

GROUND FLOOR PLAN at 1:50

**ELECTRICAL KEY**

	Twin socket outlet		Ceiling mounted luminaire
	Appliance socket outlet		motorised blind
	Phone / Internet		Wall mounted lights
	One pole switch		Recessed LED ceiling spotlight
	Two way switch		Directional downlight
	Pull cord switch		Heat detector
			Smoke detector

Note: Contractor to include in tender for electrical layout and fittings as indicated on plan. Lights switches (dimable) and power sockets in chrome finish. Use stainless steel surface mounted switches and conduit to existing painted brickwork walls. Position and number of lights and sockets illustrated are for pricing purposes; final number and precise position to be confirmed by client on site. Smoke and heat detectors to be mains powered with battery back-up and interlinked. Locate minimum of 300mm from walls & light fittings.

**KEY**

- Existing walls to be retained
- Proposed new walls

**ELECTRICAL SAFETY**

All electrical work required to meet the requirements of part P (electric safety) will be designed, installed, inspected and tested in accordance with BS 7671: 2018, by a person competent to do so. The council will be notified prior to any covering up of any electrical cables or fittings so that an inspection can be made while they are still visible. In addition, the council must be informed of, and given the opportunity to witness the BS 7671:2018 inspection and testing of the fixed electrical installation work.

Prior to completion, the council will be provided with an electrical installation certificate (complete with a schedule of inspections and a schedule of test results as required by part 7 of BS 7671) signed by 'a competent qualified electrician'. Sufficient information will be provided to the building owner, on completion, so that persons wishing to operate, maintain or alter the installation in the future can do so reasonably safely. Install an automatic fire alarm and smoke detection system to comply with BS 5839-6:2019. On completion an appropriate installation and completion certificate must be provided.

**DOOR SCHEDULE**

Ref	Structural opening dimensions	Notes
D1	to suit existing opening	New external composite door; aluminium exterior and hardwood interior
D2	800mm (w) x 2100mm (h)	New internal hardwood door to match new skirting and architraves
D3	5300mm (w) x 2200mm (h)	Open corner 3 leaf alum frame glazed door by Sky frame or similar approved
D4	2500mm (w) x 2200mm (h)	Open corner aluminium frame glazed door to open into pocket
D5	900mm (w) x 2100mm (h)	New external composite door; aluminium exterior and hardwood interior
D6	to suit existing opening	New internal hardwood double doors to match new skirting and architraves

Door schedule dimensions are approximate and for guidance only. All dimensions to be checked on site prior to manufacture.

Include for solar control glazing to doors D3 & D4

Five lever mortice deadlock to BS3621 for external doors and windows

Auto dead locking night latches to BS 3621 to be used in conjunction with door locks as an additional security measure.

Sliding patio doors to include anti-lift device and shockers

**WINDOW SCHEDULE**

Ref	Structural opening dimensions	Notes
W1	to suit existing opening	New double glazed aluminium window within existing opening
W2	2500mm (w) x 1600mm (h)	Fixed pane double glazed aluminium frame with solar control
W3	existing retained	Existing window to be retained and protected during construction
W4	existing retained	Existing window to be retained and protected during construction
W5	existing retained	Existing window to be retained and protected during construction
W6	existing retained	Existing window to be retained and protected during construction
W7	to suit existing opening	New double glazed aluminium window within existing opening
W8	1500mm (w) x 1500mm (h)	New fixed pane double glazed aluminium frame picture window
W9	to suit existing opening	New double glazed aluminium window within existing opening
W10	1200mm (w) x 4200mm (l)	Skyview rooflight by Sunsquare or similar approved with solar control
W11	1200mm (w) x 1600mm (h)	New double glazed aluminium window

Window schedule dimensions are approximate and for guidance only. All dimensions to be checked on site prior to manufacture.

Windows to bedrooms to comply with escape requirements - 0.33 sq m clear openable area, 450mm minimum width and height, clear opening to be no more than 1.1m above finished floor level and no less than 0.8m above finished floor level.

Include for solar control glazing to windows W9 & W8 & W7

**PROTECTION**

All existing ceilings, tiles, internal fittings, furniture and finishes to be protected from damage during construction. Any damage to be made good and to match existing. Existing services to be maintained as far as practicable by contractor during construction period. Contractor services requirements to be agreed with client prior to commencement of works. Client to be notified in advance of any disruption to services. Contractor to provide portoloo for their own use.

**EXTERNAL MASONRY**

The construction of masonry walls should comply with the requirements of BS EN 1996-2 Eurocode 6 and BS 8000-3 Workmanship. When setting out masonry, avoid cutting of bricks or blocks (except when it is essential) irregular or broken bonds. Fair faced masonry bricks should be set out dry prior to commencement of works.

All work should be level and true and perpendicular joints kept in line and plumb and courses kept level.

Brickwork and blockwork should not be subjected to vibration until the mortar has set.

**CONSTRUCTION NOTES**

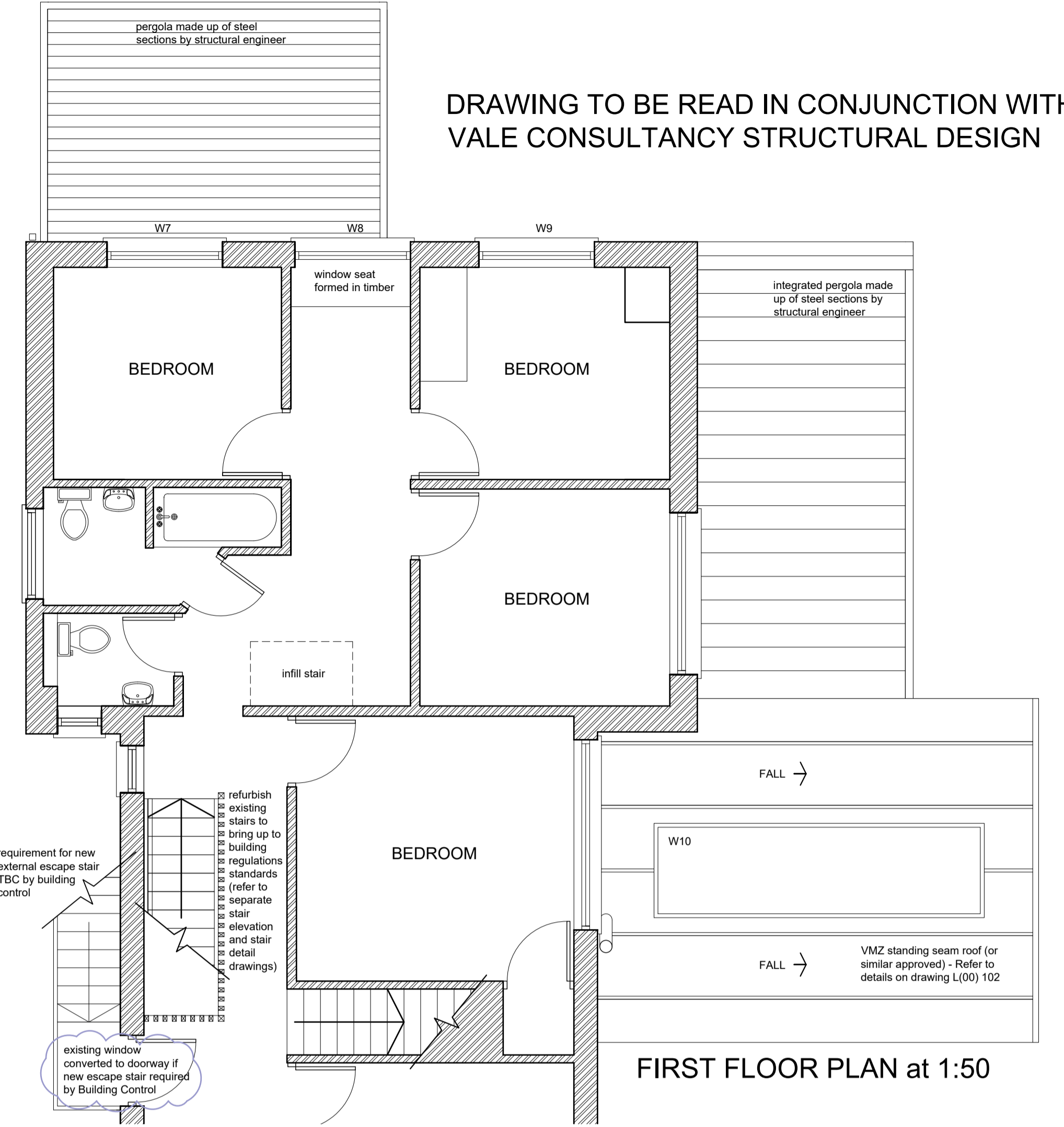
Foundation design- By structural engineers (subject to confirmation on site and assessment of ground conditions). The local authorities building control department to be informed when ready for inspection.

All external walls shall be constructed to provide a weather and water tight envelope with movement joints provided as recommended. Cavities are to be closed at eaves, cills and jambs with insulated cavity closers. No brick made up shall be used.

For external cavity walls, part 'L' of the building regulations (for Wales) requires a minimum of 100mm Celotex (or similar approved) insulation with a 50mm clear cavity; total cavity width therefore 150mm.

Fire stop cavities vertically and horizontally as required by the current building regulations.

External walls below ground - cavity wall with cavity width set continuous with existing, comprising 100mm dense concrete block internal & external skin, with stainless steel wall ties spaced 750mm horizontally and 450mm vertically and staggered. All below ground level blocks to have minimum compressive strength of 7N/mm. Cavity filled to 150 max below DPC with weak mix cement. DPC minimum of 150mm above ground level.



FIRST FLOOR PLAN at 1:50

External walls above ground - Cavity wall construction comprising dense concrete blockwork inner leaf and rendered blockwork outer leaf set to align with existing. Insulation fixed to warm side of cavity. Internal skin 100mm dense concrete block finished with plaster skim. Close cavity at eaves. Use 'thermatec' cavity closers at door and window openings. Use double triangular stainless steel ties. Wall ties at unbonded jambs placed at 300mm max vertically and 150mm max horizontally from the unbonded jamb. All lintels to be insulated galvanneal mild steel from the 'Caltic' range (or similar approved) with a minimum end bearing of 200mm. New walls to be mechanically fixed to existing using a proprietary building profile system e.g. 'Ancon', 'Caltic' or similar and must be installed in strict accordance with manufactures instructions.

All supporting steelwork to be coated in intumescent paint or encased in FR plasterboard to achieve 60 minute fire rating. Fire socks are required at eaves level to stop the spread of flame from the cavity to the roof in the event of a fire.

All openings in external walls are to incorporate damp proof courses in accordance with BS 743, also BS 6398, 6515 and 8215 to include stop ends etc. Cavity trays shall be provided over all lintels.

Damp proof course - Horizontal and vertical DPC to be 'IKO Hylod' or similar. All horizontal DPC to be bedded in mortar and overlaps are to be minimum of the DPC width and sealed. Vertical DPC for unbonded jambs minimum 150mm wide. New lintels to be fitted with stop ends and with proprietary 'weep holes'. 'Weep holes' to be spaced 900mm max in all cases. Provide vertical DPC's at the junction between the existing building and new cavity wall construction. The vertical DPC needs to be taken through the outer skin through to the inner cavity. Alternatively disk out to form a continuous cavity.

Include for assessment of existing ground floor damp proofing and advise client accordingly.

All frames etc. in openings are to be pointed externally in Arbomast GP mastic or clear silicone.

New ceilings lined with 12.5mm plasterboard with 38 x 47 noggins around perimeter.

New 148mm 45 degree chamfered hardwood skirting to match flooring with architraves to match. Tiled skirting to areas with tiled flooring.

**INSULATION**

Floor - To achieve U-Value of 0.15 W/m sq K  
 Roof - To achieve U-Value of 0.13 W/m sq K  
 New walls - To achieve U-Value of 0.18 W/m sq K  
 The minimum U-value standard for windows is WER band B or better, or 1.4 W/m sq K  
 The minimum for external doors greater than 60% glazed is 1.4 W/m sq K

**HEATING**

New heating system by specialists (to include climate control and ground source heat pumps). Specialists to advise on plant room requirement.

**VENTILATION**

Fan units to BS EN 60335-2-80 BEAB approved.  
 For kitchen provide mechanical extract at minimum 60 litres/sec with 15 minute overrun (or 30 litres/sec adjacent to hob)  
 For laundry provide mechanical extract at minimum 30 litres/sec with 15 minute overrun.  
 For bathroom, en-suite and WC, mechanical extract at minimum 15 litres/sec with 15 minute overrun.

Provide background ventilation to all habitable rooms equal to 8000mm sq.  
 Windows to provide 1/20th rapid ventilation to habitable rooms.

**HEATING**

New heating system by specialists (to include climate control and ground source heat pumps). Specialists to advise on plant room requirement.

**DECORATION**

Contractor to include for mist coat and two coats of emulsion to all new walls, ceilings and areas affected by works.  
 Client to confirm colours.

DESIGN SUBJECT TO PLANNING & BUILDING REGULATION APPROVAL - NOT FOR CONSTRUCTION

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Notes:  
 DO NOT SCALE (except for consideration by the planning authority). Use figured dimensions only. The contractor is requested to check all dimensions before the work is put in hand.  
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Revision	Description	By	Date	Revision	Description	By	Date
P	Initial draft for client	SDW	27/09/23				
P1	2nd draft for client	SDW	23/10/23				
P2	Revised structure	SDW	09/11/23				
P3	ASHP added. Issued with PA & for BR	SDW	24/11/23				
P4	Fire escape detail added for PA	SDW	08/01/24				

Project: The Sunne Rising, Lisvane Rd, Cardiff, CF14 0SG

Description: Proposed Ground Floor Plan

Job Number: 122110

Drawing Number: L(00) 101

Revision: P, P1, P2, P3, P4

Scale at A1: 1:50

Status: PLANNING/BR