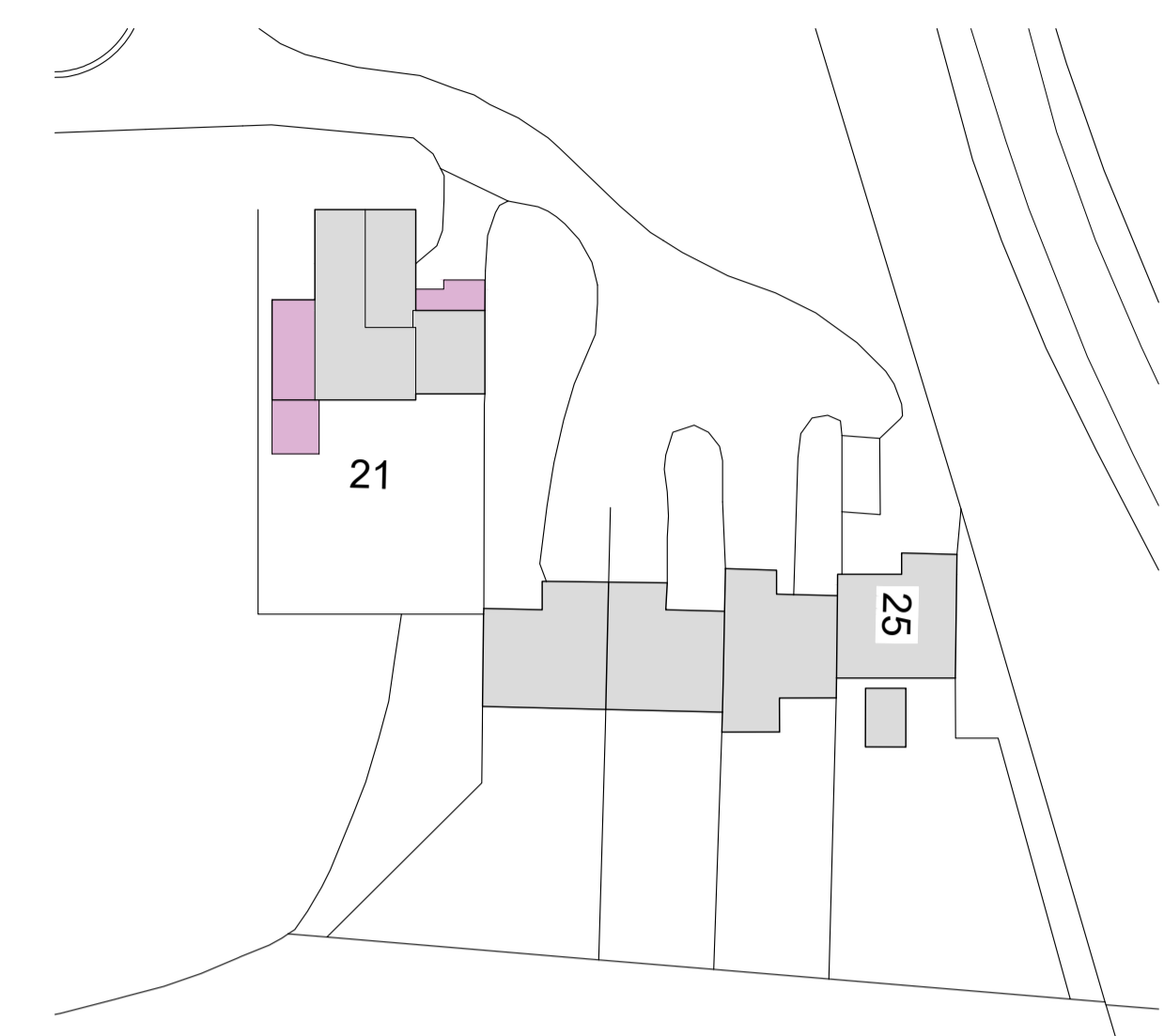
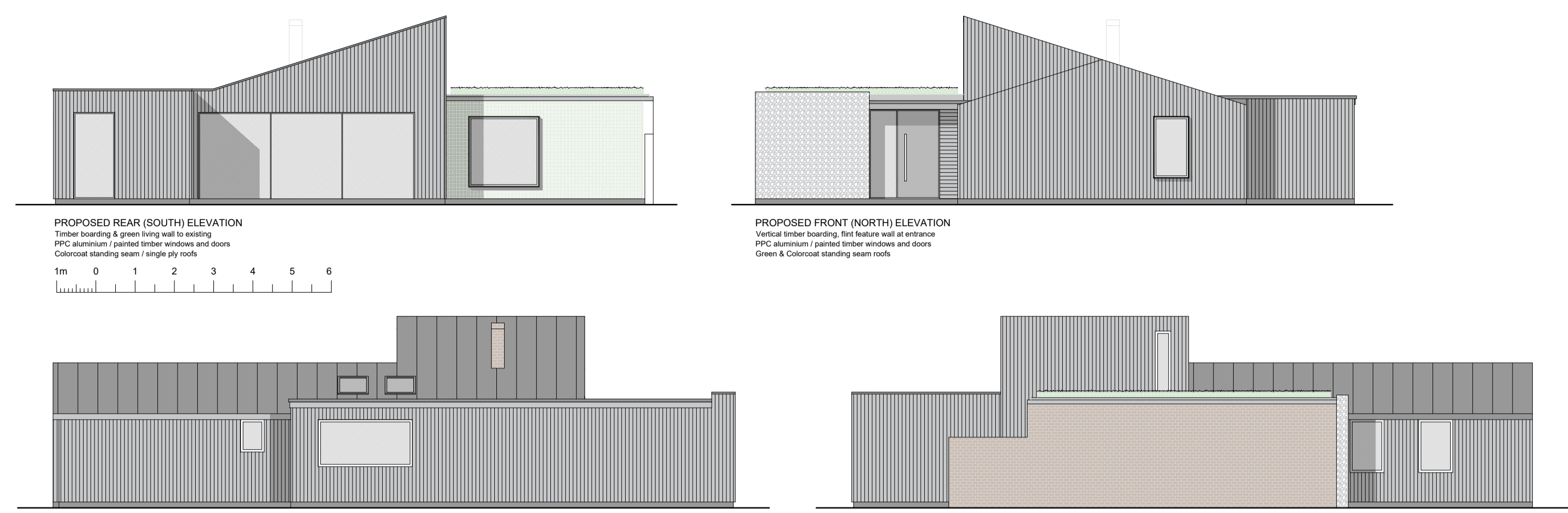
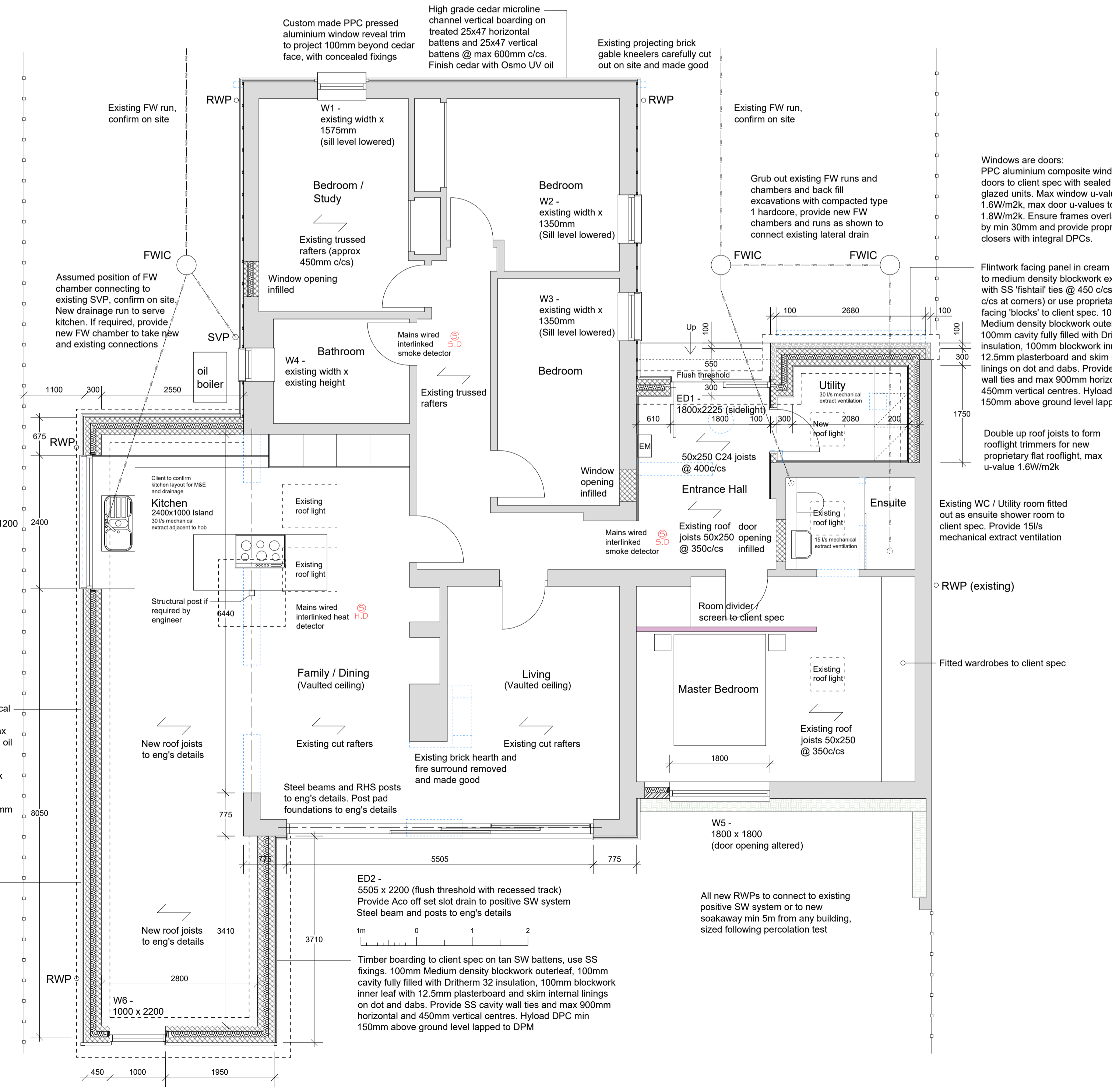
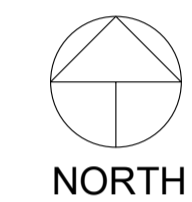


No.	Revisions	Date
A	Revisions to rear and side extensions	April 23
B	Revisions to rear extension	Dec 23

Notes
 1. No Dimensions are to be scaled from this drawing.
 2. Contractors must verify all figured dimensions at site before commencing any work or making any Shop drawings. Report any discrepancies or errors.
 3. This drawing is the sole copyright of A Squared Architects and no part may be reproduced without the written consent of the above.
 4. Site Location Plans are prepared from the Ordnance Survey Map with the section of the Controller of H.M. Stationery Office. Crown Copyright Reserved.



SITE BLOCK PLAN 1:500 Extensions hatched pink



ADDITIONAL INFORMATION

CEILING: PROVIDE 12.5/15MM PLASTERBOARD FIXED TO UNDERSIDE OF CEILING/FLOOR JOISTS AS NOTED. ALL JOINTS TO BE TAPED AND FILLED AND PLASTER SKIM FINISH. PROVIDE VCL.

SMOKE ALARMS: TO BE SELF CONTAINED MAINS OPERATED AND TO CONFORM TO BS5446: PART 1. SMOKE ALARMS TO BE PROVIDED ON ALL FLOORS AS SHOWN AND INTERCONNECTED SO THAT DETECTION IN ONE UNIT OPERATES THE ALARM SIGNAL IN ALL ALARM UNITS.

GLAZING: ALL GLAZING IN CRITICAL LOCATIONS SHOULD BE OF A TYPE THAT IS UNLIKELY TO CAUSE INJURY UPON IMPACT. THIS TYPE OF GLASS SHOULD BE INSTALLED TO AREAS WHERE: ALL GLASS LOWER THAN 800MM ABOVE FLOOR LEVEL TO DOORS, ADJACENT SIDELIGHTS AND WINDOWS. ALL GLASS LOWER THAN 800MM ABOVE FLOOR LEVEL ELSEWHERE. WHERE GLASS TO BE SAFETY TOUGHENED TO BE MANUFACTURED TO BS6206: 1981 AND TO SATISFY BUILDING REGULATIONS.

LIGHTING: NEW LIGHTING TO COMPRISE OF LAMPS WITH A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT-WATT. NO FLOURESCENT LIGHTING. USE LOW-ENERGY FITTINGS. GLS TUNGSTEN LAMPS WITH BAYONET OR EDISON SCREW BASES ARE NOT TO BE USED. 100% SEPARATELY CONTROLLED ENERGY EFFICIENT LIGHTING MUST BE PROVIDED IN ACCORDANCE WITH DESIGN STAGE SAP DOCUMENT.

EXTERNAL LIGHTING: WHERE PROVIDING EXTERNAL FIXED LIGHTING, THE LAMP CAPACITY SHOULD NOT EXCEED 150WATTS/LIGHT FITTING AND THE LIGHTING WILL AUTOMATICALLY EXTINGUISH WHEN THERE IS ENOUGH DAYLIGHT AND WHEN THEY ARE NOT NEEDED AT NIGHT, OR THEY HAVE SOCKETS THAT CAN BE USED WITH LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT-WATT (IE FLOURESCENT TUBES AND COMPACT FLOURESCENT LAMPS, NOT GLS TUNGSTEN LAMPS WITH BAYONET CAP OR EDISON SCREW BASES).

ELECTRICS: ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETANT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETANT TO DO SO.

SOCKETS & SWITCHES: SWITCHES AND SOCKET OUTLETS FOR LIGHTING AND OTHER EQUIPMENT SHOULD BE LOCATED SO THAT THEY ARE EASILY REACHABLE. PROVIDE SWITCHES AND SOCKETS AT APPROPRIATE HEIGHTS WITHIN A HABITABLE ROOM BETWEEN 450-1200MM FROM FINISHED FLOOR LEVEL.

DRAINAGE:

INSPECTION CHAMBERS: USE PATENT PVCU CHAMBERS INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND STANDARDS AND TO BE SUITABLE TO TAKE DOMESTIC VEHICULAR LOADINGS WHERE POSITIONED IN DRIVE OR TURNING AREAS

FOUL DRAINS: TO BE 100MM DIAMETER PIPES WITH FLEXIBLE JOINTS LAID TO (MAX.) 1:40 FALLS. PROTECTION TO DRAIN PIPES TO BE CARRIED OUT: WHERE DRAIN RUN PASSES THROUGH EXTERNAL WALLS PROVIDE LINTEL SUPPORT OR SIMILAR OVER WITH 50MM CLEARANCE GAP AROUND PIPE AND DURABLE MASKING BOARDS TO COVER THE CLEARANCE GAPS INTERNALLY AND EXTERNALLY. WHERE DRAIN RUN PASSES UNDER NEW BUILDING WRAP IN 100MM FIBRE GLASS AND POLYTHENE AROUND OR PROVIDE 100MM PEA GRAVEL BEDDING ALL ROUND TO PROTECT FROM SETTLEMENT. FOUL DRAINAGE RUNS TO BE FORMED BELOW GROUND FLOOR INSULATION LAYER. PROVIDE 100MM PEA GRAVEL BEDDING ALL ROUND TO UPVC DRAINS

STORM DRAINS: TO BE 100MM DIAMETER PIPES WITH FLEXIBLE JOINTS LAID TO SUITABLE FALLS AND TO CONNECT TO SOAKAWAYS FOLLOWING PERCOLATION TESTS. USE SOIL QUALITY P.V.C. PATENT SYSTEM LAID IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. PROVIDE 100MM PEA GRAVEL BEDDING ALL ROUND TO UPVC DRAINS. ALL NEW SOAKAWAYS TO BE POSITIONED A MINIMUM OF 5M FROM BUILDINGS

INTERNAL DRAINAGE: PROVIDE ANTI-SYPHONIC TRAPS AND WASTE OUTLETS OF THE FOLLOWING SIZES:-

SINK	40MM DIA TRAP	75MM SEAL
BASIN	32MM DIA TRAP	75MM SEAL
BATH	40MM DIA TRAP	50MM SEAL
WC	100MM DIA TRAP	50MM SEAL
WM	40MM DIA TRAP	75MM SEAL
SHOWER	40MM DIA TRAP	50MM SEAL

ALL APPLIANCES TO CONNECT INTO S.V.P. OR STUB STACK WITH AAV

SVPs: PROVIDE 100MM DIAMETER SVPs AS SHOWN. INSULATE STACKS WITH ARMAFLEX OR WRAP WITH MIN 50MM MINERAL WOOL INSULATION.

RAINWATER GOODS: PROVIDE 100MM DIAMETER HALF ROUND COATED STEEL / ZINC TO DISCHARGE TO POSITIVE DRAINAGE SYSTEM VIA 80MM DIA DOWNPIPES.

BACKGROUND VENTILATION: BACKGROUND VENTILATION TO BE PROVIDED VIA TRICKLE VENTS. HABITABLE ROOMS TO HAVE MIN 8000MM² EQUIVALENT AREA

HEATING

HEATING SYSTEM: EXISTING OIL FIRED HEATING AND HOT WATER SYSTEM TO BE RETAINED. ALTERATIONS TO BE UNDERTAKEN BY A SUITABLY QUALIFIED SELF CERTIFYING SPECIALIST CONTRACTOR OR HEATING ENGINEER. EXTENSIONS TO BE HEATED EITHER BY EXISTING RADIATORS, NEW RADIATORS TO HAVE TRVs AND POSITIONS TO BE AGREED WITH CLIENT. KITCHEN / LIVING ROOM EXTENSION TO BE HEATED BY EITHER UNDERFLOOR HEATING SYSTEM INCORPORATING SUITABLE ZONE CONTROLS AND / OR EXISTING RADIATOR SYSTEM, TO BE AGREED WITH CLIENT. MANIFOLD LOCATIONS TO BE CONFIRMED AND AGREED AT DESIGN STAGE.

CONCEALED SERVICES SHOULD BE ADEQUATELY BOXED AND SEALED AT FLOOR & CEILING LEVELS & PIPED SERVICES SHOULD BE SEALED WHERE THEY PROJECT INTO HOLLOW CONSTRUCTIONS OR VOID (I.E. ROOF / FLOOR VOIDS).

HEATING CERTIFICATION: THE INSTALLER OF THE HEATING OR HOT WATER SYSTEM MUST BE A COMPETENT PERSON AND PROVIDE THE OWNER WITH SUITABLE COMMISSIONING CERTIFICATE(S), SUCH AS THOSE PRODUCED BY BENCHMARK. ENSURE THAT THE COUNCIL IS PROVIDED WITH A COPY OF THAT CERTIFICATE(S) BEFORE IT IS ABLE TO ACCEPT ANY INSTALLATIONS.

PLAN CHECK ISSUE



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Client		
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Job		
Extensions and Alterations 21 Bramerton Lodge Bramerton		
Drawing Title		
GA Floorplan and Elevations As proposed		
Scale	Date	
1:50 / 1:100 @ A1	April 2022	
Drawn By	Checked By	
RM		
Drawing No.	Rev.	Job No.
21 / 26 / 10	B	21/26