

Please Note:
These plans must not be acted upon until the appropriate Planning and Building Regulation approvals have been granted. Should the works be undertaken prior to the above approvals being in place, it is done so entirely at the clients own risk.

PLEASE NOTE:
THESE PLANS MUST NOT BE ACTED UPON UNTIL THE APPROPRIATE PLANNING AND BUILDING REGULATION APPROVALS HAVE BEEN GRANTED. SHOULD THE WORKS BE UNDERTAKEN PRIOR TO THE ABOVE APPROVALS BEING IN PLACE, IT IS DONE SO ENTIRELY AT THE CLIENTS OWN RISK.

GENERAL NOTES:
ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE. DO NOT SCALE DIMENSIONS FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. REFER TO ENGINEERS DRAWINGS AND SPECIFICATION FOR ALL STRUCTURAL AND SERVICES INFORMATION. ANY DISCREPANCIES BETWEEN THE ARCHITECTS AND ENGINEERS DRAWINGS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE SURVEY INFORMATION SHOWN ON THIS DRAWING IS INDICATIVE AND CREATIVE DESIGN AND STRUCTURE TO ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SURVEY. DETAILED DESIGN INFORMATION FOR VARIOUS COMPONENTS / CONSTRUCTIONS ARE INDICATED ON SEPARATE SPECIALIST SUB-CONTRACTOR DRAWINGS. & MAY SUPERSEDE THE INFORMATION SHOWN ON THIS DRAWING.

CDM RISK ASSESSMENT

GENERAL NOTES:
ALL CONSTRUCTION ARE SUBJECT TO CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 (CDM).

SITE ACCESS & DELIVERIES:
CONTRACTOR TO CAREFULLY CONTROL MANOEUVREING OF DELIVERY VEHICLES TO SITE. CONTRACTOR TO ENSURE NO VEHICULAR PARKING OR OFFLOADING IN UN-AUTHORISED AREAS AND SEEK PERMITS FOR SUPPLEMENTED PARKING BAYS FROM THE COUNCIL, HERE REQUIRED.

SITE DELIVERIES AND ACCESS MUST CONFORM WITH CONTRACTORS SITE STRATEGY. CONTRACTOR TO PROVIDE AND MAINTAIN SECURITY TO THE SITE AT ALL TIMES DURING CONSTRUCTION TO PREVENT UN-AUTHORISED ACCESS. ANY SCAFFOLDING IS TO BE ALIGNED.

SITE ACCESS & DELIVERIES:
CONTRACTOR TO DEVELOP WASTE MANAGEMENT PLAN, SCAFFOLDING AND WORKING AT HEIGHT. CONTRACTOR TO PROVIDE SCAFFOLDING AND EDGE PROTECTION AND MAINTAIN IN GOOD AND SAFE CONDITION. REPAIR WHERE REQUIRED. BARRIERS ARE TO BE INSTALLED AROUND EXCAVATION WORKS AND HARNESSES SUPPLIED AS NECESSARY. WORK AT HEIGHT TO BE CARRIED OUT FROM A LEVEL BASE. RISK OF DUST, NOISE AND VIBRATIONS. CONTRACTOR TO PLAN CAREFULLY AND CARRY OUT APPROPRIATE RISK ASSESSMENTS RELATING TO ANY WORKS SUBJECT TO PRODUCING DUST AND HIGH LEVELS OF NOISE AND VIBRATIONS. CONTRACTOR TO MEET STANDARDS IN THE CONTROL OF NOISE AT WORK REGULATIONS 2005.

RISK OF FIRE:
CONTRACTOR TO ENSURE THAT ALL EVACUATION ROUTES ARE KEPT CLEAR OF ANY OBSTACLES AT ALL TIMES. CONTRACTOR TO CONSIDER EARLY INSTALLATION OF FIRE BARRIERS AS NECESSARY TO ENSURE SAFE COMPARTMENTATION AND EXIT IN THE EVENT OF A FIRE DURING CONSTRUCTION. APPROPRIATE NUMBER OF FIRE EXTINGUISHERS TO BE PROVIDED.

GENERAL CONTRACTOR NOTES:
REFER TO STRUCTURAL ENGINEERS AND MANUFACTURERS DETAILS FOR MAXIMUM DESIGN LOADS FOR STRUCTURAL ELEMENTS. AVOID SITE WELDING AND CUTTING WHERE POSSIBLE. FIRE COMPARTIMENTATION, FIRE DETECTION AND MEANS OF ESCAPE TO BE INSTALLED AS SOON AS POSSIBLE. ALLOW FOR EARLY INSTALLATION OF FLOORS, STAIRS, AND ROOF TO PREVENT FALLS FROM HEIGHT AND PROVIDE ADEQUATE PROTECTION WHERE NECESSARY. FLOORS TO BE PROTECTED AS REQUIRED TO PREVENT ANY DEBRIS FALLING THROUGH OR DAMAGE. REFER TO UTILITIES RECORDS AND SURVEYS FOR LOCATION OF BURIED CABLES AND SERVICES. CONTRACTOR TO ENSURE SAFE DESIGN METHODS ARE USED. CARE SHOULD BE TAKEN DURING EXCAVATIONS BY HAND OR MACHINE. CONTRACTOR TO LIASE WITH UTILITIES COMPANIES TO REQUEST PLANS NECESSARY. ALL WORK TO BE CARRIED OUT BY COMPETENT PRACTITIONERS.

DEMOLITION - EXCAVATION NOTES:
SPECIALIST SUB-CONTRACTOR/CONTRACTOR TO FOLLOW INSTRUCTIONS FROM STRUCTURAL ENGINEER DURING DEMOLITION WORKS IN REGARD TO LOAD BEARING ELEMENTS. CONTRACTOR TO PREPARE DEMOLITION PLAN BEFORE COMMENCING WORK TO AVOID RISK OF FALLS FROM FRONT HEIGHT. RISK OF FALLING MATERIALS, UNCONTROLLED COLLAPSE, RISKED FROM CONNECTED SERVICES, TRAFFIC MANAGEMENT, WASTE MANAGEMENT, THE EXISTENCE OF HAZARDOUS MATERIALS, DUST, NOISE, VIBRATION & FIRE. CONTRACTOR TO ASSESS RISK OF ASPHYXIATION FROM FUMES FROM DEMOLITION AND USE OF MACHINERY. CONTRACTOR TO REVIEW ASBESTOS AND ANTHRAX REPORT PRIOR TO UNDERTAKING DEMOLITION OR STRIP OUT, (IF APPLICABLE).

WINDOWS & DOORS

MEASURE ON SITE PRIOR TO FABRICATION. MANUFACTURER TO COMPLETE DESIGN TO APPROVED DOCUMENT COMPLIANCE. UNITS TO I.E. SPECIFICATIONS. IS UNITS OR EQUALLY APPROVED. (U) FRAMES TO BE THERMALLY BROKEN. WINDOW UNITS TO HAVE A MIN. VALUE OF 1.2w/m²K. LEVEL THRESHOLD CILL TO BE USED TO ALL EXTERNAL FRONT ENTRANCE DOORS. DRAWT SEALS ARE TO BE USED. (Q) TO ALL EXTERNAL DOORS ALL WINDOWS TO BE PROVIDED WITH SECURING DEVICE THAT CANNOT BE SPRUNG FROM OUTSIDE OF THE BUILDING. ALL G.F. WINDOWS TO HAVE KEY OPERATED LOCK GLAZING IS TO COMPLY IN ALL RESPECTS OF THE CURRENT BUILDING REGULATIONS. (B) ALL WINDOWS TO HABITABLE ROOMS ARE TO BE FIRE ESCAPE WINDOWS. WITH CLEAR UNOBSTRUCTED. OPENING AREA OF 3300mm² WITH MIN. OPENING OF 450mm WIDE BY 450mm HIGH AND HAVE FROM FLOOR TO BOTTOM OF OPENING. A HEIGHT OF MAXIMUM 1100mm. MINIMUM OF 800mm FITTED WITH FIRE ESCAPE PROJECTING HINGES. (F) ALL WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS. 5000mm² OPENING TO HABITABLE ROOMS. 2500mm² OPENING TO KITCHENS, UTILITY AND BATHROOMS WITH 2000mm² OPENING PER WC, SHOWER AND BATH. 2500mm² OPENING PER # TO HABITABLE ROOMS. (K) ALL NEW WINDOWS & DOORS TO BE DOUBLE-GLAZED WITH SAFETY GLASS TO BS 6206 WITHIN 800mm OF FLOOR. DOUBLE GLAZED UNITS TO BE 20mm SEALED UNITS. 10mm GLASS. 16mm AROUND GAS FILLED. 4mm GLASS UTILISING PLUKINGTON LOW E GLASS.

NEW HEATING AND HOT WATER SYSTEMS ARE TO COMPLY WITH ADJ PARTS J1, J2, J3, J4, J5 & J6 AND WITH MANUFACTURERS INSTRUCTIONS. UNDER FLOOR HEATING MANIFOLDS AND WIRING ACCESSIBLE AND DISCREETLY LOCATED. INDIVIDUAL THERMOSTATIC CONTROL FOR EACH AFFECTED ROOM. CONVECTORS THROUGHOUT. - HW OUTPUT TO SPECIALIST CALCULATION DEPENDANT ON DEMAND. EFFICIENCY RATING AS PER SAP CALCS MINIMUM 92% EFFICIENT. PROVIDE COMMISSIONING CERTIFICATE FOR WHOLE SYSTEM. SEAL SERVICE PIPES THROUGH CONSTRUCTION. CALIBRATE TO OPERATE EFFICIENTLY. AND PROVIDE OFTEC COMMISSIONING CERTIFICATE FOR THE WHOLE SYSTEM.

MECHANICAL & ELECTRICAL:
MECHANICAL AND ELECTRICAL SYSTEM TO FINAL DESIGN & SPECIFICATION OF SPECIALIST SUBCONTRACTOR. MECHANICAL VENTILATION CAPABLE OF EXTRACTING MOISTURE TO APPROVED DOCUMENT EXTRACT RATES VIA CEILING AND WALL MOUNTED BATHROOM AND KITCHEN EXTRACTS LOCATED AS PER DRAWINGS. PROVIDE MECHANICAL EXTRACT UNITS TO KITCHEN (min 60l/s). TO BATHROOMS (min 15l/s), W.C. (min 6l/s) & UTILITY (min 30l/s). DESIGN, SPECIFICATION AND TESTING BY SPECIALIST CONTRACTOR. APPROVED DOCUMENT PART P - ALL NEW ELECTRICAL WORK ARE TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671:2018 OR EQUIVALENT STANDARD. THESE INSTALLATION WORKS ARE TO BE UNDERTAKEN BY A PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON AND SUBMITTED TO BUILDING CONTROL UPON COMPLETION OF THE WORKS. LOW ENERGY LIGHT FITTINGS OF MIN. EFFICACY 75 LUMENS PER CIRCUIT-WATT TO BE PROVIDED. ANY FIXED EXTERNAL LIGHTING TO GUARDANCE OF PARA AS APPROVED DOCUMENT PART L1A AND TO COMPLY WITH CURRENT REGULATIONS - EXTERNAL LIGHTING IS NOT TO EXCEED 150W PER LIGHT FITTING.

SMOKE DETECTION

Provide smoke detectors to ground and first floor hallway & landings. To be mains power operated and linked so that the detection of smoke by one unit ensures operation of all units. Smoke detectors to have their own protected circuit with battery back up. Units to be ceiling mounted and to be compliant with BS5446 part 1 and BS5839 part 6

HEAT DETECTION

Heat detectors to be mains power operated & to be interlinked with smoke detectors. Heat detector to have its own protected circuit with battery back up

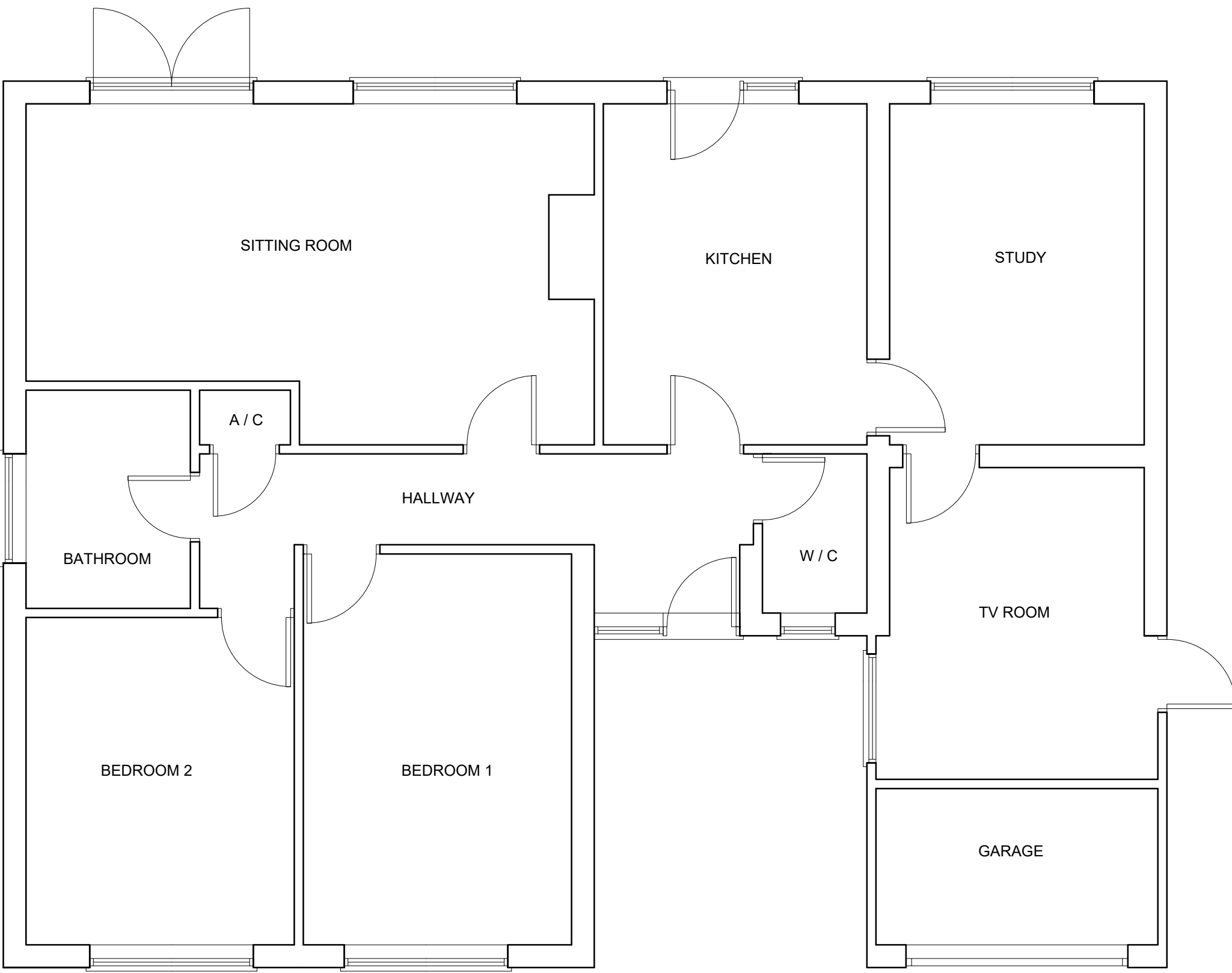
VENTILATION

Windows and doors to have trickle ventilators of min 8000sqmm in area provide a total background ventilation equivalent area of at least 8000sqmm. Minimum rapid ventilation to be 120th of floor area to room. Kitchen area to be provided with an electrically operated mechanical extraction unit, capable of extracting air at a rate of 60 litres per second, to be integral to kitchen cooker hood. Extractor to discharge to external air

LIGHTING

Provide at least three light fittings that have a socket that can only be used with a lamp having an efficacy greater than 75 lumens per circuit watts per four fixed fittings. In line with part L1b (2013)

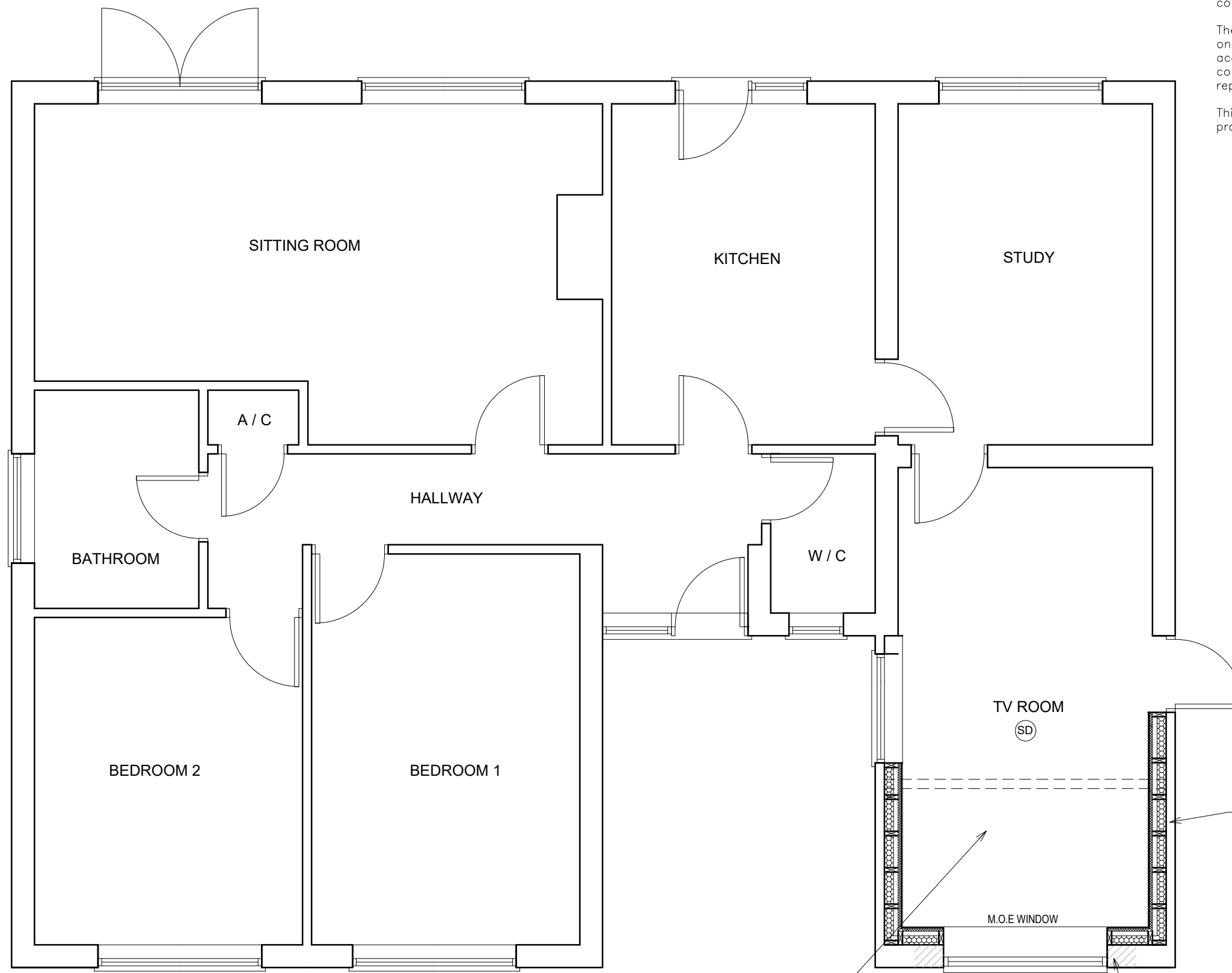
All electrical works are to meet the requirements of part P & must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied that part P has been complied with. This may require the appropriate BS 7671 electrical certificate to be issued for the works by a person competent to do so.



EXISTING GROUND FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING GARAGE FLOOR
EXISTING GARAGE FLOOR & WALLS TO BE COVERED WITH 3 COATS OF SYNTHETIC RAPE DPM LAPPED TO THE EXISTING WALL DPC. DETAIL OF EXISTING FLOOR CONSTRUCTION TO BE CONFIRMED & AGREED ON SITE WITH BUILDING CONTROL OFFICER.

NEW GROUND FLOOR
FLOOR COVERING TO BE CONFIRMED BY CLIENT. 150 x 90 @ 400 Q/C 3W FLOOR JOISTS. 120mm KINGSPAN KOOL THERM K103 INSULATION (OR SIMILAR) RETAINED BY SW BATTERS/GALVANISED NAILS TO ACHIEVE a VALUE OF 0.18W/m²K. NOTE THE PROPOSED DPM NOT TO BE PENETRATED BY FIXINGS ESPECIALLY WHERE THE MOISTURE RESISTANCE OF THE EXISTING CONSTRUCTION IS UNKNOWN.

PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION

GENERAL NOTES:

Check and verify all dimensions prior to commencement of work. This drawing should be read in conjunction with all other contract documents including those by other consultants.

The survey information shown this drawing is based on a survey prepared by a third party and CDS Ltd accepts no responsibility for the accuracy or completeness of the survey. Any discrepancies to be reported to CDS Ltd immediately.

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LEGEND

Brickwork	Smoke Detector
Blockwork	Heat Detector
Engineering Brickwork	30min F.R. Compartment
Beam	60min F.R. Compartment
Extent of Foundations	FD30 30min F.R. Door
Span Direction	FD60 60min F.R. Door

NEW CEILING
PROVIDE 350mm ROCKWOOL ROLLBATT INSULATION BETWEEN & ABOVE CEILING JOISTS

UPGRADE TO EXISTING GARAGE WALLS TO ACHIEVE a VALUE OF 0.18W/m²K
-BREATHER MEMBRANE
-50mm AIR GAP
-100mm KINGSPAN KOOL THERM K112 PIR INSULATION INSIDE 150 x 50 STUDS @ VERTICLE CENTRES FULLY NOGGING & BRACED. PROVIDE SOLE & HEAD PLATES
-37mm KINGSPAN KOOL THERM K118 INSULATED PLASTERBOARD
-12.5mm PLASTERBOARD INTERNAL FINISH
-3mm PLASTER SKIM

FACING BRICKWORK TO MATCH EXISTING BOTH SIDES & UNDER NEW WINDOW

Status CLD & BUILDING REG.

Project
12 FARRIERS CLOSE
WOODLEY
READING
RG5 3DD

Drawing Title
EXISTING & PROPOSED
GROUND FLOOR PLANS
& FRONT ELEVATIONS

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