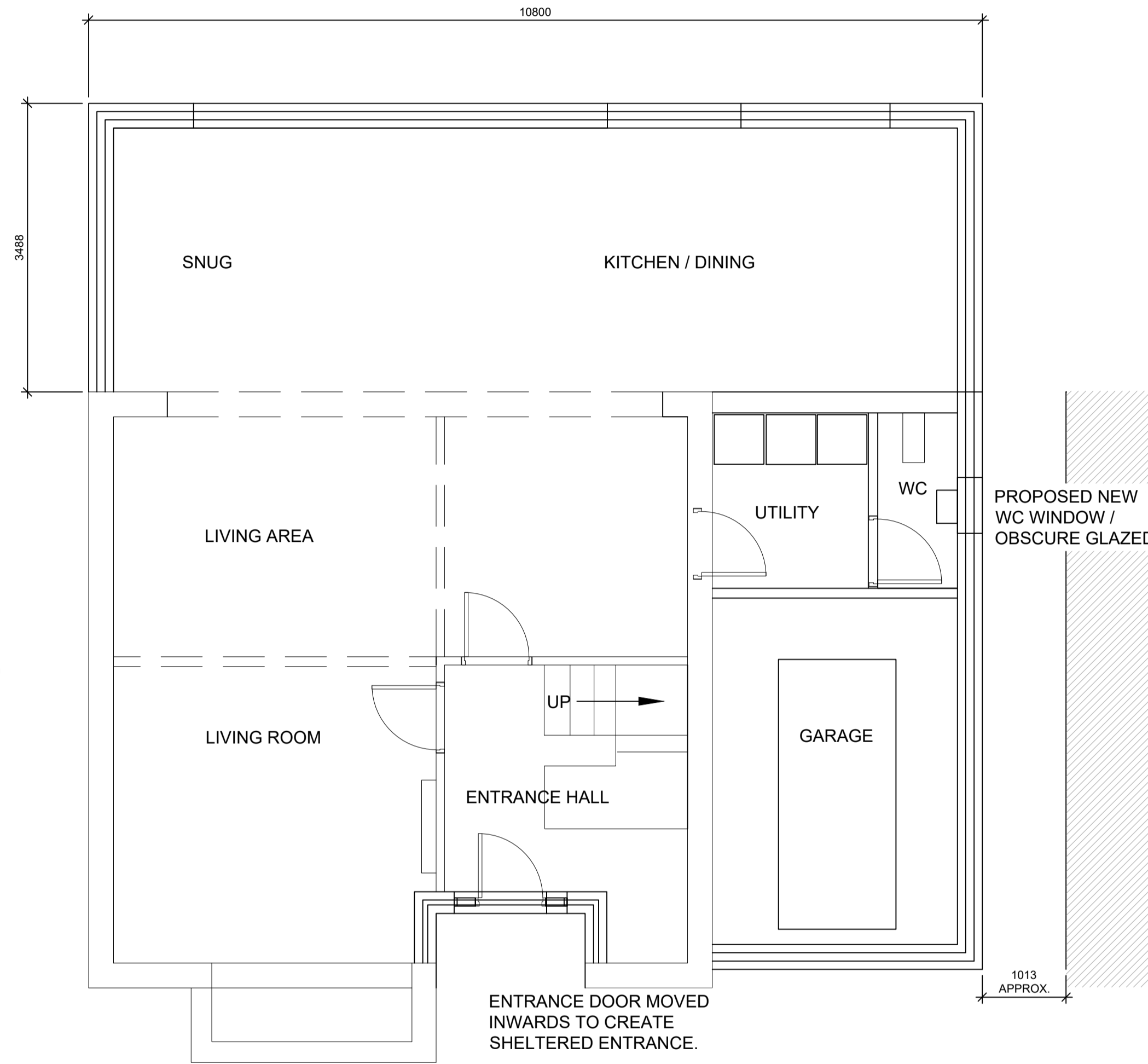


EXISTING GROUND FLOOR PLAN
SCALE 1:50



BAY WINDOW STRUCTURE TO BE REVIEWED AND MADE CURRENT.

PROPOSED GROUND FLOOR PLAN
SCALE 1:50

NOTES:

GENERAL:

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, SPECIFICATIONS & INFORMATION.

ALL LEVELS, DIMENSIONS AND DETAILS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR FABRICATION.

BUILDING REGULATIONS NOTES

MATERIALS AND WORKMANSHIP
ALL WORKS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH REGULATION 7 OF THE BUILDING REGULATIONS, ALL RELEVANT BRITISH STANDARDS, EUROPEAN STANDARDS, AGREEMENT CERTIFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE MARKS) ETC. PRODUCTS CONFORMING TO A EUROPEAN TECHNICAL STANDARD OR HARMONISED EUROPEAN PRODUCT SHOULD HAVE A CE MARKING.

SITE PREPARATION
GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G. LANDFILL GASES, RADON, VAPOURS ETC. ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

STRIP FOUNDATION
PROVIDE 225MM X 600MM CONCRETE FOUNDATION, CONCRETE MIX TO CONFORM TO BS EN 206-1 AND BS 8500-2. ALL FOUNDATIONS TO BE A MINIMUM OF 900MM BELOW GROUND LEVEL. EXACT DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL OFFICER TO SUIT SITE CONDITIONS. ALL CONSTRUCTED IN ACCORDANCE WITH 2010 BUILDING REGULATIONS A1/2 AND BS 8004:1986 CODE OF PRACTICE FOR FOUNDATIONS. ENSURE FOUNDATIONS ARE CONSTRUCTED BELOW INVERT LEVEL OF ANY ADJACENT DRAINS. BASE OF FOUNDATIONS SUPPORTING INTERNAL WALLS TO BE MIN 600MM BELOW GROUND LEVEL. SULPHATE RESISTANT CEMENT TO BE USED IF REQUIRED. PLEASE NOTE THAT SHOULD ANY ADVERSE SOIL CONDITIONS BE FOUND OR ANY MAJOR TREE ROOTS IN EXCAVATIONS, THE BUILDING CONTROL OFFICER IS TO BE CONTACTED AND THE ADVICE OF A STRUCTURAL ENGINEER SHOULD BE SOUGHT.

DPC
PROVIDE HORIZONTAL STRIP POLYMER (HYLOAD) DAMP PROOF COURSE TO BOTH INTERNAL AND EXTERNAL SKINS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL. NEW DPC TO BE MADE CONTINUOUS WITH EXISTING DPC'S AND WITH FLOOR DPM. VERTICAL DPC TO BE INSTALLED AT ALL REVEALS WHERE CAVITY IS CLOSED.

SOLID FLOOR INSULATION UNDER SLAB
TO MEET MIN U VALUE REQUIRED OF 0.18 W/M²K. SOLID GROUND FLOOR TO CONSIST OF 150MM CONSOLIDATED WELL-RAMMED HARDCORE. BLINDED WITH 50MM SAND BLINDING. PROVIDE A 1200 GAUGE POLYTHENE DPM, DPM TO BE LAPPED IN WITH DPC IN WALLS. FLOOR TO BE INSULATED OVER DPM WITH 100MM THICK PIR INSULATION.

25MM INSULATION TO CONTINUE AROUND FLOOR PERIMETERS TO AVOID THERMAL BRIDGING. A VCL SHOULD BE LAID OVER THE INSULATION BOARDS AND TURNED UP 100MM AT ROOM PERIMETERS BEHIND THE SKIRTING. ALL JOINTS TO BE LAPPED 150MM AND SEALED. PROVIDE 100MM ST2 OR GEN2 GROUND BEARING SLAB CONCRETE MIX TO CONFORM TO BS 8500-2 OVER VCL 1 LAYA A252 MESH. WHERE DRAIN RUNS PASS UNDER NEW FLOOR, PROVIDE A142 MESH 1.0M WIDE WITHIN BOTTOM OF SLAB MIN 50MM CONCRETE COVER OVER LENGTH OF DRAIN. WHERE EXISTING SUSPENDED TIMBER FLOOR AIR BRICKS ARE COVERED BY NEW EXTENSION, ENSURE CROSS-VENTILATION IS MAINTAINED BY CONNECTING TO 100MM DIA UPVC PIPES TO TERMINATE AT NEW 65MM X 215MM AIR BRICKS BUILT INTO NEW CAVITY WALL WITH 100MM CONCRETE COVER LAID UNDER THE EXTENSION. DUCTS TO BE SLEEVED THROUGH CAVITY WITH CAVITY TRAY OVER.

NEW WALLS TO BE 302.5mm WITH BRICKWORK TO MATCH EXISTING OR MEDIUM DENSITY BLOCKWORK SUITABLE TO RECEIVE A RENDER COATING. A 100mm CAVITY WITH 10mm CLEAR GAP AND 90mm PIR INSULATION BOARDS WITH TAPED SEAMS. 100mm INTERNAL BLOCKWORK WITH THE WALL BUILDUP TO ACHIEVE A THERMAL U-VALUE OF NO LESS THAN 0.18W/m²K.

LINTELS
FOR UNIFORMLY DISTRIBUTED LOADS AND STANDARD 2 STOREY DOMESTIC LOADINGS ONLY
LINTEL WIDTHS ARE TO BE EQUAL TO WALL THICKNESS. ALL LINTELS OVER 750MM SIZED INTERNAL DOOR OPENINGS TO BE 65MM DEEP PRE-STRESSED CONCRETE PLANK LINTELS. 150MM DEEP LINTELS ARE TO BE USED FOR 900MM SIZED INTERNAL DOOR OPENINGS. LINTELS TO HAVE A MINIMUM BEARING OF 150MM ON EACH END. ANY EXISTING LINTELS CARRYING ADDITIONAL LOADS ARE TO BE EXPOSED FOR INSPECTION AT COMMENCEMENT OF WORK ON SITE. ALL PRE-STRESSED CONCRETE LINTELS TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH BS 8110, WITH A CONCRETE STRENGTH OF 50 OR 40 N/MM² AND INCORPORATING STEEL STRANDS TO BS 5896 TO SUPPORT LOADINGS ASSESSED TO BS 5977 PART 1. FOR OTHER STRUCTURAL OPENINGS PROVIDE PROPRIETARY INSULATED STEEL LINTELS SUITABLE FOR SPANS AND LOADINGS IN COMPLIANCE WITH APPROVED DOCUMENT A AND LINTEL MANUFACTURERS STANDARD TABLES. STOP ENDS, DPC TRAYS AND WEEP HOLES TO BE PROVIDED ABOVE ALL EXTERNALLY LOCATED LINTELS.

DPC
PROVIDE HORIZONTAL STRIP POLYMER (HYLOAD) DAMP PROOF COURSE TO BOTH INTERNAL AND EXTERNAL SKINS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL. NEW DPC TO BE MADE CONTINUOUS WITH EXISTING DPC'S AND WITH FLOOR DPM. VERTICAL DPC TO BE INSTALLED AT ALL REVEALS WHERE CAVITY IS CLOSED.

EXISTING TO NEW WALL
CAVITIES IN NEW WALL TO BE MADE CONTINUOUS WITH EXISTING WHERE POSSIBLE TO ENSURE CONTINUOUS WEATHER BREAK. IF A CONTINUOUS CAVITY CANNOT BE ACHIEVED, WHERE NEW WALLS ABUTS THE EXISTING WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL DPC. ALL TIED INTO EXISTING CONSTRUCTION WITH SUITABLE PROPRIETARY STAINLESS STEEL PROFILES.

NEW AND REPLACEMENT DOORS
NEW AND REPLACEMENT DOORS TO ACHIEVE A U-VALUE OF 1.80W/M²K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND SOFT LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206, BS EN 14179 OR BS EN ISO 12543-1:2011 AND PART K (PART N IN WALES) OF THE CURRENT BUILDING REGULATIONS.

NEW ROOF TO BE MANUFACTURER DESIGNED ROOF TRUSSES,
CONCRETE ROOF TILES TO MATCH EXISTING. MEMBRANE ETC TO BE AT THE DISCRETION OF THE CONTRACTOR.
INSULATION TO BE 300mm OR TO MEET THE MIN 0.16W/m²K
LOOSE LAID INSULATION IN A CROSS PATTERN OVER THE INTERNAL CEILING COVERING.

P1	PLANNING ISSUE 1	BG	BG	
Rev	Description	By	Chk	Date
Drawing Status: PLANNING FOR INFORMATION				
Client: Mr E. Sahin				
Project: 5 Isherwood Close, Newton Aycliffe, DL5 5LG				
Drawing Title: EXISTING AND PROPOSED GROUND FLOOR PLANS				
Scale at A1	As Shown	Drawn By	BG	Date
Project No.	5-IC	Drawing No.	004	Revision
				P1