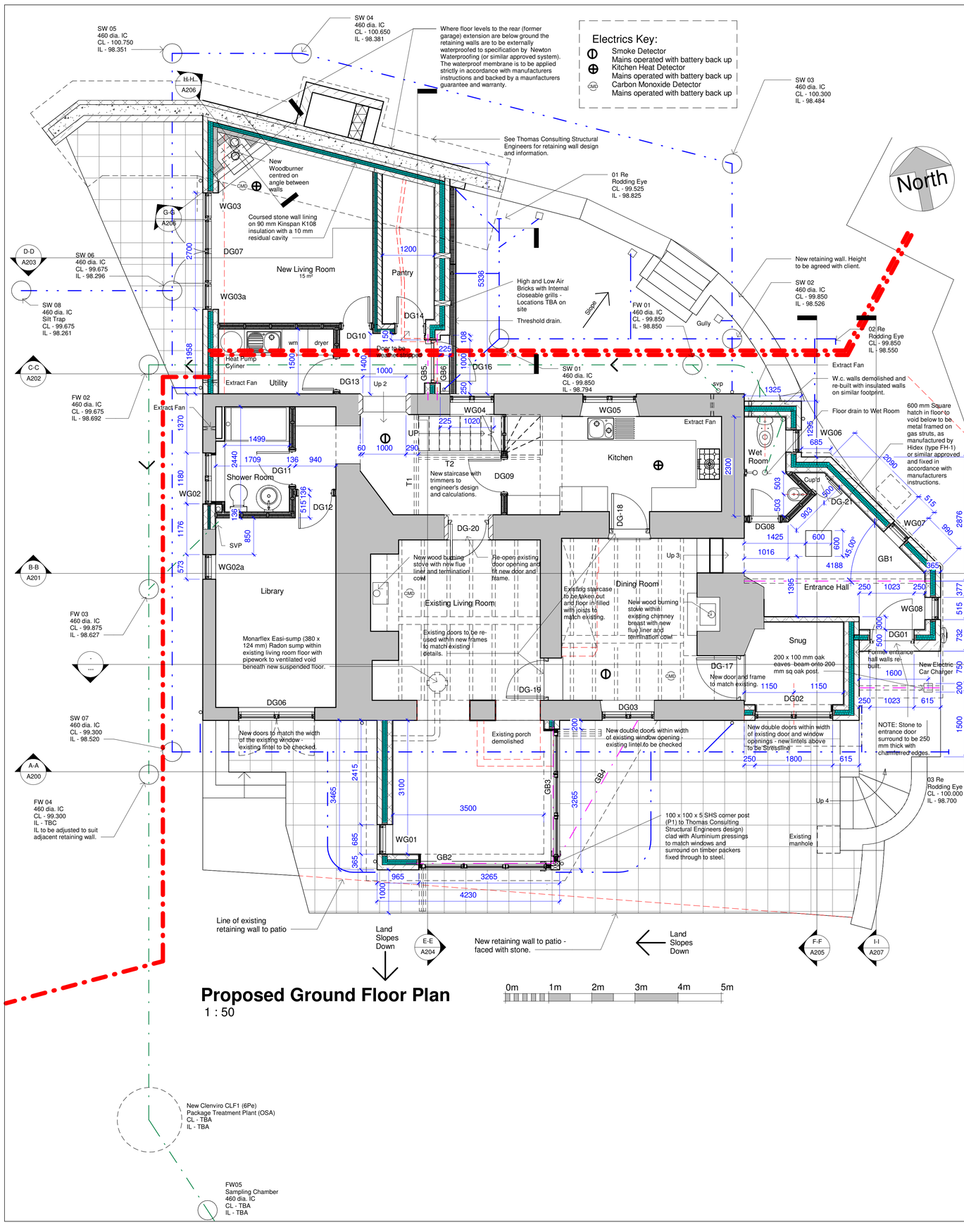


Proposed Ground Floor Plan

1 : 50

Door Schedule

Mark	Width	Height	Lintel Reference	Comments
DF01	1350	1950	Timber Framing	
DF02	1350	1950	Timber Framing	
DF03	1022.5	2100	See Engineers design	Structural opening size 1022.5 x 2100 mm high
DF04	600	2080	Timber Framing	
DF05	845	2080	Timber Framing	
DF06	845	2080	Timber Framing	
DF07	845	2080	Timber Framing	
DF08	900	2080	Timber Framing	Double Doors
DF09	900	2080	Timber Framing	Double Doors
DF10	845	2080	Timber Framing	
DG01	1022.5	1950	CH110/100	Structural opening size 1022.5 x 1950 mm high with cast stone lintel to outer leaf.
DG02	1800	1850	CG50/100	Stone lintel to outer leaf
DG03	1210	1850	CH110/100	Stone lintel to outer leaf
DG04	3065	2245	See Engineers design	
DG05	3065	2245	See Engineers design	
DG06	1770	2060	Existing Lintel	Stone lintel to outer leaf
DG07	1500	2100	See Engineers design	Stone lintel to outer leaf
DG08	710	2110	Timber Framing	
DG09	845	2080	Timber Framing	
DG10	700	2110	100 x 140 mm Stressline lintels to suit depth of opening	
DG11	845	2080	Timber Framing	
DG12	845	2080	Timber Framing	
DG13	810	2110	Timber Framing	
DG14	710	2110	TBC	
DG16	1000	2100	See Engineers design	Structural opening width of 1000mm
DG-17	1035	1950		New door and new frame to match existing
DG-18	930	1950		Reuse existing door with new frame to match existing
DG-19	980	1950		Reuse existing door with new frame to match existing
DG-20	930	1950	100 x 140 mm Stressline lintels to suit depth of opening	New door and new frame to match existing
DG-21	500	2100	Timber Framing	

Window Schedule

Mark	Width	Height	Lintel Ref	Comments
WF01	1185	1590	Existing Lintel	
WF02	573	1200	Existing Lintel	Stone lintel to outer leaf
WF03	1185	1500	Timber Framing	
WF04	630	900	Existing Lintel	
WF05	1200	900	Existing Lintel	
WF06	1030	900	Existing Lintel	Stone lintel to outer leaf
WF07	515	750	100 x 140 mm Streesline lintels to depth of opening	Stone lintel to outer leaf
WG01	685	2245	Catnic CG110/100	To be checked by engineer
WG02	1180	1050	Existing Lintel	Stone lintel to outer leaf
WG02a	573	1050	Catnic CG50/100	Stone lintel to outer leaf
WG03	600	2100	See engineers design	Stone lintel to outer leaf
WG03a	600	2100	See engineers design	Stone lintel to outer leaf
WG04	1020	1050	See engineers design	Stone lintel to outer leaf
WG05	1240	1050	Existing Lintel	Stone lintel to outer leaf
WG06	515	675	Catnic CG110/100	Stone lintel to outer leaf
WG07	515	1200	Catnic CG110/100	Stone lintel to outer leaf
WG08	515	900	Catnic CG110/100	Stone lintel to outer leaf

To be read in conjunction with Thomas Consulting Structural Engineers information.

PLEASE DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT, ASK.

DRAINAGE GENERALLY:
All works to comply with BS 8301, approved document 'h' of the building regulations and to be to the complete satisfaction of the building control officer, any new 100-150mm drainage passing under PCC lintels over (min.50mm over pipes) with pipes mineral fibre wrapped , and openings covered with rigid sheeting masking plates to inhibit the ingress of vermin. Where pipes run thro walls, a length of pipe to be built into wall with joints no more than 150mm from face of walls and 600mm rocker pipes to be connected to both ends. See Thomas Conculating Structural Engineers information for details.

SURFACE WATER DRAINAGE
Supply and fix roddable gullies connected to 110mm dia. Polypipe surface water drains laid at a gradient of 1 in 60, bedded and backfilled with pea gravel, connected to a new soakaway in side garden. Soakaway to be min. 2 metres diameter and min. 2 m deep below the invert of incoming pipework. - all to the agreement of the BCO

FOUL DRAINAGE:
Underground foul drainage to be 100mm dia underground upvc type laid to 1 in 60 falls on 150mm pea-gravel bed and surround.
All inspection chambers on the foul drain run are to be of upvc type set on 100mm concrete bases with pea gravel surround. All to be fitted with circular screw-down covers. Drainage is to connect with to a new package treatment plant. Treatment plant is to be sized and designed by engineer.

INTERNAL DRAINAGE AND PLUMBING:
Fix all new sanitaryware to client choice in position.
Bathroom and En-suites: Provide hot and cold water supply to bath and showers (hot water to be limited to max 42 degrees). Provide and fix 40 mm waste with running traps to connection with svp's/soil pipes. Provide hot and cold water supply to basins. Provide and fix deepseal bottle trap to basins with 32mm waste to above floor connection with existing svp. Provide a cold water feed to the toilet cisterns. Provide 100 mm waste with turned 'P' or 'S' trap to w.c.'s to connection with svp or soil pipe - All within floor or skirting duct.
Kitchen - Provide hot and cold water supply to kitchen sink together with connector taps. Provide and fix 75mm trap to sink with 38mm waste to connection with svp. Provide necessary pipes for dishwasher together with connector taps with 38mm wastes to above floor connection with svp.
Utility/W.c.: Provide cold water supply and necessary plumbing to washing machine. Provide hot and cold water supply to basin. Provide hot and cold water supply to shower (hot water to be limited to max 42 degrees).Provide and fix deepseal bottle trap to basin with 32mm waste to above floor connection with svp. Provide a cold water feed to the toilet cistern. Provide 100 mm waste with turned 'P' trap to w.c.'s to connection with svp. Provide floor drain with trapped waste to connection with svp below ground.

All hot and cold water and heating pipework to be copper.

RAINWATER GOODS:
All rainwater goods to be in aluminium and installed as specified by the manufacturer. New rw pipes are to be taken to a new soakaway in the garden. Soakaway to be min. 2 metres diameter and min. 2 m deep below the invert of incoming pipework. - all to the agreement of the BCO. Flat roof outlets are to be a code 6 lead chute to spill into aluminium hoppers.

MECHANICAL INSTALLATION:
Supply and fix all required hot and cold water pipe work to kitchen, utility/w.c and new sanitaryware in shower rooms and bathroom to client requirements. Heating demand to be assessed and to be via a new Ground Source Heat Pump in location TBA with Specialist/installer, installed in accordance with manufacturers guidelines by a suitably qualified heating and plumbing engineer. Heat pump is to have a Coefficient of Performance of min. 3.0 for space heating and 2.0 for hot water. A copy of the commissioning certificate is to be provided on completion. Heating to be via underfloor heating on the ground floor except for the existing living room which is to have a radiator, the first floor is to have new radiators throughout. The wood burning stoves as shown on the floor plans as a secondary heat source. The applicances are to be installed in accordance with manufacturers instructions and with required combustion air supply and with min. 65% appliance efficiency. Supply and fix new stainless steel flue liners where existing chimneys are being utilised.

VENTILATION AND MECHANICAL VENTILATION
To be provided via extract fans in accordance with Building Regulations. Within Bathrooms extract fan is to ventilate at a rate of 15 litres/second, be connected to light switch and provided with a run-on facility. Within Utility extract fan is to ventilate at a rate of 30 litres/second, be connected to light switch and provided with a run-on facility. Within Kitchen extract fan is to ventilate at a rate of 60 litres/second if positions elsewhere in the room. Equivalent background ventilation to be 86000 sq mm based on floor area. Windows to be fitted with trickle vetilators in the head frames. .

FIRE ALARMS SYSTEMS
All smoke alarms/heat detector installations shown on plans shall follow the guidance given in Approved Document B (2019 edition) of the building regulations. All smoke alarms/heat detectors should be mains-operated, battery back up and interlinked. Smoke/heat detectors to BS 5839 pt6 2019 LD3 and be installed strictly in accordance with manufacturers recommendations. Where more than one smoke alarm unit is installed, then the units should be linked so that if one unit detects smoke the alarm signal in all of them operate. When a kitchen area is not separated from the stair or circulation space by a door, there should be a compatible and linked, heat detector in the kitchen as well as smoke alarms in circulation areas. The competent installer is to submit the design, installation and commissioning certificate upon completion.

ELECTRICAL
Allow for NICEIE registered sub-contractor to calculate the max demand of the installation, the type of earthing arrangement and requirements for switches, fuses, light fittings and sockets, to provide an electrical layout be agreed with Employer, to supply and install all wiring and outlets to current IEE regulations, and to provide all the relevant certification at the completion of the works. Allow for wiring to future electric gates to site entrance.
Supply and install smoke alarms, Heat detector (within kitchen) as shown on the drawings and in accordance with the Building Regulations. Use only approved products for all electrical works and all electrical work to be carried out by an approved NIC EIC registered electrician . An NIC EIC electrical installation certificate in accordance with Appendix 6 of the 18th edition of the IEE regulations MUST be provided and all electrical work to be carried out in compliance with BS7671;2001 and the building regulations. On completion of the installation a signed building regulations self-certification certificate MUST be issued to the client with copies to the C.A. and building control. An Electrical installation certificate in accordance BS 7671: 2008 +A1: 2011 MUST be provided on completion.

In building infrastructure is to meet Part R of the Building Regulations from the service providers access point to the occupiers network termination point so that, in future copper or fibre optic cables or wireless devices can be installed capable of delivering broadband speeds greater than 30 mps.

LIGHTING
Provide energy efficient lighting to light fittings, each with a luminous efficacy of more than 75 lumens per circuit watt. Any external lighting is also to have a luminous efficacy of more than 75 lumens per circuit watt and have on/off controls such as daylight and motion sensors.

SWITCH & SOCKETS
All sockets and lights switches to be fixed at appropriate heights between 450mm and 1200mm above F.F.L and all new sockets to have integral USB ports.

WINDOWS AND DOORS
All windows and doors are to be double/triple glazed and certified to PAS 24 or equivalent security standard and should have a low-e hard coat with 'u' value no greater than 1.2w/msqk. The main contractor is to allow for attendance and preparing the openings in accordance with manufacturers requirements and allow the manufacturer to fit the windows and doors accordingly. Fitting to be strictly in accordance with manufacturers' guidelines and to meet Building Regulations in terms of security (Part Q) and thermal capability (Part L). Supply and fix internal doors to client requirements.

GLAZING:
All new windows and rooflights to be double/triple glazed units as supplied from manufacturer and to meet Building Regulations approval. The glazing in critical locations should be toughened conforming to EN 12600 or BS 6206 and marked accordingly.

Rev	Revision Description	Drawn	Check	Date
R	Amendments following client comments	JB	ks	28/03/25
Q	Amendments following client comments	JB	ks	24/03/25
P	Floor Hatch and void waterproofing notes amended	JB	ks	13/03/25
O	Client amendments to entrance	JB	ks	10/02/25
N	Amendments made to patio and retaining wall following client comments	JB	ks	05/02/25
M	Information added following clients comments	JB	ks	17/05/24
L	Waterproofing note amended	JB	ks	07/03/24
K	Drainage/CDM Information added	JB	wh	12/02/24
J	Structural Engineers information added to drawings	JB	wh	04/01/24
I	Further notes added following Building Control Officer comments	JB	wh	04/10/23
H	Studwork shown to utility, snug chimney added, door notes updated,pantry extended, wc shown as new construction, usb notes and copper pipe notes added, car charger shown	WH	jb	12/07/23

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Project

Proposed extensions and alterations at Y Bonc Farm

Title

Proposed Ground Floor Plan

Scale @ A1	Scale @ A3	Drawn By	Checked By	Date
1 : 50	1:100	JB	ks	28/02/22

Drawing Number	Job No.	Sheet No.	Rev.
	21-38	A102	R

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