DRAWING KEY / NOTES

Walls / Structural Support

- Existing Arrangement / Building fabric to be demolished / altered
- Foundation layout
- Structural Support Over - Refer To Engineers Design Details
- Trimming Arrangement - Refer to Engineers / Specialist Manufacturers design
  Proprietary Lintol installed in accordance with manufacturers guidance
- 100mm Knarf DriTherm 32 Cavity wall insulation
- 102.5mm facing brickwork
- Fibolite Ultra Lightweight Solid Concrete Blockwork
- Timber Stud Wall - 89 x 38mm vertical studs at 450mm centres fixed between 89 x 38mm header & sole plates. 89 x 38mm horizontal noggins fixed at 900mm vertical centres.
- Dormer cheek (see specification).
- Dwarf wall (see specification).
- JSO - Joist Span Over

Services

- SD - Interlinked Mains Powered Smoke Detector
- HD - Interlinked Mains Powered Heat Detector
- MV - Mechanical Ventilation

Drainage

- Roddable Gully - Surface / Foul
- SS - Stub Stack Fitted With Air Admittance Valve, SVP - Soil & Vent Pipe, FMG - Floor Mounted Gully
- Existing Inspection Chamber
- Inspection Chamber

Glazing / Window Configuration

- MW - Means Of Escape Window - No less than 0.33m², (450mm x 750mm min. opening width and height). The bottom of the opening is to be positioned not more 1100mm above finished floor level
- Obscured Glazing- To a level of at least level 3 on the pilkington glass scale.

Layout notes

1. Buttressing wall to be designed by a suitably qualified structural engineer.
2. Relocate soil and vent pipe (optional) if required by client. Alternatively utilise existing stack.
3. Please note! Wall assumed to be load bearing, this must be checked on site prior to commencement of work. Foundations must be exposed and assessed by a suitably qualified structural engineer for suitability to accommodate increased loads.
4. Double pocket doors to be fully concealed within wall build up to door manufacturer's details.
5. Construct new stud wall with 100mm Kingspan Kooltherm K12 between studs. Both sides to be provided with 12.5mm plasterboard with skim finish.
6. Existing garage floor to be upgraded to the following specification:
   - 9mm ply screwed to,
   - 22mm t&g floor boarding, on
   - 500 gauge slip membrane / vapour control layer, on
   - 50mm Kingspan or similar t&g floor grade insulation, on
   - 1200 gauge DPM, on
   - Minimum 5mm self leveling screed, on
   - Existing garage floor slab
7. Garage ceiling to be under drawn with 52.5mm Kingspan Koolthern insulated plasterboard secured to underside of floor joists. Ceiling to be fully fire stopped by being under drawn with 2 layers of 12mm British Gypsum plasterboard with skim finish
8. Wall to be insulated into loft space using 100mm Kingspan Koolthern K12 between studs. Both sides to be provided with 12.5mm plasterboard with skim finish.
9. Box out wall if necessary to achieve adequate head height to sink / w.c.
10. Ensure lintol is adequately concealed within roof construction
11. Please note! Any stud wall exceeding 3m in height must be braced / restrained to structural engineer's design / specification
12. Garage walls to be upgraded using 62.5mm Kingspan Koolthern K118 or similar insulation backed plasterboard installed to manufacturers instructions on metal furrings.
13. Please note! Structural engineer's comments regarding cracking / drainage survey to be carried out. Remedial works must be carried out to structural engineer's design / specification. If in doubt - ask!
14. Please note! Subject to structural engineer's approval provide maximum 25mm corbel in order to achieve 75mm cavity at first floor level.
15. Proposed loadbearing wall to be constructed off foundation.

Materials

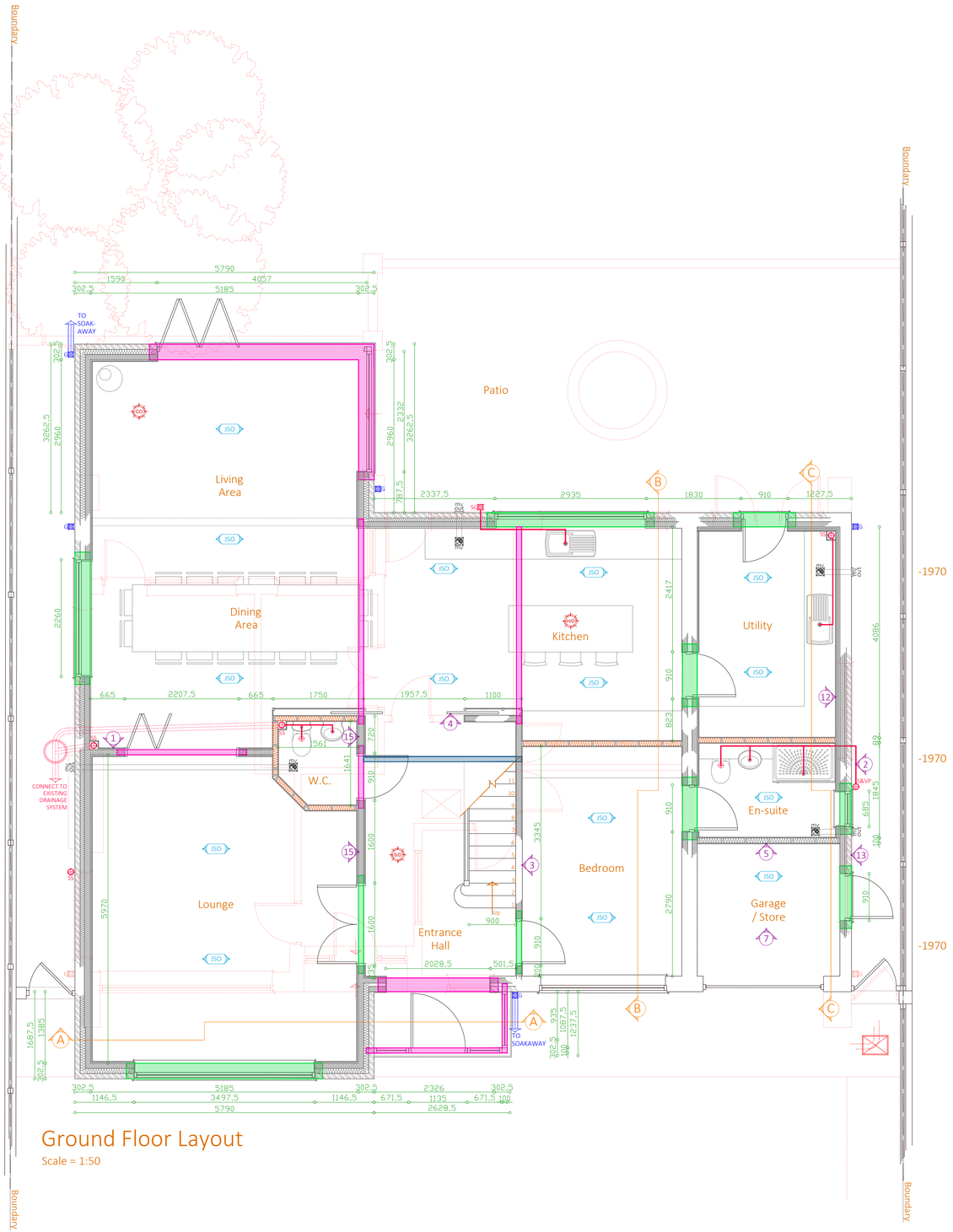
1. Roof tile to be agree with LPA
2. Through coloured render / cladding to clients specification
3. Roof lights to clients specification (roof lights to rear elevation to be fixed shut and obscurely glazed)
4. Brick work to match existing as closely as possible
5. UPVC / Aluminum windows & doors coloured to clients specification

Drawing Notes

1. Drawings are to be read in conjunction with project specification (ref 1751_200) & the Pre-construction health and safety design risk register.
2. Please note! Condition 3 of planning approval AVA/2022/0186 which states:
   "No development shall take place to the elevation of the hereby approved development until there has been submitted to and approved in writing by the Local Planning Authority details and/or samples of the materials and finishes to be used for the external elevations and roof of the proposal, and development shall be carried out with those materials".
3. Please note! Condition 4 of planning approval AVA/2022/0186 which states:
   "The hereby approved flue shall be matt black".
4. Structural supports - All structural steelwork, padstones & methodology to be designed by a suitably qualified structural engineer. All steels to be concealed within floor / ceiling void where possible. Pre-stressed concrete / steel lintels above openings to loadbearing walls.

Drawing Notes (ctd)

1. Please Note!
   Structural engineer to visit site prior to commencement of work to assess existing structure. Exact methodology to be confirmed following site visit.
2. Please Note!
   All existing foundations offering support to be checked on site by a suitably qualified structural engineer for adequacy to accommodate increased loads prior to commencement of work.
3. Please note! Check whether all walls are load bearing / non-load bearing prior to commencement of work.



Ground Floor Layout

Scale = 1:50

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DRAWING NOTES

1. DRAWING IS PROVISIONAL - Unless clearly denoted elsewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to issue of approved drawings.
2. DO NOT SCALE - All dimensions to be verified on site.
3. COPYRIGHT - This drawing remains the property of Green 2k Design Limited and shall not be altered, copied or reproduced without prior written consent.
4. RELEVANT DRAWINGS - This drawing is to be read in conjunction with all other relevant project drawings, documents and details.
5. PRINTING - Drawing to be printed in full colour.
6. LOCAL AUTHORITY APPROVALS - Approvals granted by the local planning authority relate only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
7. SITE BOUNDARIES - The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applicant land ownership.
8. MATERIALS - Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
9. ORDINANCE SURVEY DATA - Block, site and location plan are reproduced under license from the ordnance survey.
10. SERVICES - Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
11. DRAINAGE - Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.
12. MEASURMENT & DIMENSIONS - All dimensions are in millimeters unless stated otherwise.
13. PARTY WALL ACT. - The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
14. CDM REGULATIONS 2015 - Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
15. MISCELLANEOUS - We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.

Rev	Date	Int	Details

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Proposed Work
Front and rear single storey extensions along with loft conversion and all associated alterations

Drawing Title
Proposed ground floor layout

Drawn: - KMF / TRW | Date: - July 2022

Job Status: - 'BUILDING REGULATION ISSUE - AWAITING APPROVAL'

Job No: - 1751

Sheet No: - 202 | Rev .

Scale: - 1:50 @ A1