

NOTES

**DRAINAGE**  
ALL NEW DRAINAGE TO BE CONNECTED TO EXISTING UPVC FITTINGS TO BS 5514 BS 5525 BATHS, SINK UNITS, SHOWERS - 42mm x 42mm. WASTES VA 75mm TRAPS, W.C PANS - 100mm WITH 100MM TRAPS. WHERE W.B.WASTE EXCEEDS 1.75M LENGTH, OR BATH/SHOWER EXCEEDS 2.3M AND 500MM TRAPS TO BE ACCOMMODATED. ANY NEW BELOW GROUND DRAINAGE TO COMPRISE EITHER 100mm HEP/SLV VITRIFIED CLAYWARE TO BS 65 OR MARBLE UPVC PIPES TO BS 4660 AND BS 5514 ON GRANULAR BED MATERIAL TO BS 882 TABLE 4. THE SELECTED FALL SHOULD BE FREE FROM STONES LARGER THAN 40mm, CLAY EXCEEDING 100mm, TIMBER, VEGETABLE MATTER OR FROZEN MATERIAL. WHERE RIGID PIPES OF LESS THAN 150MM HAVE LESS THAN 300mm COVER, OR RIGID PIPES OF 150mm OR MORE HAVE LESS THAN 600mm OF COVER THE PIPES SHOULD BE ENCASED IN 150mm CONCRETE. WHERE DRAINAGE RIGID WITHIN 1 METRE OF FOUNDATION AND THE LEVEL OF THE DRAIN IS BELOW THE LEVEL OF THE FOUNDATION THEN THE DRAIN TRENCH SHOULD BE BACKFILLED TO THE FOUND LEVEL WITH CONCRETE. ANY PIPE PENETRATING THROUGH A STRUCTURE BELOW GROUND LEVEL SHOULD HAVE A LINTEL ABOVE OPENING AND A SETTLEMENT CAP OF 20mm. CORROSION OR SIMILAR FLEXIBLE MATERIAL SHOULD BE PROVIDED PROTECTION TO THE DRAIN. ALL GRAVITY DRAINAGE SHOULD HAVE A MINIMUM FALL REQUIREMENT OF 1:40 TO PROVIDE SELF-CLEANING VELOCITIES. ALL GULLIES WILL BE BACK INLET TRAPPED GULLIES UNLESS OTHERWISE STATED. INSPECTION CHAMBERS OF UP TO 900mm DEPTH MAY BE OF A UPVC OR GRP MATERIAL OR CONSTRUCTED OF 150mm CONCRETE BASE SLAB WITH BENCHING FORMED IN 1:2 CEMENT MORTAR TO 1:12 GRADIENT TROWELLED SMOOTH WITH CHANNELS, BRANCHES AND CONNECTION BENDS. THE WALLS ARE TO BE 25mm CLASS B ENGINEERING BRICKS TO BS 3921 TO THE REQUIRED INVERT DEPTH 150mm CONCRETE COVER SLAB WITH HAUNCHING FORMING THE COVER LEVEL COMPLETE WITH FRAME AND LID. ON COMPLETION THE SYSTEM IS TO BE WATER PRESSURE TESTED.

**EXTERNAL WALLS & FOUNDATIONS**  
THE EXTERNAL WALLS ARE TO BE OF A SUFFICIENT MATERIAL TO ACHIEVE THE APPROVAL OF THE LOCAL PLANNING AUTHORITY COMPRISING OF 100mm BRICKWORK TO EXTERNAL LEAF WITH CLASS (I) W MORTAR. BRICKS SHALL BE EITHER CLAY BRICKS COMPLYING WITH BS 3921 1985, OR CALCIUM SILICATE BRICKS COMPLYING WITH BS 187 1987 OR CONCRETE BRICKS COMPLYING WITH BS 6073 1981. 150mm CAVITY WITH 100mm ROCKWOL TULL-FULL OR OTHER APPROVED INSULATION MATERIAL. 100mm THERMALLY INSULATING BLOCKWORK ON THE INNER LEAF WITH MORTAR AS BEFORE. 13mm THICKNESS BRITISH OXYGEN GLASS. ALL TO ACHIEVE A 'U' VALUE OF 0.18. ALL EXTERNAL AND INTERNAL LEAVES ARE TO BE SECURELY RETAINED BY APPROVED WALL TIES TO BS 1243 POSITIONED 450mm APART VERTICALLY AND 900mm HORIZONTALLY. ALL EXTERNAL WALLS TERMINATING MINIMUM 150mm BELOW LOWEST DPC LEVEL. BELOW GROUND LEVEL BOTH LEAVES SHALL BE BUILT IN TRENCH BLOCKS OR CLASS B ENGINEERING BRICKS. ALL EXTERNAL WALLS ADJOINING TIMBER FLOORS SHOULD HAVE AIR BRICKS TO BS 493 ENSURING THAT VENT AIR WILL HAVE A CONTINUOUS PATH BETWEEN OPPOSITE SIDES OF ALL SUB-FLOOR JOISTS. THE AIR BRICKS SHALL ALLOW THE PASSAGE OF 3000mm<sup>3</sup> FOR EACH METRE OF RUNNING WALL. ANY TRUNKING OR PIPES NEEDING TO CARRY VENTILATION AIR SHOULD BE MINIMUM 100mm DIAMETER. MOVEMENT JOINTS IN LONG WALLING TO BE FLEXXIL BEAMS WITH COLOURED POLYURETHANE SEALANT TO EXTERNALLY EXPOSED SURFACES AND TO BE AT 9 METRE CENTRES IN BRICKWORK AND 6 METRE CENTRES IN BLOCKWORK. FOUNDATIONS IN ACCORDANCE WITH BS 8004. ALL FOUNDATIONS SUBJECT TO GROUND CONDITIONS TO HAVE AT LEAST 600mm COVER BELOW GROUND LEVEL. FOUNDATIONS SHALL BE EXTENDED BELOW PIPE OR DUCTWORK PENETRATING WALLING. OVERSITE WILL BE LEVEL WITH OR ABOVE THE FINISHED GROUND LEVEL. FOUNDATION DESIGN MUST BE APPROVED BY THE BC OFFICER SUBJECT TO SITE INVESTIGATION.

(A) CONCRETE STRIP FOUNDATIONS TO ALL LOAD BEARING WALLS TO BE MINIMUM 500mm WIDE x 450mm DEEP (SEE FOUNDATION PLAN).  
(B) REINFORCEMENT TO STRIP FOUNDATIONS TO BE IN ACCORDANCE WITH BS 4483 DESIGNED TO BS 8110 WITH NOMINAL MESH STEEL FABRIC B385 LOCATED 50mm FROM UPPER AND LOWER SURFACES OF THE FOUNDATION.

**LINTELS**  
UNLESS OTHERWISE STATED LINTELS TO BE BRITLEY OR GALVIC COMBINED STEEL TO BS 5977 (SIZES AS RECOMMENDED BY MANUFACTURER). PROVIDE MINIMUM 150mm END BEARING WHERE THE BEARING IS LESS THAN 150mm CONCRETE PADSTONES ARE TO BE PROVIDED (SIZES TO SUIT LOAD AND DETAILS). ALL LINTEL BACKS AND SOFFITS TO HAVE MINIMUM HALF HOUR FIRE PROTECTIVE PLASTER.

**FITCHED ROOF CONSTRUCTION**  
NEW ROOF TILES TO MATCH EXISTING.  
CONCRETE INTERLOCKING ROOF TILES APPROVED BY THE LOCAL PLANNING AUTHORITY LAD TO GAUGE WITH 25mm HEADLIPS ON 38 x 25 SOFTWOOD TREATED BATTENS SECURED WITH WIRE NAILS TO BS 5534. BUTEN REINFORCED SARKING FELT TO BS 747 TYPE IF 150mm LAPS LAD HORIZONTALLY OVER SPECIFIED BATTENS. BATTENS AT 450mm CTS SECURED TO A 100 x 50 SOFTWOOD WALL PLATE SECURELY STRAPPED DOWN TO THE EXTERNAL CAVITY WALLS AS ALREADY SPECIFIED AS MOOS.

12.7 DYPKIC DUPLEX PLASTERBOARD AND SKIM FINISH CEILING. ALL TO PROVIDE 'U' VALUE OF 0.15 OR BETTER. A PROPRIETARY EAVES VENT SYSTEM COMPRISING 100mm WIDE CONTINUOUS STRIP VENTILATOR SECURED TO THE OUTER EDGE OF THE 25mm SUPALUM SOFFIT BOARD, RUNNING THE ENTIRE LENGTH OF THE ROOF EAVES.  
EAVES DUCT VENTILATION TRAYS SECURED TO THE BATTENS TO RESTRAIN THE INSULATION QUILT. ALTERNATIVELY INCORPORATE FULL REDUNDANT EAVES SYSTEM.

**TEMPORARY PROPPING BY GENERAL CONTRACTOR.**  
THE CONTRACTOR IS TO MAINTAIN A CLEAN AND TIDY SITE DURING THE CONSTRUCTION REMOVING DEBRIS AND RUBBISH AS NECESSARY. ON COMPLETION THE CONTRACTOR IS TO LEAVE THE SITE CLEAN AND TIDY TO THE COMPLETE SATISFACTION OF THE CLIENT RESTRAINING ANY AREA AS NECESSARY. CONTRACTOR TO AGREE AND DISCUSS ELECTRICAL INSTALLATION WITH CLIENT.

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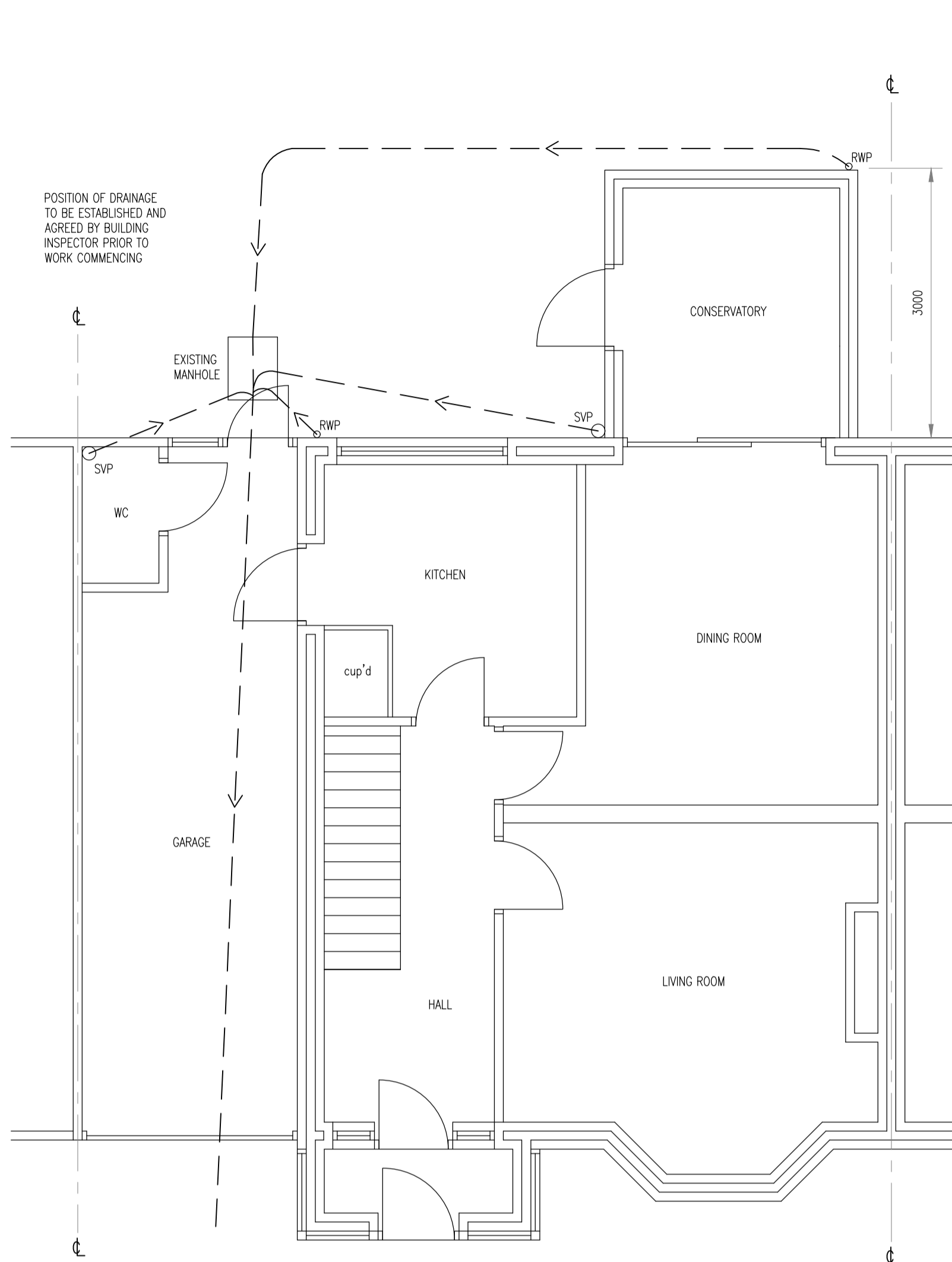
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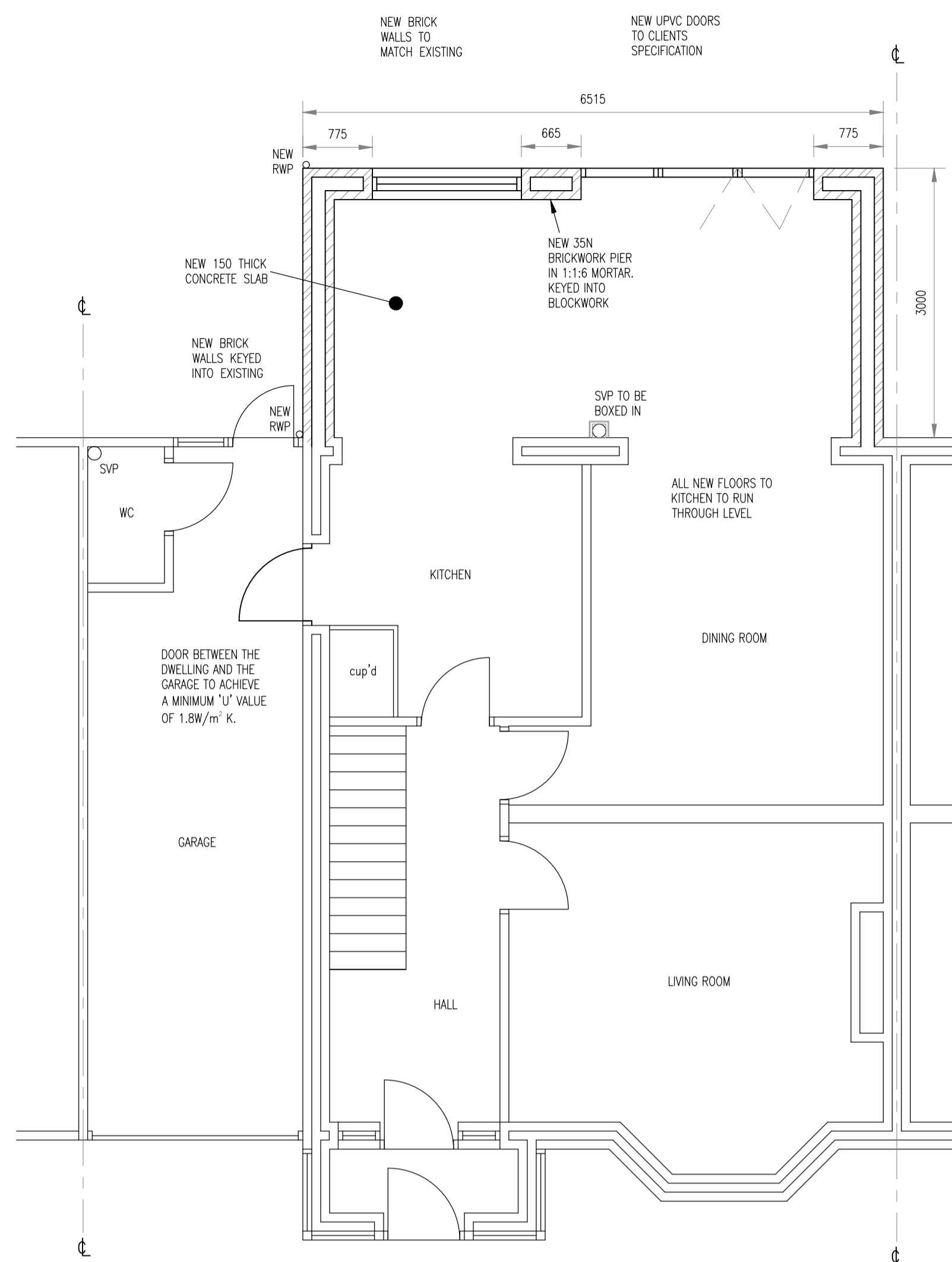
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EXISTING PLAN

1:50



PROPOSED PLAN

1:50

CROSS VENTILATION MUST BE MAINTAINED TO THE EXISTING SUB FLOOR CONSTRUCTION USING 100m Dia. PIPES

HIGH EFFICIENCY LIGHT FITTINGS, CAPABLE ONLY OF ACCEPTING LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 45 LUMENS PER CIRCUIT WATT TO BE PROVIDED IN ROOMS OF CIRCULATION AREAS MOST FREQUENTLY USED, A MINIMUM OF 75% IS REQUIRED.

- HEALTH & SAFETY**
- CONTRACTOR SHOULD BE AWARE OF GENERAL CONSTRUCTION RISKS TO PREVENT SLIPS, TRIPS AND FALLS AND TAKE NECESSARY PRECAUTIONS WITHOUT SPECIAL INSTRUCTION.
  - CONTRACTOR TO PROVIDE TRENCH SUPPORTS AS APPROPRIATE AND ENSURE THAT PLANT REMAINS A SAFE DISTANCE FROM TRENCHES PRIOR TO CONCRETING FOUNDATIONS.
  - THE TIME THAT EXCAVATIONS ARE OPEN ON SITE SHOULD BE KEPT TO A MINIMUM AND ALL TRENCHES SHOULD BE SURROUNDED BY BARRIERS.
  - SERVICE RECORDS TO BE REFERRED TO PRIOR TO WORK COMMENCING. CONTRACTOR TO PROCEED WITH CAUTION AND SERVICES TO BE LOCATED BY HAND DIG AND PROTECTED ACCORDINGLY.
  - CONTRACTOR TO ENSURE RELEVANT MEASURES ARE TAKEN TO KEEP PLANT AND PEOPLE A SAFE DISTANCE FROM STEEP SLOPES DURING THE WORKS.
  - CONTRACTOR TO ENSURE THAT PROCEDURES ARE IN PLACE TO KEEP PEOPLE A SAFE DISTANCE FROM WORKING PLANT WHERE NECESSARY. CONTRACTOR TO REFER TO GROUND INVESTIGATION REPORT FOR CONTAMINATION TESTS AND TO PROVIDE ADEQUATE WELFARE FACILITIES AND PROTECTIVE CLOTHING AS REQUIRED.

24/03/24	UPDATED TO BUILDING CONTROL COMMENTS	B
CLIENT: MR & MRS PARRY		
PROJECT: 13 BURNT HOUSE ROAD WHITLEY BAY NE25 9DZ		
TITLE: EXISTING AND PROPOSED PLANS		
SCALE @ SIZE: SEE PLAN @ A1	DATE: FEB '24	
PROJECT No: 90001	DRAWING No: S0001	REV: B