



DO NOT SCALE

<u>NOTES</u>

DRAINAGE ALL NEW DRAINAGE TO BE CONNECTED TO EXISTING. UPVC FITTINGS TO BS 4514, BS 5255. BATHS, SINK UNITS, SHOWERS – 42mm Ø WASTES VIA 75mm TRAPS. WC PANS – 100mmØ WITH 100MM TRAPS. WHERE WHB WASTE EXCEEDS 1.75M LENGTH, OR BATH/SHOWER EXCEEDS 2.3M ANTI-SYPHON TRAPS TO BE ACCOMMODATED. ANY NEW BELOW GROUND DRAINAGE TO COMPRISE EITHER 100mm HEPSLEVE VITRIFIED CLAYWARE TO BS 65 OR MARLEY UPVC PIPES TO BS 4660 AND BS 5481. LAID ON GRANULAR BED MATERIAL TO BS 882 TABLE 4. THE SELECTED FILL SHOULD BE FREE FROM STONES LARGER THAN 40mm, CLAY EXCEEDING 100mm, TIMBER, VEGETABLE MATTER OR FROZEN MATERIAL. WHERE RIGID PIPES OF LESS THAN 150MMØ HAVE LESS THAN 300mm COVER, OR RIGID PIPES OF 150mm OR MORE HAVE LESS THAN 000mm OF COVER THE PIPES SHOULD BE ENCASED IN 150mm CONCRETE WHERE DRAINAGE RUNS WITHIN 1 METRE OF ANY 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 GAP OF 25mm. CORKPACK OR SIMILAR FLEXIBLE MATERIAL SHOULD BE INSERTED TO PROVIDE PROTECTION TO THE DRAIN. ALL CRAVITY DRAINAGE SHOULD HAVE A MINIMUM FALL REQUIREMENT OF 1:40 TO PROVIDE SELF CLEANSING 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 225mm 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 SUITABLE MATERIAL TO ACHIEVE THE APPROVAL OF THE LOCAL PLANNING AUTHORITY COMPRISING OF 100mm BRICKWORK TO CATERIAL LEAF WITH CLASS (iii) M4 MORTAR. BRICKS SHALL BE EITHER CLAY BRICKS COMPLYING WITH B.S 3921 1985, OR CALCIUM SILICATE BRICKS COMPLYING WITH B.S 187 1987 OR CONCRETE BRICKS COMPLYING WITH B.S 6073 1981. 150mm CAVITY WITH 100mm ROCKWOOL "FULL-FILL" OR OTHER APPROVED INSULATION MATERIAL 100mm THERMALLY INSULATING BLOCKWORK ON THE INRER LEAF WITH MORTAR AS BEFORE, 13mm THICKNESS BRITISH GYPSUM PLASTER, 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 CAVITY WALLING TERMINATING MINIMUM 150mm BELOW LOWEST DPC LEVEL. BELOW GROUND LEVEL BOTH LEAVES SHALL BE BUILT IN TRENCH BLOCKS OR CLASS B ENGINEERING BRICKWORK. ALL EXTERNAL WALLS ADJOINING TIMBER FLOORS SHOULD HAVE AIR BRICKS TO BS 493 ENSURING THAT VERT AIR WILL HAVE A CONTINUOUS PATH BETWEEN OPPOSITE SIDES OF ALL SUB-FLOOR VOIDS. THE AIR BRICKS SHALL ALLOW THE PASSAGE OF 3000mm² 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 FLEXELL BOARD WITH COLOURED POLYSULPHIDE SEALANT TO EXTERNALLY EXPOSED SURFACES AND TO BE AT 9 METRE CENTRES IN BRICKWORK AND 6 METRE CENTRES IN BLOCKWORK. CENTRES IN BIOCHWORK AND & 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 NVESTIGATION INVESTIGATION. (A) CONCRETE STRIP FOUNDS TO ALL LOAD BEARING CAVITY WALLS TO BE MINIMUM 500mm WIDE x 450mm DEEP (SEE FOUNDATION PLAN). REINFORCEMENT TO STRIP FOUNDS 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 BIRTLEY OR CATNIC 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 DETAIL). ALL LINTEL BACKS AND SOFFITS TO HAVE MINIMUM HALF HOUR FIRE PROTECTIVÉ PLASTER.

PITCHED ROOF CONSTRUCTION NEW ROOF TILES TO MATCH EXISTING. CONCRETE INTERLOCKING ROOF TILES APPROVED BY THE LOCAL PLANNING AUTHORITY LAID TO GAUGE WITH 75mm HEADLAPS ON 38 X 25 SOFTWOOD TREATED BATTENS SECURED WITH WIRE NAILS TO BS 5534. BITUMEN REINFORCED SARKING FELT TO BS 747 TYPE 1F (150mm LAPS) LAID HORIZONTALLY OVER SPECIFIED RAFTERS. RAFTERS AT 450mm CTS SECURED TO A 100 X 50 SOFTWOOD WALL PLATE SECURELY STRAPPED DOWN TO THE EXTERNAL CAVITY WALLS AS ALREADY SPECIFIED AS M305. 12.7 GYPROC DUPLEX PLASTERBOARD AND SKIM FINISH CEILING. ALL TO PROVIDE "U" VALUE OF 0.15 OR BETTER. A PROPRIETARY EAVES VENT SYSTEM COMPRISING 10mm WIDE CONTINUOUS STRIP VENTILATOR SECURED TO THE OUTER EDGE OF THE 9mm SUPALUX SOFFIT BOARD, RUNNING THE ENTIRE LENGTH OF THE ROOF EAVES. EAVES DUCT VENTILATION TRAYS SECURED TO THE RAFTERS TO RESTRAIN THE INSULATION QUILT. ALTERNATIVELY INCORPORATE FULL REDLAND REDVENT EAVES SYSTEM.

ALL DOORS BETWEEN THE DWELLING AND THE GARAGE TO ACHIEVE A MINIMUM 'U' VALUE 0F 1.8W/m²K.

100mm ROCKWOOL INSULATION REQUIRED TO ACHIEVE 'U' VALUE OF 0.28W/m²K.

ALL NEW WINDOWS TO ACHIEVE A 'U' VALUE OF 1.4W/m⁻K.

ALL NEW ROOF WINDOWS TO ACHIEVE A 'U' VALUE OF 1.4W/m K.

ALL NEW DOORS TO ACHIEVE A MINIMUM 'U' VALUE OF 1.4W/m²K. ALL NEW SLOPING ROOFS TO ACHIEVE A MINIMUM 'U' VALUE OF 0.15W/㎡ K.

ALL NEW WALLS TO ACHIEVE 'U' VALUE OF 0.18W/m²K.

ALL NEW FLOORS TO ACHIEVE A MAXIMUM THERMAL 'U' VALUE OF 0.18W/m²K

ALL DOORS BETWEEN THE DWELLING AND THE GARAGE TO ACHIEVE A MINIMUM 'U' VALUE 0F 1.8W/m^zK.

HEALTH & SAFETY 1. CONTRACTOR SHOULD BE AWARE OF GENERAL CONSTRUCTION RISKS TO PREVENT SLIPS, TRIPS AND FALLS AND TAKE NECESSARY PRECAUTIONS WITHOUT SPECIAL INSTRUCTION. FOUNDATIONS

2. CONTRACTOR TO PROVIDE TRENCH SUPPORTS AS APPROPRIATE AND ENSURE THAT PLANT REMAINS A SAFE DISTANCE FROM TRENCHES PRIOR O CONCRETING FOUNDATIONS

3. THE TIME THAT EXCAVATIONS ARE OPEN ON SITE SHOULD BE KEPT TO A MINIMUM AND ALL TRENCHES SHOULD BE SURROUNDED BY A BARRIER. PIPES & CABLES

4. 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. EXCAVATION/FILL

5. CONTRACTOR TO ENSURE RELEVANT MEASURES ARE TAKEN TO KEEP PLANT AND PEOPLE A SAFE DISTANCE FROM STEEP SLOPES DURING THE

WORKS. 6. 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. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE AND TO BE CHECKED ON SITE.

New WINDOWS TO BE DOUBLE GLAZED AND HAVE AN OPENING AREA EQUIVALENT TO 22th OF THE FLOOR AREA OF THE BEDROOM, 4000m² TRICKLE VENTS TO BE

ELECTRICAL INSTALLATION THE PROPOSED ELECTRICAL INSTALLATION, EARTHING AND BONDING TO BE

INSTALLED TO CURRENT IEE RECULATIONS, PROVIDE MAINS WIRED SMOKE/HEAT DETECTION SYSTEM TO ALL NEW HABITABLE ROOMS. ALL UNITS TO HAVE RCHARGEABLE BATTERY BACKUP IN THE CASE OF MAINS POWER LOSS. SMOKE DETECTORS SHOULD BE POSITIONED SO THAT THERE IS ONE WITHIN 7.5m OF EVERY HABITABLE ROOM DOOR AND A MINIMUM OF ONE DETECTOR IN EVERY STOREY OF THE DWELLING.

<u>CAS INSTALLATION</u> ANY PROPOSED GAS INSTALLATIONS AND HEAT PRODUCING APPLIANCES SHALL BE DESIGNED AND INSTALLED BY GAS SAFE ENGINEER.

NATURAL & MECHANICAL ROOM VENTILATION VENTILATION OPENINGS TO ALL HABITABLE ROOMS. COMPRISING: (A) NATURAL VENTILATION OPENING TO BE MINIMUM 1/20TH FLOOR AREA OF THE ROOM. ALL WINDOWS TO HAVE 8000mm²PERMAVENT UNITS FITTED TO THE HEAD OF WINDOW FRAMES. (B) MECHANICAL VENTILATION TO KITCHENS AND BATHROOMS BY XPELAIR CF20 EXTRACTS WITH INTEGRAL HUMIDISTAT AND OVERRIDE SWITCHING TO LIGHT AT INTERNAL ROOMS TO GIVE 3 AIR CHANGES/HOUR. (C) ADDITIONAL KITCHEN VENTILATION BY XPELAIR GX6 WALL MOUNTED EXTRACT FAN TO REMOVE 83 LITRES/SECOND. THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS. LATERAL RESISTANT TO FLOOR & ROOF ALL FLOORS AND ROOFS TO BE ANCHORED BY BAT OR CATNIC METAL ANCHORS M305 (30X5 MILD STEEL). STRAPS TO BE SECURED TO TIMBER AND WALLS

MINIMUM 1000 LONG AT MAXIMUM 1.2 CTS (1.8 CTS AT SINGLE STOREY CONSTRUCTION). DAMP PROOF COURSES HORIZONTAL AND VERTICAL DPC'S WILL COMPLY WITH BS 743 (PITCH POLYMER)

AND BE INCORPORATED: (A) MIN 150mm ABOVE GROUND TO ALL LOAD BEARING WALLS, LAPPED WITH (B) VERTICALLY BUILT INTO JAMBS OF ALL EXTERNAL OPENINGS. HORIZONTALLY STEPPED TO ALL EXTERNAL OPENINGS.

IMBER PARTITIONS 75x50 VERTICAL SOFTWOOD STUDS AT 600 CTS SECURED TO 75X50 HEAD AND SOLE PLATES. NOGGINS AT 600mm INTERVALS. 12.7mm GYPROC PLASTERBOARD AND SKIM FINISH TO BOTH SIDES. PROVIDE 75mm ROCKWOOL INSULATION TO PARTITION VOIDS AT BATHROOM AND TOILET. FLOOR JOISTS TO BE DOUBLED UP WHEN RUNNING PARALLEL WITH AND UNDER TIMBER PARTITIONS. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVE'S EXTERNAL DOOR FRAMES SHALL BE 100X65 REBATED, PRIMED PRIOR TO BUILDING IN WITH FRAME CRAMPS. INTERNAL DOOR LININGS SHALL BE 100X38 WITH PLANTED STOPS. SKIRTING BOARDS SHALL BE 100X19 CHAMFERED. ARCHITRAVE'S SHALL BE 75X19 CHAMFERED. WINDOW FRAMES TO BE DOUBLE CHATED WITH CASE OF CASING CHAMPERED. GLAZED WITH SAFETY GLAZING TO ALL DOORS, SIDE PANELS AND ALL AREAS EXTENDING BELOW 800mm FROM FLOOR LEVEL.

SPECIFICATION

THESE PLANS ARE NOT TO BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED BY THE LOCAL AUTHORITY, SHOULD ANY WORK COMMENCE WITHOUT THE NECESSARY APPROVALS IT IS DONE AT THEIR OWN RISK. THIS SPECIFICATION AND DRAWING ARE FOR USE TO GAIN BUILDING AND PLANNING REGULATION APPROVAL AND ALL WORK MUST COMPLY WITH BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE. THE DRAWING AND SPECIFICATION ARE TO BE READ AS A WHOLE, IF ANY DETAILS ARE NOT CLEARLY SHOWN OR SPECIFIED THE CONTRACTOR IS TO ASK FOR INSTRUCTIONS BEFORE PROCEEDING, IF WORK IS WRONGLY DONE IT SHALL BE REMOVED AND DONE AGAIN AT THE CONTRACTORS OWN EXPENSE.

ALL DIMENSIONS WHETHER GIVEN OR SCALED ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK AND THE ORDERING OF MATERIALS - IF IN DOUBT ASK. GIVEN DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALED DIMENSIONS, BUT SCALED DIMENSIONS ARE NOT TO BE IGNORED.

DEVIATION FROM THE DRAWING CAN BE MADE BUT ONLY WITH THE CONSENT OF THE CLIENT AND BUILDING INSPECTOR. THE CONTRACTOR SHALL INSTALL ALL ELECTRICAL WORK INCLUDING FITTING IN STRICT ACCORDANCE WITH THE BEST BUILDING PRACTICE AND ALL CURRENT ELECTRICAL REGULATIONS. EXACT DETAILS OF ELECTRICAL WORK SHALL BE AGREED WITH THE CLIENT PRIOR TO COMMENCEMENT ON

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 REINSTATING ANY AREA AS NECESSARY. CONTRACTOR TO AGREE AND DISCUSS ELECTRIC INSTALLATION WITH CLIENT.

ELECTRICAL INSTALLATION CERTIFICATE IN ACCORDANCE WITH BS7671 MUST BE PROVIDED TO CONFIRM COMPLIANCE WITH APPROVED DOCUMENT P.

TEMPORARY PROPPING BY GENERAL CONTRACTOR.

24/03/24	UPDATED TO BUILDING CONTROL COMMENTS				
MR & MRS PARRY					
13 BURNT HOUSE ROAD WHITLEY BAY NE25 9DZ					
TITLE: EXISTING AND PROPOSED PLANS					
SCALE @ SIZE:	size: SEE PLAN @ A1		date: FEB '24		
PROJECT No:	90001	DRAWING No:	S0001	REV:	3