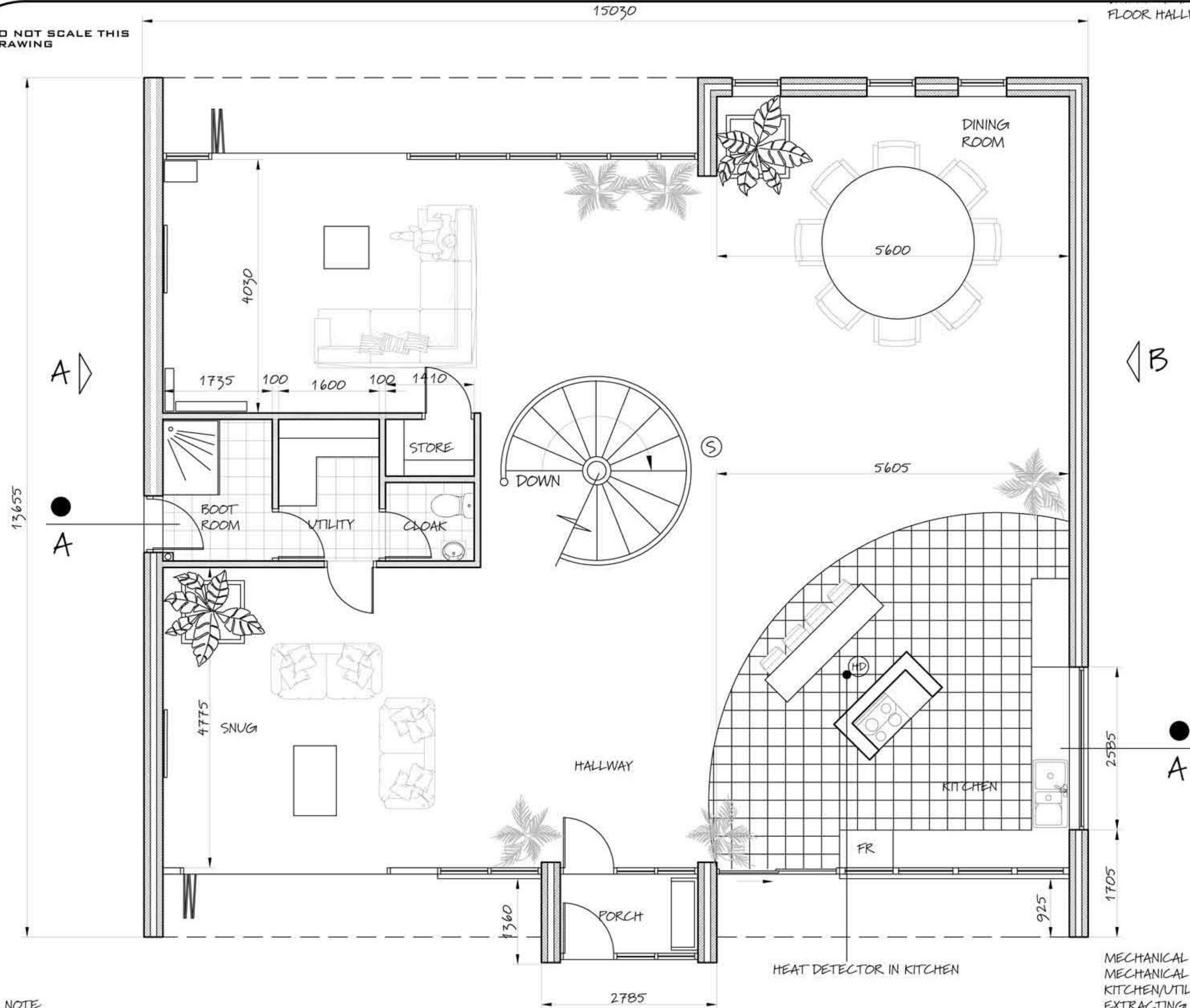


DO NOT SCALE THIS  
DRAWING



NOTE:  
ALL NEW WORK, INCLUDING FOOTINGS, GUTTERINGS, ETC. TO BE KEPT WITHIN  
CURTILAGE OF OWNERSHIP.

PROPOSED GROUND FLOOR PLAN

THE BUILDING/S SHOWN ON THESE APPROVED DRAWINGS SHALL MEET BRE  
CODE FOR SUSTAINABLE HOMES (VERSION 3) LEVEL 3, AND SHALL OBTAIN A  
MIN OF 1 CREDIT UNDER THE ENE 1 (DWELLINGS EMISSION RATE).  
TO ENSURE DEVELOPMENT IS CONSTRUCTED IN ACCORDANCE WITH NATIONAL  
BUILDING STANDARDS.

A FINAL CERTIFICATE TO SHOW THE ABOVE CRITERIA HAS BEEN MET WILL  
NEED TO BE SUBMITTED TO LOCAL AUTHORITY PRIOR TO OCCUPATION.

INTERNAL FIRE SPREAD:  
225MM SOLID BLOCKWORK WALL WITH 12.5MM PLASTERBOARD AND  
SKIM TO SEPARATE DWELLINGS TO BE CONSTRUCTED SO THAT IN  
THE EVENT OF A FIRE ITS STABILITY WILL BE MAINTAINED FOR A  
REASONABLE PERIOD AND TO ADEQUATELY RESIST THE SPREAD OF  
FIRE BETWEEN THE BUILDINGS.  
THIS WALL TO MEET REQUIREMENTS OF PART B3 OF THE CURRENT  
BUILDING REGULATIONS.

EXTERNAL FIRE SPREAD:  
EXTERNAL WALLS TO BE CONSTRUCTED AS SPECIFIED TO RESIST  
FIRE SPREAD OVER THE WALLS FROM ONE BUILDING TO ANOTHER.  
USE ROCKWOOL CAVITY SOCKS TO SEAL OFF TOPS OF CAVITIES AND  
RESIST FIRE SPREAD FROM ONE ROOF TO ANOTHER TO MEET  
REQUIREMENTS OF PART B4 1 & 2 OF THE CURRENT BUILDING REGS.

STEEL BEAMS:  
FOR STEEL BEAM SIZING, PADSTONES, PIERS AND FOOTINGS DETAILS  
PLEASE REFER TO STRUCTURAL ENGINEERS CALCULATIONS.

LINTOLS:  
LINTOLS SHOULD BE SUITABLY PROPPED DURING CONSTRUCTION  
AND IN ACCORDANCE WITH NHBC GUIDELINES.

### SPECIFICATION

CDM REGULATIONS:  
THE OWNER, SHOULD THEY NEED TO DO SO, MUST ABIDE BY THE CONSTRUCTION DESIGN AND  
MANAGEMENT REGULATIONS 2007 WHICH RELATE TO ANY BUILDING WORKS INVOLVING MORE  
THAN 500 MAN HOURS OR LONGER THAN 30 DAYS DURATION. IT IS THE CLIENTS  
RESPONSIBILITY TO APPOINT A PLANNING SUPERVISOR ON ALL PROJECTS THAT REQUIRE  
COMPLIANCE WITH THE CDM REGULATIONS.

THERMAL BRIDGING:  
CARE SHALL BE TAKEN TO LIMIT THE OCCURANCE OF THERMAL BRIDGING IN THE INSULATION  
LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (IE AROUND WINDOW AND DOOR  
OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION / NEW  
BUILD WORKS ARE CONSTRUCTED TO MINIMISE UNWANTED AIR LEAKAGE THROUGH THE NEW  
BUILDING FABRIC.

SITE PREPARATION:  
GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL,  
VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT  
FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT  
SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID  
DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G.  
LANDFILL GASES, RADON, VAPOURS ETC. ON OR IN THE GROUND COVERED OR TO BE  
COVERED IN THE BUILDING.

EXISTING STRUCTURE:  
EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS AND LINTELS CARRYING NEW  
AND ALTERED LOADS ETC. BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO  
COMMENCEMENT OF NEW WORK AND AS REQUIRED BY THE BUILDING CONTROL OFFICER.

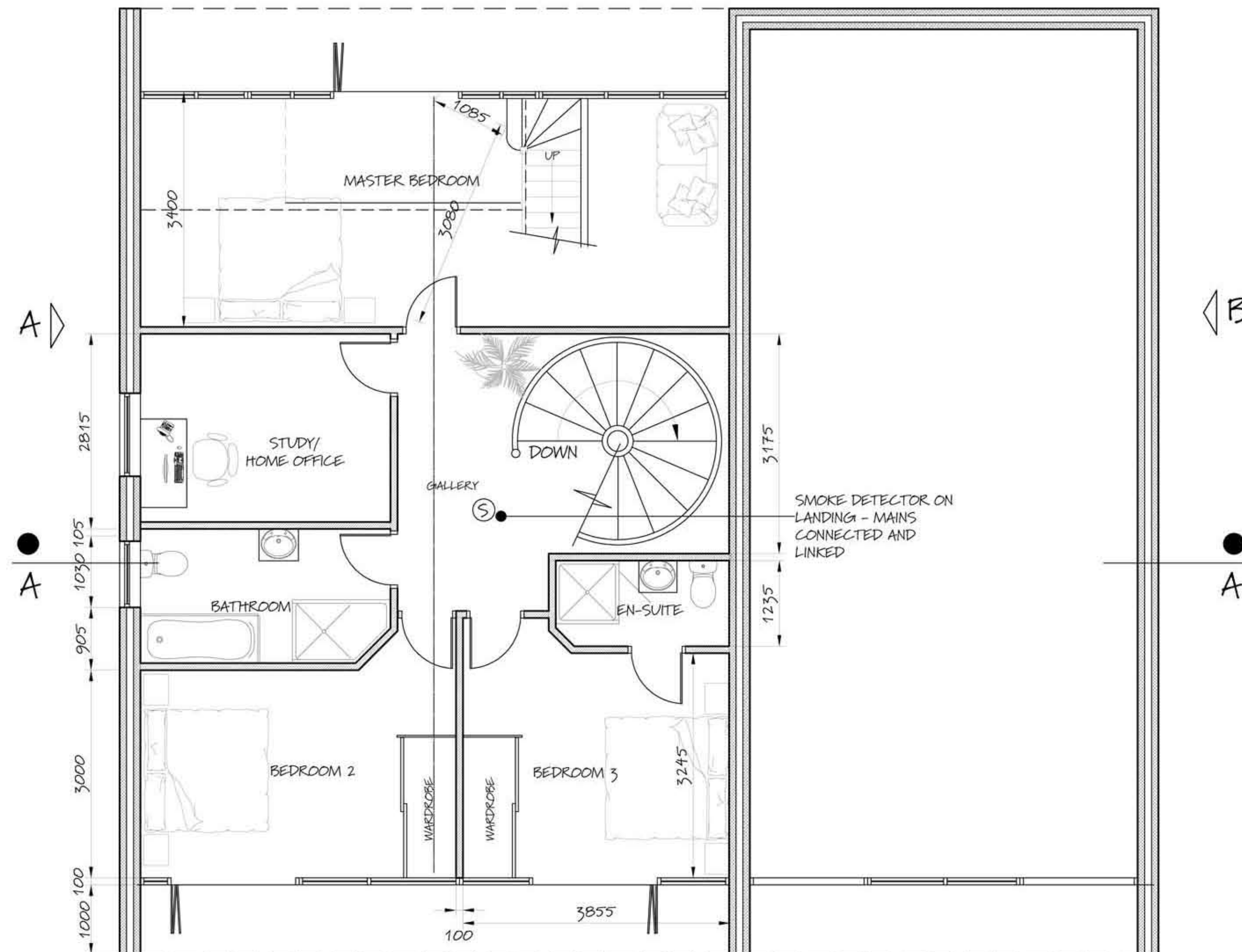
NEW DOORS:  
NEW DOORS TO ACHIEVE U-VALUE OF 1.8W/m<sup>2</sup>K. GLAZED AREAS TO BE DOUBLE GLAZED  
WITH 16MM ARGON GAP AND LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED  
SAFETY GLASS TO BS 6206 AND TO PART N OF THE CURRENT BUILDING REGULATIONS.

RAINWATER DRAINAGE/SOAKAWAY:  
NEW RAINWATER GOODS TO MATCH EXISTING PROPERTY AND CONNECTED TO 68MM DIAM. DOWNPIPES.  
RAINWATER TO BE TAKEN TO NEW SOAKAWAY, SITED A MIN OF 5.0M AWAY FROM ANY BUILDING, VIA A 110MM  
DIAM PVC PIPE SURROUNDED IN 150MM GRANULAR MATERIAL LAID TO A 1:40 FALL. SOAKAWAY TO BE A MIN  
OF 1.0 CUBIC METRE CAPACITY (OR TO A DEPTH TO LOCAL AUTHORITY APPROVAL) WITH SUITABLE  
GRANULAR FILL AND WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY  
OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

MECHANICAL EXTRACTION:  
MECHANICAL EXTRACTION TO  
KITCHEN/UTILITY TO BE CAPABLE OF  
EXTRACTING RATE AT A RATE OF AT  
LEAST 30 LITRES PER SECOND

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LEAST 30 LITRES PER SECOND

PROPOSED FIRST FLOOR PLAN




FIRE PROTECTION:  
ENCASE NEW STEEL BEAMS AND STRUCTURAL SUPPORTS IN TWO LAYERS OF 12.5MM GYPSUM  
PLASTERBOARD OR GYPROC FIRECASE OR PAINTED IN NULL-FIRE 5 INTUMESCENT PAINT  
APPROVED SIMILAR MATERIAL TO ACHIEVE 1 HOUR FIRE PROTECTION. ANY METHOD OF FIRE  
PROTECTION TO BE STRICTLY INSTALLED AS DETAILED BY THE MANUFACTURER.

WINDOW AND DOOR OPENINGS:  
FORM NEW OPENINGS AS SHOWN.  
PROVIDE CATNIC STANDARD DUTY FULLY INSULATED LINTOLS. REF: CG/100 TO SUIT  
CAVITIES 110MM. ENSURE 150MM END BEARINGS ARE ALLOWED FOR WHEN ORDERING LINTOLS.

NOTE:  
DOWNLIGHTERS AND RECESSED LIGHTING MAY BE USED IF THERE IS A MINIMUM 100MM CEILING  
VOID PROVIDING THAT THEY ARE IN:  
1. ACCORDANCE WITH MANUFACTURER INSTRUCTIONS  
2. AT NO MORE THAN ONE LIGHT PER 2m<sup>2</sup> OF CEILING AREA  
IN EACH ROOM  
3. AT CENTRES OF NOT LESS THAN 0.75m.  
4. INTO OPENINGS NOT EXCEEDING 100mm DIAMETER OR  
100x100mm

PARTICULAR ATTENTION SHOULD ALSO BE PAID TO BUILDING REGULATIONS PART B - FIRE SAFETY.

PROJECT:  PROPOSED DETACHED HOUSE AT:  OLD ST.MELLONS CARDIFF. CF3 6XL		
CLIENT:		
		T: (029) 20514300 M: 07584 163 786 E: ZENITHPLANS@HOTMAIL.COM
SCALE: 1:50 ON A1 1:100 ON A3	DATE:  JULY 2014	DRAWING NO.:  2012/CEFNHOUSE/001
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