Ground Floor Associated Notes:

- Proposed extension finished floor level to match existing adjoining room, to provide level threshold between old and new, contractor to confirm levels prior to excavation.

- Proposed brick cavity wall to be 100mm 'Celcon Aircrete' insulation block or similar approved. 125mm cavity fully partially filled with 75mm Kingspan Kooltherm K108 Cavity board, 102mm external facing brickwork (to suit planning condition) to achieve a min. U-Value of 0.18W/m²K.

- New Internal stud wall to be 38x89mm CLS timber studs at min 600mm centres (unless noted otherwise) Voids to be insulated with 50mm ISOwool 1200 insulation. Finished either side with 12.5mm plasterboard to receive 3mm skim coat finish. *(15mm moisture resistant plasterboard to wet areas, Marmox tile backer board or similar where tiling is required).*

- Cavity trays to be provided above all openings and abutments as outline specification.

- Landscaping design to client's specification. If Level threshold is required to doors, provide linear rain drain as per manufacturer specialist details.

- New external doors, to have structural opening as per door schedule, to client's specification. Lintel as per engineers' details. Insulated cavity closers to all external doors.

- New external windows, to have structural opening as per window schedule, to client's specification. Lintel as per engineers' details. Insulated cavity closers to all external windows.

- Wall extension profiles to be provided at junction with existing external wall, plus 10mm soft joint between existing and proposed external walls.

- Where demolition occurs, contractor to make good surrounding areas.

- Where demolition occurs, any walls assumed to be non-load bearing by the structural engineer, TBC. on site by the contractor prior to demolition.

- Block up existing opening(s). Contractor to make good surrounding areas and finish to client specification.

- High level extractor vent to utility to achieve 30 litres / second MIN. To be concealed within the ceiling void if joists allow. If not to be concealed at high level and boxed in around the ceiling.

- High level extractor vent to kitchen to achieve 30 litres / second MIN, Minimum kitchen extract ventilation rate in cases where a cooker hood extracts to the outside or 60 litres / second MIN where a cooker hood does not extract to the outside. To be concealed within the ceiling void if joists allow. If not to be concealed at high level and boxed in around the ceiling.

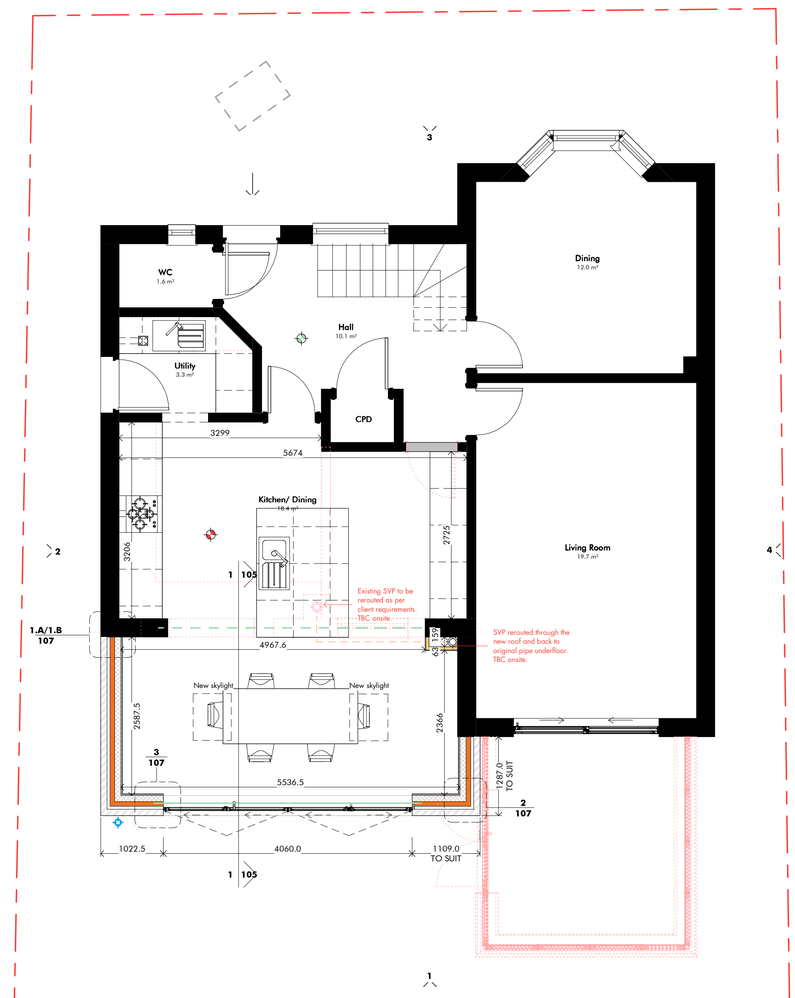
- Where required, existing walls to receive 1 layer of 12.5mm plasterboard on dot and dab, finished to client specification.

- The kitchens are to be chosen by the Client and designed & installed by a named specialist manufacturer/ sub-contractor.

- Upgrade existing smoke detector to mains interlinked detector (if required).

- Mains operated heat detector to kitchen (if required).

- Air admittance valve to be fitted to SVP in accordance with manufacturer's instructions where required.



Ground Floor Plan - Proposed

All notes to be read in conjunction with outline specification and architectural / engineers drawings.

- To be read in conjunction with the planning consent and approved drawings

- Dimensions and levels given should be checked prior to manufacture / construction

- Any substitution of materials / products noted within specification below to be with materials / products of an equal or better performance

- Finished ground floor levels shall be generally as drawing and shall be confirmed with the client and builder on site before work commences

- Structural drawings and Calculations have been prepared by the structural engineer and are always to be read in conjunction with the architectural drawings. If there are any discrepancies between drawings, please report back to the Architect or Structural Engineer

- The proximity of neighbouring properties/walls to the proposed works shall be the subject to formal agreement and procedures as set out in the Party Wall Act 1996. All as may be required and in accordance with the Party Wall surveyor's instructions and guidance.

- Existing Walls
- Infill existing opening
- Pad stone to engineers' details
- Principle Entrance
- Demolished Elements
- Assumed site boundary
- Lintel to engineers' details
- New SVP
- New RWP
- Proposed Mechnical Vent
- Proposed Heat Detector
- Proposed Smoke Detector
- Column to engineers' detail
- DriTherm Cavity Slab 32
- Kingspan Kooltherm K103 Floorboard
- Kingspan Kooltherm K7 Pitched Roof Board
- Kingspan Kooltherm K118 Insulated Plasterboard

Rev	Drawn	Date	Details
	ERS	05.11.24	First Issue

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Note
Contractors must work only to figured dimensions which are to be checked on site, any discrepancies are to be reported to the architect before proceeding

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Scale Bar
0 0.5 1 1.5 2 2.5

Building Control

Drawing Name
Proposed Ground Floor

Project Name
7 Royce Close, Yaxley, PE7 3QY

Project No.
1157

Dwg No.
101

Rev.

Scale
1 : 50 @ A1

Drawn
ERS

Date
05.11.24