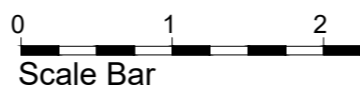


ALL SIZES TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS

EXISTING DRAIN ROUTES TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORKS

PROPOSED GROUND FLOOR PLAN



GENERAL
All works to comply with Current Building Regulations and associated legislation and to the satisfaction of the Local Authorities Building Control Officer. All building materials to comply with BSS and used in accordance with the relevant Codes of Practice. All structural timber to be C16 or C24 grade. All openings to be fitted with vertical and horizontal DPM. All lintels to have 150mm end bearing and 1/2 hour fire resistance. All new electrical work to be 13A ring main and lighting circuit to comply to IEE standards and to clients instructions.

FOUNDATIONS
Subject to suitable ground conditions, new strip foundations to comply to BS 8004 on suitable loadbearing strata and to the satisfaction of the Local Authority Building Control Officer. Top of foundations to be min 750mm below ground level and reinforced with A193 mesh with 50mm cover top and bottom. Foundations to be taken below invert levels of existing drains. Check existing foundations and underpin if necessary, at staggered stages. Any deviation from a strip foundation may require design and calculations from Structural Engineer.
NOTE - Should the Builder prefer using a raft foundation in lieu of a strip foundation, they must provide details and calculations to the LA Building control officer prior to commencement of works.

EXTERNAL WALL
300mm cavity walling shall comprise of an outer leaf of facing brickwork to match existing, an inner leaf of 100mm thick blockwork "Toplite" or similar, 100mm Dritherm 32 cavity slab full fill insulation taken 225mm below dpc providing minimum U-Value of 0.18W/m²K. Stainless steel vertical twist type wall ties to BS 1243:1978 every 750mm horizontally and 450mm vertically and lies within 150mm of openings to be at 225mm crs vertically. Lateral restraint provided by means of 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum and carried across at least 3 timber members. Vertical strapping required to joists / wallplates by 30mm x 5mm galvanised steel holding down straps @ 2m centres maximum. All masonry below ground level externally and dpc level internally shall be either Class B engineering bricks or loadbearing solid type A blocks. Cavity fill below ground level shall be ordinary prescribed mix to BS 5328, grade C10P. All cavities to be continuous, all openings trimmed with Kingspan Thermabate (or similar) insulated cavity closers. Where pipes pass through wall PC Lintel to be provided and 50mm compressible material to surround pipework. Dpc.s to all openings shall be a minimum width of 150mm Horizontal Dpc located 150 mm above ground level. Blockwork walls shall be finished in 62.5mm Insulated Plasterboard on Dr-wall dabs with all joints to be taped and sealed. Insulated cavity closers to all openings.

EXTERNAL WALL (Rendered)
As above however, 300mm cavity walling shall comprise of an inner and outer leaf of 100mm thick blockwork "Toplite" or similar, 100mm Dritherm 32 cavity slab full fill insulation taken 225mm below dpc providing minimum U-Value of 0.18W/m²K. Monocoche (or similar) applied to outer face of blockwork all to manufacturers recommendations. Colour to be agreed with client.

EFFICIENCY LIGHT FITTINGS
Provide lighting fittings as tabled below to be fixed lighting that only accepts lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Such fittings would include fluorescent tubes and compact fluorescent lamps but not GLS tungsten lamps with bayonet cap or Edison screw bases. Number not less than three per four of all the light fittings.

ABOVE GROUND DRAINAGE
All waste pipes and fittings from sanitary appliances are to be PVCu to BS5255:1076. Branch pipes and vent pipes to be PVCu to BS 4514 : 1983. All pipes to be fitted with rodding access to all changes of direction and at junctions. All wastes to be fitted with 75 mm deep seal traps.

SMOKE DETECTORS
Smoke detectors are to be installed in complete compliance with Approved Document B1, Section 1 of the Building Regulations. Multiple installations are to be wired together on a separate circuit in accordance with the current IEE regulations.

WARM DECK ROOF CONSTRUCTION (Sarna)
Lead Grey Sarna roof laid to manufacturer's recommendations on 150mm TR27 insulation on vapour control layer on roof to engineer's design. Double up rafters and trimmers to support rooflight. All joists to be secured to existing & new masonry with joist hangers. Roof to have filllet corner with upstand dressed under existing roof tiles to form a watertight seal. Fittings to create min 1.40 fall roof. Must achieve minimum U-value of 0.15 W/m²K. Rafters are to be supported on 100 x 65mm wallplates at base and held down by means of galvanised mild steel restraint straps type BAT M305 or similar, 30 x 5 mm and 100 x 650 mm twice fixed to top of wallplate using No. 12x50mm countersunk head woodscrews and plugged and screwed to blockwork. 30 x 5mm Galvanised steel restraint straps to be installed at gable wall and 75 x 38 mm sw noggins to be between the rafters at each strap. Spacing of straps to be 1800mm centres max. and straps to be installed at ceiling level and carried across end 3 rafters.

GARAGE FLOOR CONSTRUCTION
Power floated 150 mm thick concrete slab (concrete mix should be in accordance with BS 8110, BS 5328, mix type ST2 or GEN1), with 1 layer A252 steel mesh positioned mid span of slab on 1200g visqueen DPM/radon barrier on sand blinding on min. 150 wall consolidated sulphate free clean hardcore. (no reclaimed demolished material is permitted). 1.80 fall on floor from back of garage to front garage door, floor to be thickened to 300mm at garage entrance. Provide 25mm polystyrene compressible clay board to perimeter of walls. If hardcore is more than 600mm deep- slab to be reinforced further, to NHBC/Engineers requirements.

GROUND FLOOR CONSTRUCTION (Timber)
22mm V313 Weyroc on BS-5669 on 150 x 50mm C16 Joists @ 400mm crs approx. fixed onto 100 x 65mm wallplate on DPC on honeycombed sleeper walls @ 2m crs max. on 100mm oversite concrete on 2000 gauge visqueen lapped and taped to DPC on 25mm sand blinding on 125mm approved consolidated hardcore. 150mm Celotex XR4000 insulation or similar on battens between joists providing min 0.18 W/m²K. Trunked airbricks to allow under floor ventilation. 150mm clear between top of oversite and /side of joist. Ventilation must be maintained to the existing house sub floor through the new ground supported floor. This can be achieved using 100mm diameter pipes and telescopic vents.

RADIATORS
All new radiators to be provided with Thermostatic valves. Client to agree locations with Builder prior to commencement of works.

INTERNAL GARAGE WALL
12.5mm double boarded plasterboard and skim to both sides of tanalised 140 x 50 studs. 140mm TW55 in void with mesh reinforced quilt at head of wall for fire protection.

WINDOWS
New windows to be double glazed in UPVC frame to match existing to pattern shown and all windows to habitable rooms are to be supplied pre-fitted with permanently fixed controllable trickle ventilators having an area not less than 10000mm². All glazing below 800mm above floor level, and in doors or 300mm adjacent doors, to be either toughened or laminated safety glass in accordance with BS 6206:1981. Soft coat Low E glass to inner skin. Certification to verify Part L1 compliance 1.4W/m²K) to be issued from suppliers.
UPVC window to Bedroom to be fitted with an unobstructed operable area of 0.33m² with minimum dimensions of 450mm high x 450mm wide (i.e. clear opening of 750 x 450mm) Window not to be fitted with removable key and bottom of operable area to be between 800mm and 1100mm above floor level. 10000mm² trickle vents required.

RAINWATER GOODS
Gutters to be molded upvc to match existing Rainwater pipe to connect to existing drains. All pipes to be fitted with rodding access to all changes of direction and at junctions. All new underground pipes to be 110mm UPVC laid 1.40 fall min. with granular encasement. Rainwater gully to be trapped.

INTERNAL WALL CONSTRUCTION
Non loadbearing internal walls shall be stud partitions comprising 75 x 75mm sole and head plates and 75 x 50 mm vertical studs at 600 mm centres vertically. 75 x 50mm noggins are to be incorporated between studs at 600 mm centres vertically. 50 x 38 mm intermediate noggins as required for radiators, shelves, socket and switch boxes etc. Stud Partitions to be dry-lined with 12.7 mm British Gypsum wallboard. Ames mechanical jointing. Topcoat finish.
80mm rockwool quilt in void and moisture resistant plasterboard and skim to bathroom walls

VENTILATION
Mechanical extractor capable of 15 litres / second to be vented through external Shower room wall
Mechanical extractor capable of 30 litres / second to be vented through external utility wall.
Mechanical extractor capable of 60 litres / second (or 30 L/S incorporated in cooker hood direct to external wall) to be vented through external kitchen wall.

ELECTRICS
Electrics must be Part P compliant with full certification that all works are carried out in accordance with BS7671 to be provided, if not Part P credited then separate application to be made through Local Authority Building Control Dept.

WOOD BURNING STOVES
Full design details must be provided by supplier of the solid fuel appliance and its flue sufficient to show compliance with the relevant guidance in Approved Document J. Alternatively, the appliance and flue must be installed by a person registered with HETAS.
Any alterations to the flue to the gas boiler must be carried out by a person registered with Gas Safe.
New flue required to service wood burning stove. Stoves that have been designed and tested to have a hearth temperature not exceeding 100° centigrade, may use a 12mm hearth. Untested stoves must either use a 125mm thick hearth with a 50mm air gap underneath or a solid 250mm thick hearth. The later two measurements can include a Constructional Hearth which is unseen and built below floor level, finished with a Superimposed Hearth which is the finished material on which a stove will sit. Flue to be as per stove manufacturer's recommendations. All parts and installations must be compliant to Part J of the Building Regulations.

Rev.	Revision Note	Date
	Proposed alterations to; 15 Pinewood Avenue North Gosforth Newcastle Upon Tyne - NE13 6QD	Scale 1:50@A2 Date 02.04.24
	Title Proposed Ground Floor Plan	Sheet No. 004