

PURPOSE OF ISSUE	BUILDING CONTROL
Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.	

GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
- (3) BEFORE WORK COMMENCES – ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKERS TO COMEY WITH THE WORKMANSHIP CLAUSES IN BS6000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) THE CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.
- (6) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL DRAWINGS.
- (8) DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE. ALL INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.N.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
- (11) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.
- (12) ALL DRAINAGE AND FOUNDATION IS PROVISIONAL, AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
- (13) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (14) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PART3:1985.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1292:1975.
- (16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
- (17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P, COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

– CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILED) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED)

– DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² K AND U-VALUE OF WINDOWS TO BE 1.8w/m² K, & EXTERNAL DOOR 1.8w/m² K (I.E. CONSTRUCTED AS INDICATED).

– WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES LAID IN HARDWARE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN OF THE EXISTING PROPERTY.

– INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE, AND FULLY COMPACTED AND COVERED WITH 100mm OF 100mm LAY WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm 'KINGSSPAN/XTRATHERM/CELOTEX' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4-20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCORED OR 25mm ASPHALT. EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR USING TELESCOPIC VENT SYSTEM.

PROJECT 20 Dagnall Avenue, MCR	
CLIENT -	
DRAWING TITLE Proposed Floor Plan	DRAWING No NA-B02
JOB No -	
SCALE 1:50@A2	DATE Nov. 2024
DRAWN NA	CHECKED BY -
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New roof to be tiled with tiles to match existing with 125mm lap and fixed to 25x50mm treated softwood battens on breathable membrane over 50x125 treated rafters @ 400mm c/c.

75x100mm wall plate tied to wall with 30x1200mm galvanized steel straps @ 1m c/c

New gutter to fix on 20mm treated wood/upVC fascia to be match existing.

CG 90/ 100 Catnic lintol with cavity tray

New windows to use double glazed units with a 'low-E' soft coating with an emissivity of 0.05, the double glazed panes are to be separated by a 16mm gap to provide a u-value of 1.4W/m K

Ensure minimum 450mm wide and at least 450mm high to create a minimum 0.33m² clear opening light for emergency egress window

Ceiling to be 12mm plasterboard taped and skimmed with plaster work coving. Include a min. 100mm layer of thermal insulation between ceiling joists and 200mm thick layer of loft insulation above joists. Ceiling joists to be 50x125mm treated rafters. **NOTE** - Special precautions may be required when electric cables are covered by insulating materials

Cavity closer

Painted timber wood/PVC window board.

New 102mm facing brick work to match existing.

100mm Cavity to be filled with 90mm Kingspan's Kooltherm K 106/Celotex CW4000 cavity insulation

OR 150mm cavity to be fully filled with Knauf's Drithern 32 cavity insulation, 100mm Thermalite block work to internal skin. Dot & dab plasterboards taped and skim finished.

CG 90/ 100 Catnic lintol with cavity tray

New 50x150mm C16 floor joists @ 400mm centers with 22mm T&G floor boards with min. density of 15Kg/m². Joists to be doubled up under partitions and to have strutting at mid span. Floor to provide lateral support to walls with 30x5mm galvanized steel straps carried over at least 3 joists with 38mm thick noggins extended at least half the depth of the joist.

Ceiling to be 12.5mm plasterboard taped and skimmed with plaster work coving. Include a min. 100mm absorbent layer of mineral wool, with a minimum density of 10Kg/m², for acoustic insulation laid within floor cavity. **NOTE** - Special precautions may be required when electric cables are covered by insulating materials

Ground floor level
Ground level
Air brick
D.P.C.
Verticle insulation upstand
lean mix concrete to 100mm below ground level
600mm wide X 300mm deep strip footing. 1m deep from ground level / Foundation to Engineer's design & specification.

KITCHEN/DINING

M. BEDROOM

First floor level

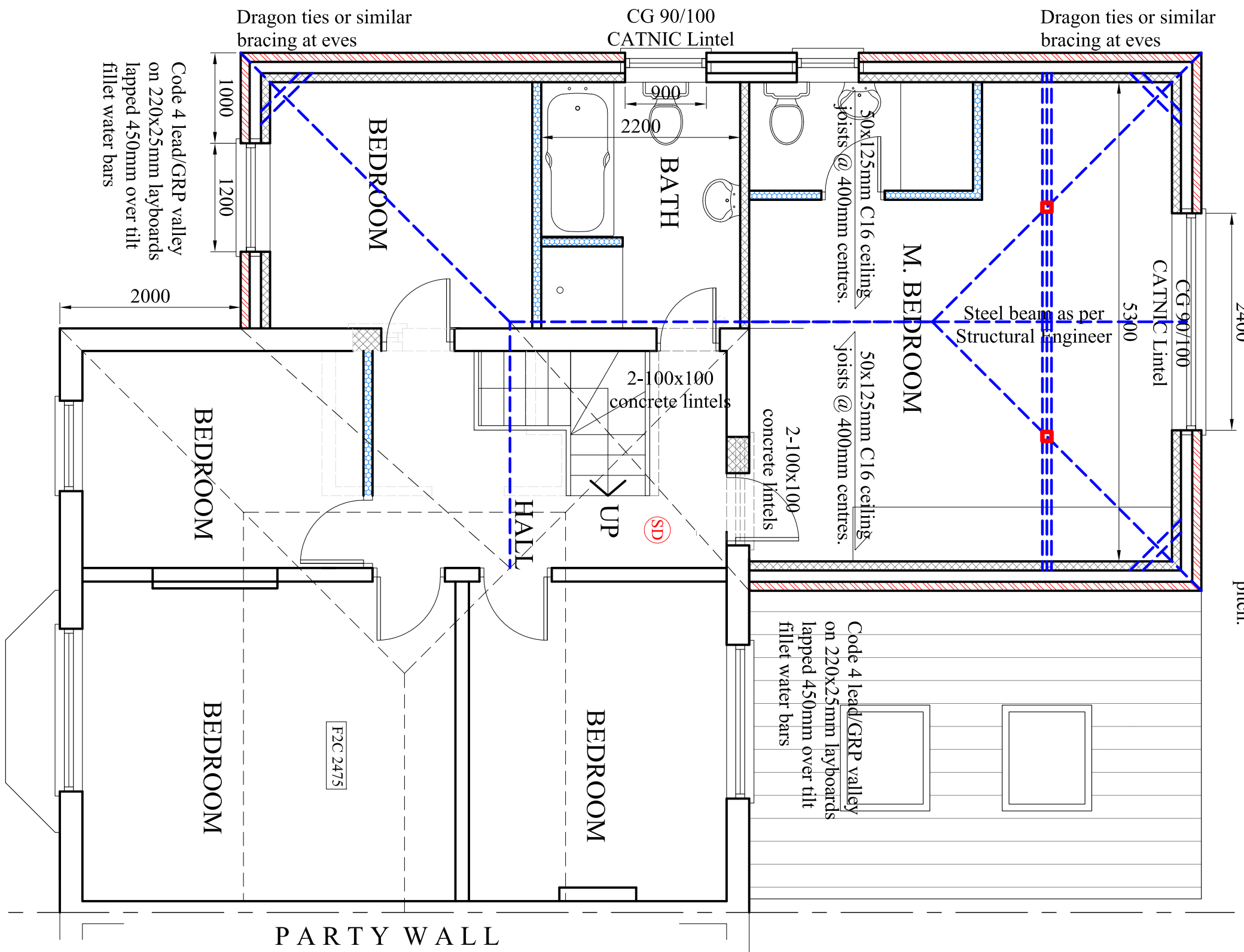
SECTION

100mm thick concrete floor slab (1:2.4:20mm aggregate) Separating membrane on 100mm Xtratherm/Kingspan/Celotex floorboard insulation laid

on Visqueen's 1200 gauge DPM - to be fully lapped with DPC and any joints in DPM to be lapped min. 300mm, 40mm Sand blinding with 150mm well consolidated clean crushed stone hardcore. For existing wooden floor ventilation lay 100mm dia PVC pipe through floor slab.

New roof to be tiled with the tiles to match existing with 125mm lap and fixed to 25x50mm treated softwood battens on breathable membrane over 50x150mm treated rafters @ 400mm c/c. Min. roof pitch to be 15° roof tiles to be suitable for roof pitch.

Code 4 lead/GRP valley on 220x25mm layboards lapped 450mm over tilt fillet water bars



PROPOSED FIRST FLOOR PLAN