

**GENERAL NOTES**

All workmanship and materials to comply with the building regulations, planning requirements. All materials to be fixed, applied or mixed in accordance with manufacturers specifications. All power points, light switches, radiators etc to be agreed with the client prior to commencement. Contractor responsible for compliance with C.D.M regulations.

**FOUNDATIONS**

Provide min 150\*600mm strip concrete foundation. All foundations to be a minimum of 750mm below ground level and onto suitable ground bearing strata. Exact depth and ground conditions to be agreed on site with the building control officer. Ensure the foundations are constructed below invert level of any adjacent drains.

**GROUND FLOOR EXTENSION**

Ground floor to the extensions to achieve a minimum u value of 0.22W/m2k. To consist of consolidated compacted hardcore, blinded with 50mm sand blinding, 1200gauge DPM lapped up and linked in with the DPC level. Provide 100mm Kingspan insulation or similar approved with minimum 25mm perimeter insulation to the external walls, separating layer with a proposed minimum 100mm thick Gen 2 concrete slab.

**WALLS**

All walls below ground level to be class A blockwork or alternatively semi engineering brick in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete minimum 225mm below DPC. Where new walls abut the existing provide a movement joint with vertical insulated DPC. All tied into existing construction with suitable proprietary stainless steel wall ties/starters.

**ABOVE GROUND LEVEL**

Provide horizontal strip damp proof course to masonry skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPCs and linked with floor DPM. Vertical DPC to be installed at all reveals were cavity is closed. 300mm cavity wall to be constructed from ground level in 100mm dense concrete block, 100mm cavity, with external leaf 100mm Facing Brick. 100mm cavity to be insulated with minimum 50mm kingspan fixed to the outer side of the internal leaf with suitable clips fixed to the wall ties to hold the insulation in place. (to achieve a minimum of 0.28 W/m2k) Internal leaf to be finished with 12.5mm plasterboard dot and dabbed.

Stainless steel wall ties at 450mm centres vertically/ 700mm horizontally. Provide additional ties at 300mm vertically around openings. All cavities to be continuous. Galvanised steel lintels to all openings in cavity wall to be I.G or similar with cavity trays over. All lintels to be insulated and al cavity trays to have stop ends and weep holes. Min bearing of all lintels and steels to be 150mm either side.

**ROOF EXTENSION LEAN TOO**

Propose traditional construction roof, tiled on 25\*50 tile baton on breathable membrane comprising of minimum 47\*195mm rafters at 400mm centres to achieve a max span of 4M. Provide 47\*195Mmm pole plate resin bolted to existing elevation at 600mm centres, sit rafters in steel shoes. Vertical restraint provided to 100\*75mm wall plate by 35\*5mm MS straps at 1500mm centres Provide 125mm Kingspan insulation between rafters fit flush to the bottom of the rafters to maintain airflow above. finish with vapour control layer and 12.5mm plasterboard and plaster finish. Rafters around velux to be doubled up and Velux rooflight to be fit to manufacturers detail

**BEAMS/LINTELS**

Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with approved document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

**WINDOWS AND DOORS**

New windows should be double glazed with 16mm argon gap and soft coat low –E glass. Window energy rating to achieve a U-value of 1.4 W/m2k. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

New doors to achieve a U-value of 1.80 W/m2K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be marked toughened or laminated safety glass. **All glazing in critical locations to be toughened to BS 6206, BS EN 14179. Critical locations are within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.**

**BACKGROUND AND PURGE VENTILATION**

Background ventilation – controllable background ventilation via trickle vents within the window frame to be provided to the new habitable room at a rate of min 5000mm2 Purge ventilation – New windows/roof lights to have openable area in excess of 1/20<sup>th</sup> of their floor area Ventilation provision in accordance with the domestic ventilation compliance guide and approved document F of the building regulations.

**SURFACE WATER DRAINAGE**

New rainwater goods to be 100mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Surface water taken To be discharged into mains surface water drainage. Where there is a combined system in place the surface water can connect into the mains combined system

**ELECTRICAL**

All electrical work required to meet the requirements of Part P of the building regulations. All electrical work must be designed, installed, inspected and tested by a competent person registered under a competent person’s self-certification scheme such as BRE certification, BSI, NICEIC or Zurich ltd. An appropriate electrical installation certificate is to be issued for the work by a person competent to do so. A copy of the certificate should be given to building control on completion.

**All work carried out on site should be in a workmanlike manner. all materials and workmanship must comply with regulation 7 of the building regulations, all relevant British standards, European standards, agreement certificates, product certification of schemes (kite marks) etc. products conforming to a European technical standard or harmonised European product should have a CE marking. All work to be carried out to the satisfaction of the acting building control body.**

No.	Description	Date



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CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT  
**Single story rear extension**

SHEET  
**Building regulations**

CLIENT  
**13 moorland crescent**

Date Issue Date	Project number Project Number	Scale (@ A3)
Drawn by Author	DRWAING NUMBER	REV
Checked by Checker	B104	