cat 6 Ethernet data socket

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, etc. - these are not shown on plans) and to comply with all related standards including safety.
- Wet rooms to have water resistant lighting, LED light over all basins and suitable shavers points.
- Client to be consulted by contractor for the type/model of lighting/ switch/ power point and its precise location.

We1 **NEW EXTERNAL CAVITY WALLS**
Wall with bricks (300mm thick) - Outer leaf of 100mm bricks, 100mm cavity fully filled with DriTherm 32 Ultimate insulation batts with inner leaf of 100mm Thermalite Shield (or Celcon or similar) blockwork strength to be min. 3.5 N/mm2 (7N blocks below DPC), subject to S/E.
Finish internally with 13mm lightweight plaster.

We2
- (interior) 3mm plaster skim on 57.5mm insulated plasterboard Kingspan Koolthern K118 (12.5mm plasterboard, 45mm insulation, vapour barrier) on 25x47 treated sw timber studs on strip of damp proof course on existing solid wall. (exterior) Contractor to check condition of existing wall internally and externally and fix any defects (e.g. broken/missing brick, pointing, DPC, DPM, is the wall damp, etc.)
Install in accordance with Koolthern K118 Installation Guide.
Koolthern K118 Installation Guide:
https://www.kingspan.com/gb/en/products/insulation-boards/resources/installation-guides/koolthern-k118-installation-guide

Wi1 **INTERNAL TIMBER STUD PARTITIONS -** 100x50mm sw studs @ max. 600mm c/c lined each face with 12.5mm plasterboard (moisture resistant type in bath/shower/utility room) with all joints taped with self adhesive scrim and filled and finish with 3mm skim. 100mm quilt sound insulation between studs.

0m 1 2 3m
1:50 @ A1

General Keys:
- Existing structures
- Demolished structures
- New structures
- New Foundations - for all foundations refer to S/E drawings and details
- Area in abeyance subject to Party Wall or other consent
- Boundary line
- Structural engineer (S/E) notes

Drainage Keys:
- IC - Inspection chamber
- RG - Roddable gully
- AAV - Durgo air admittance vent
- SVP - Soil vent pipe
- Proposed FW drains
- RWP+RG - Rainwater downpipe + Roddable Gully
- Proposed SW drains

Heating Keys:
- Radiator / Towel rail

Fire strategy Keys:
- SD - Smoke / Heat detector (approx. position)

Water Supply Keys:
- Exterior water tap (ball valve)

CAVEAT NOTE:
- All levels, dimensions and existing drainage including its invert levels to be checked by contractor prior to commencement of works.
- All structural elements here are shown for illustration purposes and are subject to structural engineer's design and instructions. Structural engineer's drawings supercede these illustrations.
- These drawings are to be read in conjunction with the structural engineers drawings.

Date	Revisions

PSK architect
Your Home Extension Specialists
PSK Cheltenham Ltd,
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Gloucester Road, Cheltenham,
GL51 0TF.
Tel. 01452 714596

TITLE

DESCRIPTION
Proposed rear extension
BUILDING REGULATIONS
As **PROPOSED**

DATE	SCALE
SEP 2021	@ A1
DRAWN	CHECKED
VH	---

A250P-185 - BR 01

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