

PROPOSED GROUND FLOOR PLAN

DOORS:

ALUMINUM DOUBLE GLAZED BI-FOLDING DOORS TO REAR WALL OPENING TO CLIENTS SPECIFICATION. U-VALE TO BE NOT GREATER THAN 1.4 W/M2K AND GLAZING TO SAFETY GLASS IN ACCORDANCE WITH BS6206.

PARTY WALL:

LINE EXISTING PARTY WALL WITH 47.5mm (35mm+12.5mm PL4000) INSULATED PLASTERBOARD FINISH INTERNALLY.

WINDOWS:

(U VALUE NOT GREATER THAN 1.4W/m2K)

NEW UPVC DOUBLE GLAZED WINDOW AND INFILL CAVITY WALL CONSTRUCTION.

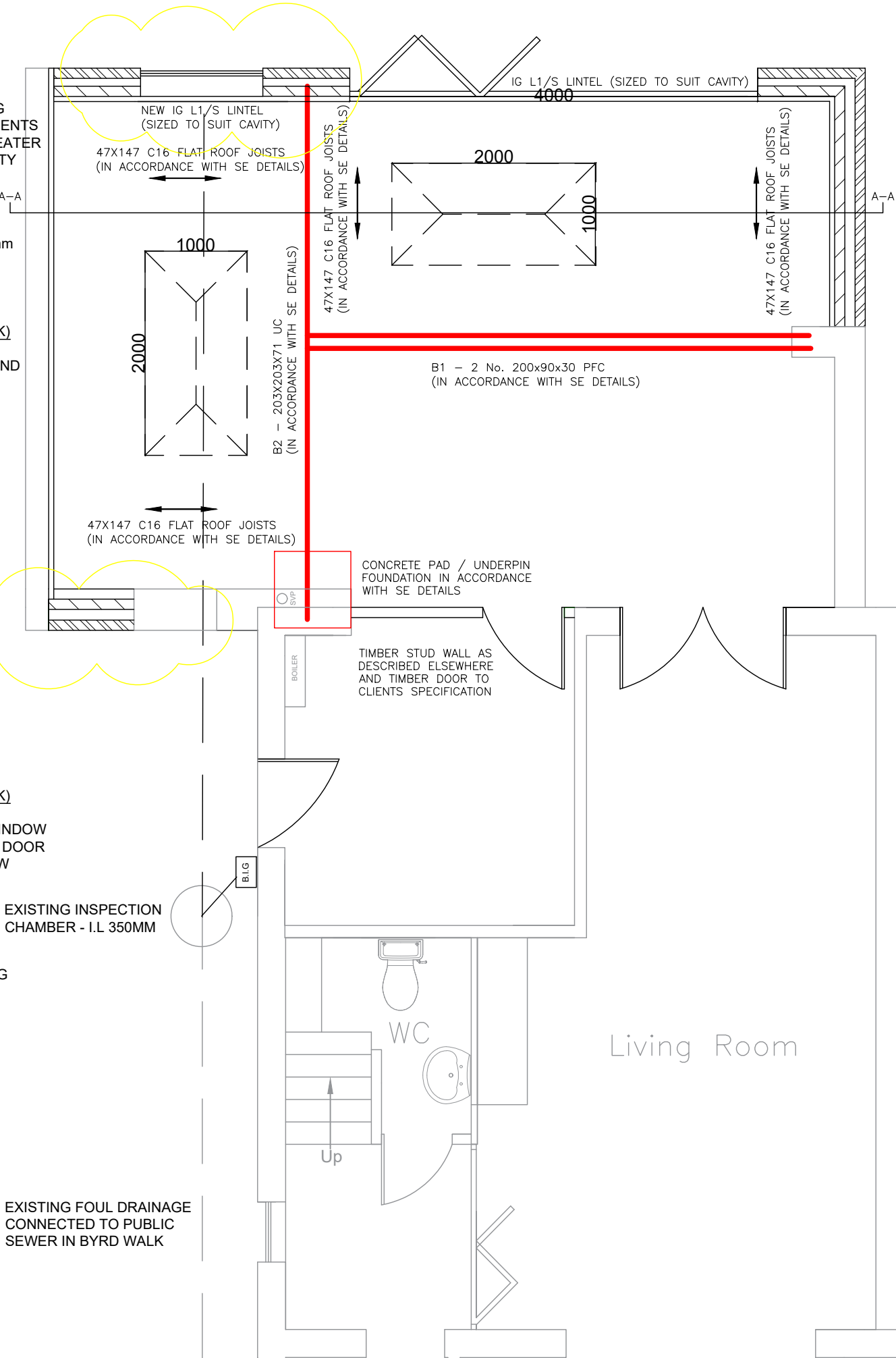
DOORS:

(U VALUE NOT GREATER THAN 1.4W/m2K)

REMOVE WINDOW AND WALL BELOW WINDOW TO ALLOW NEW UPVC DOUBLE GLAZED DOOR TO BE INSTALLED TO EXISTING WINDOW OPENING.

DRAINAGE

NEW FOUL DRAINAGE TO KITCHEN AND UTILITY SINKS CONNECTED TO EXISTING INSPECTION CHAMBER VIA BACK INLET GULLIES AS DESCRIBED ELSEWHERE.



FOUNDATIONS:

EXISTING CONSERVATORY / REAR EXTENSION FOUNDATIONS TO BE REMOVED AND REPLACED WITH 600x700mm MINIMUM, C20 MIX MASS CONCRETE TRENCHFILL FOOTINGS, TAKEN / TO 1000mm MIN. BELOW FGL. / TO U/SIDE OF EXISTING FOUNDATIONS, / TO 150mm BELOW ANY VISIBLE ROOT GROWTH OR PIPE INVERT, WHICHEVER IS GREATER IN ACCORDANCE WITH SE DETAILS SK01 AND SK02.

REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR FULL STRUCTURAL DETAILS INCLUDING FOUNDATIONS, STRUCTURAL BEAMS, AND ROOF CONSTRUCTION (DRAWINGS SK01, SK02 AND SK03).

EXTERNAL WALLS:

(U VALUE NOT GREATER THAN 0.18 W/m2K)

NEW CAVITY WALLS TO BE 100mm LIGHTWEIGHT CONCRETE BLOCK INNER LEAF (3.6N CELCON SOLAR / PLASMOR FIBOLITE - OR SIMILAR) WITH 47.5mm (35mm+12.5mm PL4000) INSULATED PLASTERBOARD FINISH INTERNALLY, 100mm CAVITY WITH 100mm FULL FILL KNAUF DRITHERM 32 ULTIMATE CAVITY SLAB INSULATION OR SIMILAR, WITH 103mm FACING BRICKWORK OUTER LEAF TO MATCH EXISTING FACING BRICKS OR BLOCKWORK WITH A SYNTHETIC RENDER FINISH (TBC BY CLIENT).

CAVITY WALLS TO BE CONSTRUCTED WITH 225mm LONG VERTICAL TWIST STAINLESS STEEL TIES @ 750mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY STAGGERED, AND AT 225mm CENTRES AT ALL OPENINGS 'THERMABATE' INSULATED CAVITY CLOSER/DPC OR SIMILAR APPROVED TO BE PROVIDED AT CILL & JAMB TO ALL WINDOW & DOOR OPENINGS. 'HYLOAD ORIGINAL' POLYMERIC DPC OR SIMILAR TO BE PROVIDED AT 150mm MIN. ABOVE FINISHED GROUND LEVEL, & LAPPED WITH DPM. MIN. 225mm CLEAR CAVITY TO BE MAINTAINED BELOW LEVEL OF INNER LEAF DPC. LINTELS TO OPENINGS GENERALLY TO BE IG PREFORMED INSULATED LINTELS WITH 150mm MIN. BEARING BOTH SIDES AND TO HAVE CAVITY TRAYS WITH WEEPHOLES @ 450mm MAX. CENTRES (2 NO. MIN PER LINTEL).

INTERNAL DOORS:

REMOVE STUD WALL AND REINSTATE ORIGINAL DOUBLE DOOR OPENING NEW GLAZED INTERNAL DOORS. GLAZING TO DOORS TO BE SAFETY GLASS IN ACCORDANCE WITH BS6206.



Location Plan

N.T.S

General Notes

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Project: 19 Byrd Walk, Baldock
Single Storey Rear Extension and
Internal Alterations

Ref: P23-015

Drawing No: P23-015/002/BC Rev C

Title: Proposed Ground Floor Plan

Scale:	Drawn:	Checked:	Co-ord chk:
1:50	MJ	-	-
Original Size:	Date:	Date:	Date:
A3	10/02/2024		
Status:	BUILDINGCONTROL		