All products & elements of structure must be installed/constructed fully in accordance with manufacturers instructions, data sheets, recommendations & fixing details to meet current building regulations using tecniques as advised by the Manufacturer. The above is the responsibility of the Contractor on site & not the Architect
All details can be provided on request

All new electrical work to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

Any information on the Architects drawings with regards to brickwork reinforcement, expansion/movement joints, wind posts, steel beams, foundations, floor slab & any other elements of structural engineering works are for guidance only & must be constructed/installed as per information provided by the Structural Engineer

Investigate route of all services & report findings to Architect
Services will need re-routing, extended, altered & adapted to suit new layouts

Drainage is tentative & subject to a full site investigation prior to the commencement of any works

All dimensions to be agreed on site with Architect prior to the installation of any new works

Door frames constructed for heavy duty use with additional wall strengthening around openings as necessary

All dimensions to be agreed on site with Architect prior to the installation of any new works

All drawings & specifications to be read as a whole

This drawing is for the purpose of a building control submission only.
No works to commence until Building Control Approval has been obtained

All information on this drawing to be approved by Client prior to the commencement of any works

Details can be provided on request

Mechanical & Electrical design by others
Mechanical & Electrical drawings & specifications provided by others

ELECTRICAL / MECHANICAL CONTRACTOR TO DETERMINE SIZE AND CAPACITY OF INCOMING MAINS SERVICES AND DETERMINE CAPACITY TO SERVICE NEW EXTENSION.
FINDINGS TO BE REPORTED TO ARCHITECT.

Client to note their legal duties under the Construction (Design & Management) Regulations (CDM 2015) & refer to the HSE guide -
'A short guide for clients on the Construction (Design and Management) Regulations 2015'

Thermal calculations must be produced prior to the commencement of any works on site to ensure the specified insulation is acceptable

KEY

(SD) (HD) Smoke/Heat detector linked to all detectors throughout, wired on an independent circuit & with a back up battery. Locations shown are tentative & must be agreed with Building Control & the Fire Officer

Kitchen sink / dishwasher to be fitted with 75mm deep seal traps and 38mm dia wastes, 50mm where waste run exceeds 3m. Provide cleaning access at all changes in direction.

Kitchen extract fans to give extract capacity of 60ltrs/sec or 30ltrs/sec when incorporated within a cooker hood.

Utility extract fan to give a capacity of 30ltr/sec. & linked to light switch with an adjustable overrun facility.

Bathroom, WC & En-suite extract fans to give a capacity of 15ltr/sec. & linked to light switch with an adjustable overrun facility.

Allow a 10mm gap to bottom of doors to rooms that have extract fans

Extract fan locations to be confirmed on site

External wall lintels shown are for guidance only (Birtley Supergalv), lintels/expansion/movement joint details including locations & masonary panel design/wind loading by Structural Engineer
Lintels must be confirmed by manufacturer prior to ordering. All window surround details/lintel arrangements to be discussed & agreed with Client prior to ordering

Any new steel beams, concrete padstones, concrete lintels, piers & foundations to Structural Engineers details, encased to achieve 1/2 HRFR. 2100mm min clear to underside. Levels to be confirmed on site

Underfloor heating areas to be confirmed by Client

All external ground levels to either fall away from building or to gullies
Reduce & adapt levels as necessary

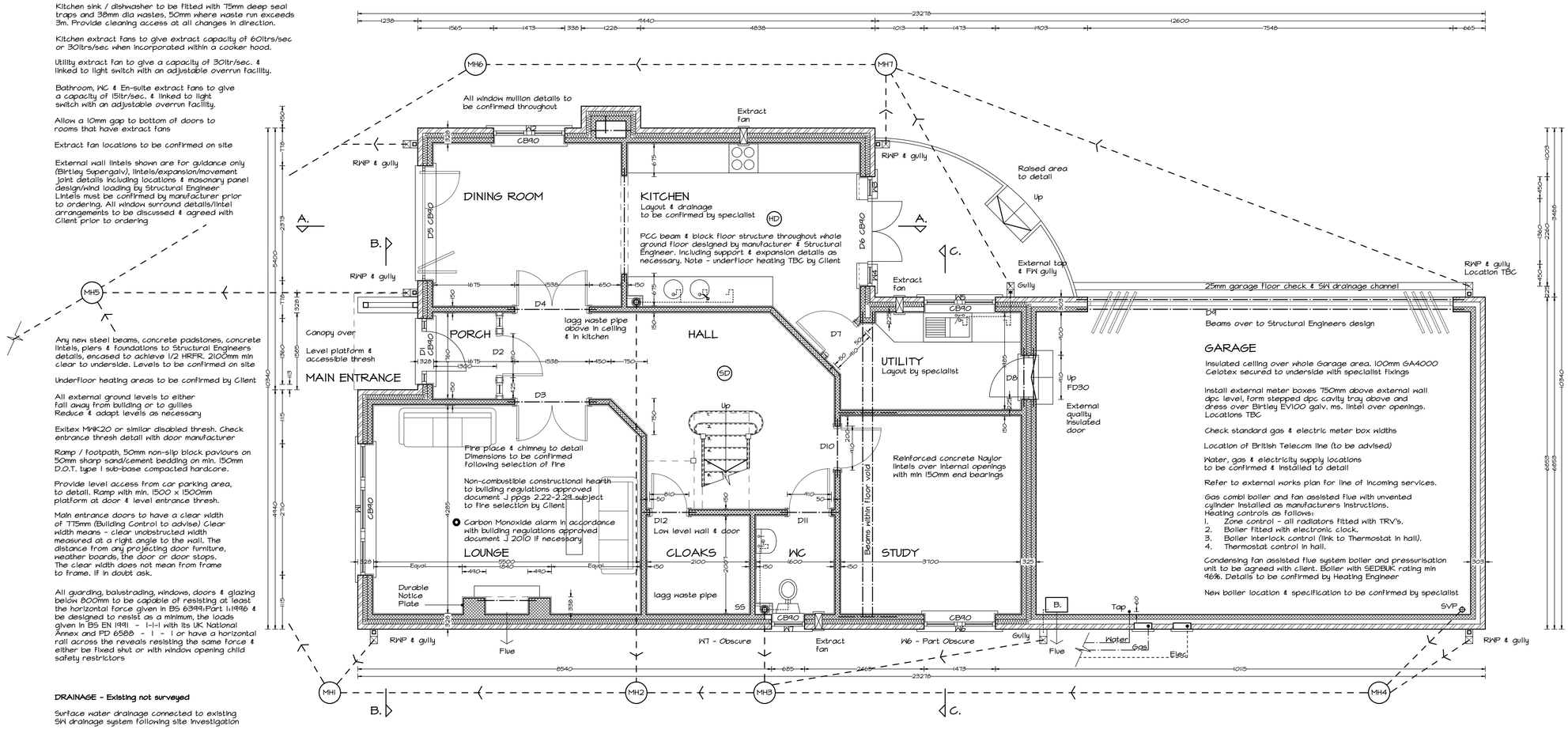
Exitex MAK20 or similar disabled thresh. Check entrance thresh detail with door manufacturer

Ramp / footpath, 50mm non-slip block paviours on 50mm sharp sand/cement bedding on min. 150mm D.O.T. type 1 sub-base compacted hardcore.

Provide level access from car parking area, to detail. Ramp with min. 1500 x 1500mm platform at door & level entrance thresh.

Main entrance doors to have a clear width of 775mm (Building Control to advise) Clear width means - clear unobstructed width measured at a right angle to the wall. The distance from any projecting door furniture, weather boards, the door or door stops. The clear width does not mean from frame to frame. If in doubt ask.

All guarding, balustrading, windows, doors & glazing below 800mm to be capable of resisting at least the horizontal force given in BS 6399:Part 1:1996 & be designed to resist as a minimum, the loads given in BS EN 1991 - 1-1-1 with its UK National Annex and PD 6688 - 1 - 1 or have a horizontal rail across the reveals resisting the same force & either be fixed shut or with window opening child safety restrictors



DRAINAGE - Existing not surveyed

Surface water drainage connected to existing SW drainage system following site investigation

New foul water drainage connected to existing FW drainage system following site investigation

100mm dia Osmadrain or similar approved laid to falls shown on drainage plan strictly in accordance with manufacturers instructions. Bed and surround in 150mm pea gravel.

Drains within vehicular zones with less than 900mm cover to have 100mm thick concrete raft over with a min. 100mm pea gravel between top of pipe and underside of raft.

Drains within 1m of foundation to be surrounded in concrete up to the underside of foundation level. 13mm Flexcell joints to be provided to coincide with pipe joints.

Drains under building to have 150 mm peagravel bed and surround. Drains passing throughwalls to have conc. lintel over with min 25mm settlement gap over

ALL DRAINAGE INVERTS AND FALLS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY EXCAVATION WORKS. ANY DISCREPANCIES TO BE IMMEDIATELY REPORTED TO ARCHITECT FOR CLARIFICATION. INVERTS OF EXISTING CONNECTION DRAINAGE MUST BE CONFIRMED.

SITE INVESTIGATION REQUIRED TO ESTABLISH GROUND CONDITIONS, POSSIBLE UNDERGROUND OBSTACLES, LEVELS & POSITIONS OF EXISTING DRAINS, SEWERS, MANHOLES & INSPECTION CHAMBERS - ADAPT LAYOUT AS NECESSARY
EXCAVATE TO REDUCE LEVELS AS NECESSARY
ALL REDUNDANT DRAINAGE RUNS TO BE REMOVED OR SEALED AIRTIGHT WHERE NOT POSSIBLE TO REMOVE
ALL PRODUCTS TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS & RECOMMENDATIONS
INFILL ALL EXCAVATIONS READY FOR NEW SURFACE COVERINGS
ALL TO BE BUILT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS
CARRY OUT ALL TESTS OF DRAINAGE SYSTEM AS REQUIRED BY LOCAL AUTHORITY
ALL DRAINS ARE TO BE LAID IN STRAIGHT LINES & TRUE TO GRADIENT AS NECESSARY TO ALLOW CONNECTION WITH EXISTING SYSTEM

Any manholes & covers within vehicle zones to be heavy duty & suitable for vehicular use

All gullies to be roddable

Connect new drainage to existing drainage system Not shown or known. Site check existing invert level & location prior to the commencement of any works on site

Drainage subject to Northumbrian Water approval & carried out in accordance with their details & specification

The existing drainage system has not been surveyed. Proposal as shown are likely to change following a drainage site investigation

All altered drainage to the satisfaction of the Local Authority Building Control Inspector

FOUNDATION, DEMOLITION & PREPARATION

Ground investigation report must be obtained & a Structural Engineer consulted prior to the commencement of any works on site

New foundations to structural Engineers Design

Refer to section drawings

Founds taken down to sound bearing strata to L.A. satisfaction.

Steps in foundation to have overlap equal to twice the height of step or min. 300mm whichever the greater. To be confirmed by Structural Engineer

Foundations to be taken down below invert of lowest drain run. Contractor to expose drain runs for inspection by Building Control.

Clear site ready for new works. Remove all debris from site. Make safe prior to commencement, alter & adapt all services to new locations. Make good & prepare ready for new all surfaces & structure
Excavate & reduce levels as necessary

GROUND FLOOR CONSTRUCTION

Reduce & adapt levels as necessary

Any information on Architects drawings with regards to any floor structure & support to be confirmed by Structural Engineer & manufacturer

18mm grade P5 moisture resistant t & g chipboard to BS EN 312

Chipboard Floor Finish
A VCL should be laid over the Celotex insulation boards and turned up 100mm at room perimeters, behind the skirting. It is recommended good practice that all joints should be lapped 150mm and sealed. The chipboard must be minimum 18mm tongued and grooved flooring grade type C4 to BS 5669. Lay the chipboard with staggered joints, glued with a woodworking adhesive.
Provide a 10mm - 12mm gap at all perimeters and abutments to allow for expansion. This can be achieved by the use of temporary wedges.
Where chipboard is butted together without a tongued and grooved joint and all external doorways (for the width of the threshold), a treated timber batten must be used in lieu of the insulation boards.
Joints to be fully glued with PVA adhesive.

on 500g visqueen polythene vapour control layer/barrier over the insulation, to insulation manufacturers specification, turned up at the perimeters

on 100mm Celotex GA4000 insulation boards

Visqueen 1200g DPM built through internal walls & external wall internal leaf, extended up cavity & built back in at DPC level. New DPM to overlap & be sealed watertight with any existing DPC's & DPM's

Any radon, methane or other gas barrier requirements to be confirmed by building control

Level the surface of the floor smooth & free of projections. Use a thin layer of sand blinding to ensure that the insulation boards are continuously supported

150mm (TBC) pcc beams with 7.3N/mm² (TBC) infill blockwork designed by manufacturer & in accordance with BS 8110. 215 x 65mm airbricks to be installed at 0.6m. ctrs with periscope cavity trunking to subfloor void. Beams to sit on external cavity wall internal leaf & sleeper wall DPC's & must not bridge cavities.

Min. 225mm air gap to underside of beams

All to give a U-value of 0.22 W/m²K

Remove topsoil & vegetation, treat, level & blind Min. 150mm well compacted hardcore. Hardcore to be max. 100mm & free from organic materials, sulphates or other deleterious matter. Materials such as colliery shale, slag or demolition materials should not be used. On dry sites selected broken brick may be used providing they are free from plaster.

Any DPM & sub-floor oversite concrete requirements to be confirmed on site with inspecting building control officer

NOTE - Sub-floor damp proof membrane (to be provided if the ground below the floor has been excavated below the lowest level of the surrounding ground and will not be effectively drained)

Site check & ensure any water that may enter the sub-floor will effectively drain away, if not advise Architect.
Site check site investigation report if one is available

Refer to Structural Engineers details for any floor expansions joints, reinforcement or perimeter wall/floor treatment

Inc. 75 x 50mm treated timber floor battens to form service runs

All pipes under floor to be lagged

Airbrick colour to match bricks.

Class A engineering brick sleeper walls with DPC over & set back from main wall to maintain air flow through any airbricks, where necessary

215 x 65 airbricks with telescopic ducts at 600mm c/c on front & rear elevations only (Building Control to confirm) installed fully in accordance with manufacturers instructions. Colour to match external wall finish. Air bricks to have a stepped PVC cavity tray over, which is to extend 225mm beyond each end of the air brick

FLOOR INSULATION (GA4000)

Install a damp proof membrane over the top of, or below the slab. The damp proof membrane must provide continuity with the damp proof course in the surrounding walls.
- Level the surface of the slab; it should be smooth and free of projections.
- If required, use a thin layer of sand blinding on a rough, tamped slab to ensure that the insulation boards are continuously supported.
- Use the Celotex Insulation Saw to cut and fit insulation upstand to floor perimeter, to meet a minimum R-value of 0.75m²K/W. i.e. Celotex TB4020. The upstand depth should be equal to the sum of the slab insulation and the screed thickness. The upstand thickness should not exceed the combined thickness of the wall plaster and the skirting.
- Lay the insulation boards directly onto the prepared slab with all joints tightly butted.
- Lay a polythene vapour control layer (VCL) over the insulation to minimise the risk of condensation forming at the insulation/slab interface and to prevent liquid screed migration.
- Apply a sand/cement or self levelling screed over the VCL and Celotex insulation boards to a minimum thickness of 65mm.

Use scaffold boards or other protection to prevent wheelbarrows and other traffic damaging the insulation.

GARAGE FLOOR CONSTRUCTION

Refer to Structural Engineers details

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CLIENT
MR P. HEWITT

PROJECT
DETACHED DWELLING
LAND AT 11 UNDERHILL ROAD
CLEADON, TYNE & WEAR, SR6 7RS

TITLE
PROPOSED GROUND FLOOR PLAN

SCALE 1:50 @ A1
DATE DECEMBER 2015
DRAWING No 2090 / 101