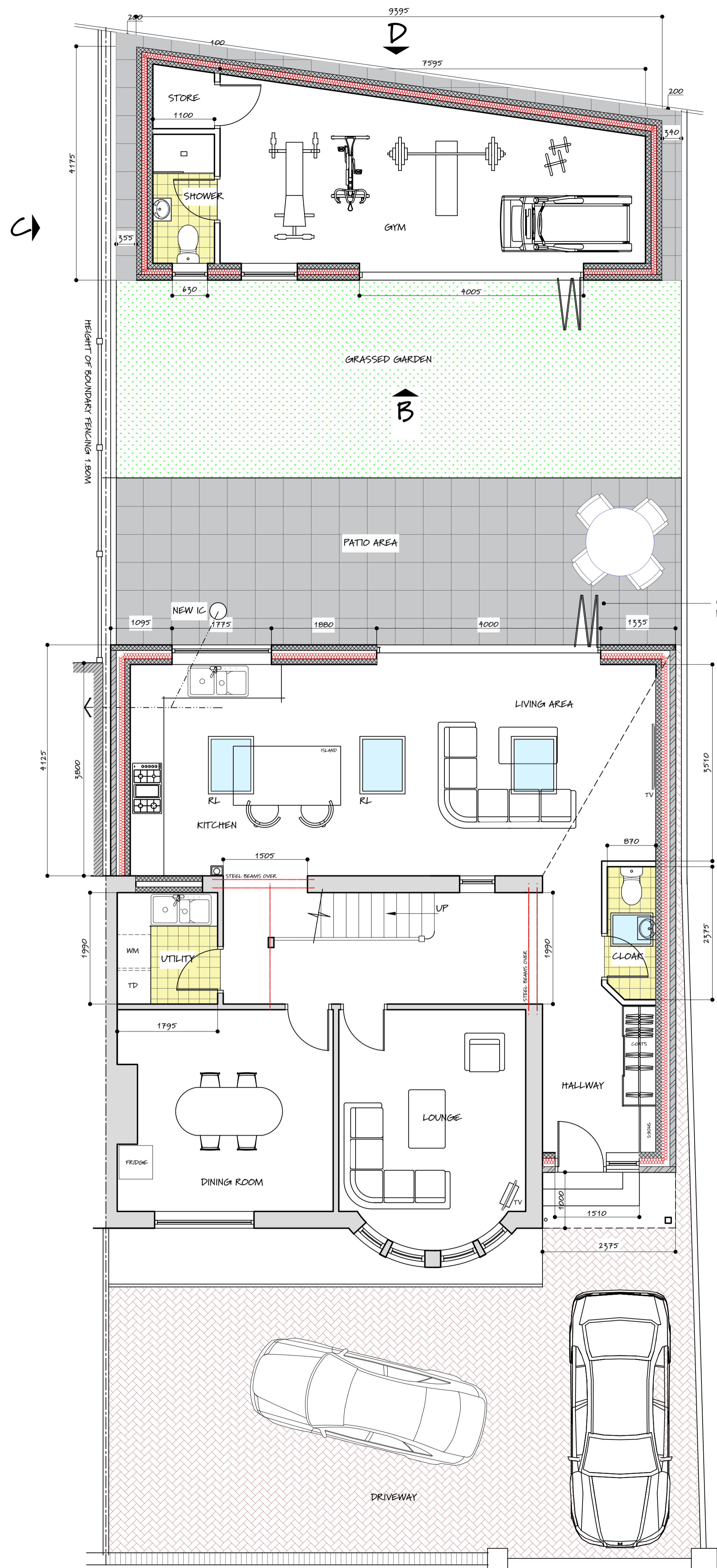
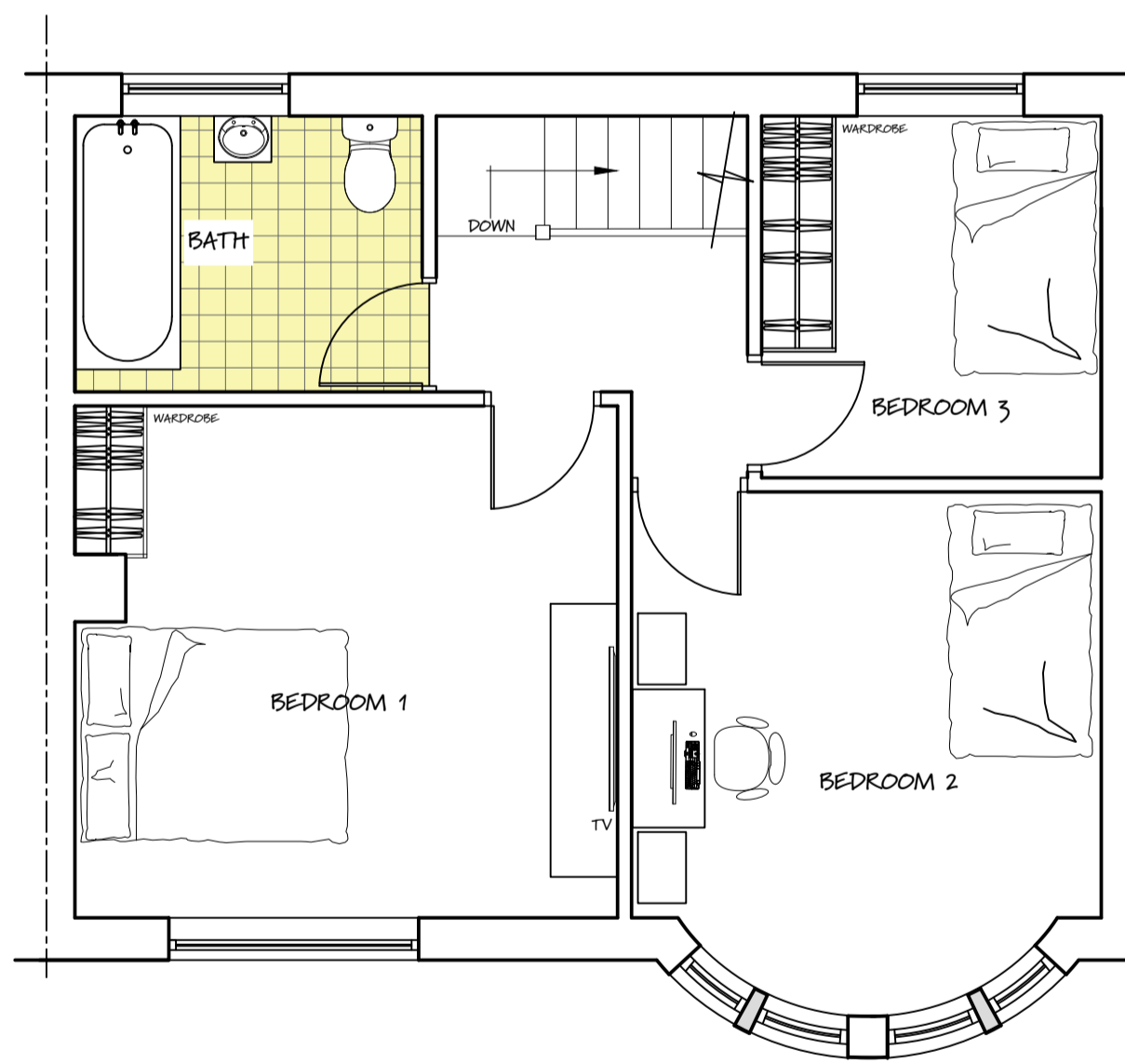


CONTRACTORS DO NOT SCALE THIS DRAWING

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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

**CDM REGULATIONS:**  
THE OWNER, SHOULD THEY NEED TO DO SO, MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2007 WHICH RELATE TO ANY BUILDING WORKS INVOLVING MORE THAN 500 MAN HOURS OR LONGER THAN 30 DAYS DURATION. IT IS THE CLIENT'S RESPONSIBILITY TO APPOINT A PLANNING SUPERVISOR ON ALL PROJECTS THAT REQUIRE COMPLIANCE WITH THE CDM REGULATIONS.

**THERMAL BRIDGING:**  
CARE SHALL BE TAKEN TO LIMIT THE OCCURANCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E AROUND WINDOW AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION / NEW BUILD WORKS ARE CONSTRUCTED TO MINIMISE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

**NEW & REPLACEMENT DOORS:**  
NEW AND REPLACEMENT DOORS TO ACHIEVE U-VALUE OF 1.6W/M2K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO B.S 6206 AND TO PART N OF THE CURRENT BUILDING REGULATIONS.

**RAINWATER DRAINAGE/SOAKAWAY:**  
NEW RAINWATER GOODS TO MATCH EXISTING PROPERTY AND CONNECTED TO 68MM DIAM. DOWNPIPES. RAINWATER TO BE TAKEN TO NEW SOAKAWAY, SITED A MIN OF 5.0M AWAY FROM ANY BUILDING, VIA A 110MM DIAM PVC PIPE SURROUNDED IN 150MM GRANULAR MATERIAL LAID TO A 1:40 FALL. SOAKAWAY TO BE A MIN OF 1.0 CUBIC METRE CAPACITY (OR TO A DEPTH TO LOCAL AUTHORITY APPROVAL) WITH SUITABLE GRANULAR FILL AND WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

**CAVITIES:**  
ENSURE THAT CAVITIES RUN CONTINUOUS WHERE NEW WORK MEETS EXISTING CAVITY WALLS.

**DRAINAGE:**  
CONTRACTOR TO EXPOSE ALL DRAIN RUNS TO CONFIRM LAYOUTS AND DISCHARGE ROUTES

**STEEL BEAMS:**  
FOR STEEL BEAM SIZING, PADSTONES, PIERS AND FOOTING DETAILS PLEASE REFER TO STRUCTURAL ENGINEERS CALCULATIONS.

**PADSTONES:**  
CONCRETE PADSTONES TO ALL BEAM BEARINGS MIN 450 X 100 X 140MM.

**FIRE SAFETY**  
ANY PROPOSED RECESSED DOWNLIGHTING SHOULD BE PROVIDED WITH SUITABLY TESTED AND FIRE RESISTING BACKS AND SHOULD BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS TO PREVENT POTENTIAL FOR OVERHEATING FROM THE ROOF THERMAL INSULATION.

PROVIDE HEAT DETECTOR TO KITCHEN AREA.

PROPOSED PLANS

CLIENT:  
MR LIAL GREEDY  
PROPOSED SINGLE STOREY  
EXTENSION TO SIDE AND REAR  
WITH RE-MODELLING @  
13 PURCELL ROAD  
LLANRUMNEY  
CF3 5RZ  
DESCRIPTION:  
PROPOSED PLANS



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DATE: FEBRUARY 2024  
SCALE: 1:50 @ A1 1:100 @ A3  
DRAWING NO: 13PURCELL/02

02

