Building Regulation Notes
Scales 1:100 1:50

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.
All building work is to be carried out in accordance with all current Building Regulations and Codes of Practise in force at this time. Any parts of the structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
Any discrepancies found with this drawing should be reported to the client prior to works continuing.
No work to encroach over the boundary of the neighbours property.
All electrics, heating, plumbing and decorations to be altered / extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
New dwellings are to be provided with a SAP rating upon completion of the work, prior to occupation.
Measurements to be checked prior to manufacture.
All measurements for stairs including headroom to new and existing to be checked before building works commence. Any discrepancies to be reported to client and architect.
Measurements shown on plan may differ once job is completed.
All works started before Building Regulation approval are carried out at the owners own risk.
No responsibility is accepted for furniture that doesn't fit into rooms.
The owner is ask to notify architect if building is built prior to 1937 and has shared drainage, as these drains may be deemed vested sewers and belong to Southern Water.
ROOMS IN ROOF ARE DESIGNED WITH THE ASSUMPTION THAT NEW FLOOR JOISTS ARE HUNG ALONGSIDE EXISTING CEILING JOISTS PACKED OFF CEILING BY 12mm.

FOUNDATIONS

750 x 450mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains.
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of works. All existing lintels taking additional load are to be exposed and checked for adequacy on commencement of work and replaced if necessary. If tree roots are present within excavations, foundations should be taken down 600mm below any root growth, external face of trenches to be lined with 1000 gauge polythene slip membrane, internal face trenches lined with 25mm thick clayboard.

EXTERNAL WALLS

Cavity walls to be bonded into existing walls comprising 100mm 'Toplite Standard' outer leaf, rendered externally, 85mm cavity filled with 85mm Rockwool with a 100mm 'Toplite Standard' inner leaf with 13mm lightweight plaster internally. Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. Blockwork below ground level to be Class A dense concrete or alternatively semi- engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course. Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. All walls constructed with wall ties built in at 450mm centres vertically and 900mm centres horizontaly in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous. All external walls running parallel to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200mm centres and screw fixed to joists. Weep holes to be provided adjacent to ground level and over openings / cavity trays etc. every third perpendicular. Rendering should be in 2 coats of 10mm each with a scraped or textured finish. (Nominal mix should be 1:1.6). All making good to match existing and dissimilar backgrounds reinforced to obviate cracking.

INTERNAL WALLS

Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at minimum 1200mm centres. Studding faced both sides with 12.5mm plasterboard finished with set. Non-loadbearing partitions to be built off thickened up floor slab.

GROUND FLOORS

Minimum 65mm screed reinforced with chicken wire (mix 1:3 or 4) on 100 mm concrete ground floor slab (1:2:4 mix), on 100mm celotex flooring grade laid over 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick with perimeter insulation to slab. Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain. Where existing suspended timber floor air bricks are covered by new extension provide 100mm dia vent duct under new floor within hardcore to terminate at new 65 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over.

FLAT ROOF

Timber roof structures to be fixed in accordance with BS Codes of practice no CP3 and CP112.
Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw firrings to give minimum 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plans) with 150mm Celotex laid in between joists. Roofing felt taken up under sarking felt minimum 450mm. Ceiling lined with 1000 gauge polythene and 12.5 mm plasterboard finished to clients' approval. Flat roof to be ventilated at eaves by setting ex 25mm sw fascia min 25mm from face of wall with insect mesh backing opening to form continuous ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely.

PITCHED ROOF

TIMBER ROOF STRUCTURES TO BE FIXED IN ACCORDANCE WITH BS CODES OF practice no CP3 and CP112. Slate tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on SC3 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. SC3 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit of 'Masterboard' fitted with continuous 25mm ventilation strip. Rafters to be restrained to gable walls with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely. Provide code 4 lead stepped cavity tray and cover flashing at junction of pitch roof and existing cavity walling.

BEAMS AND LINTELS

Catnic or similar approved lintels to be used over door a window opening with 150mm bearings. All voids within lintels to be filled with 150mm fibreglass. Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres. OR Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less that 44mm x 44mm spaced at 600mm centres, with all joints staggered.

VENTILATION

New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm2 trickle ventilator. Kitchen to be provided with an extract fan. Extract fan to be designed by specialist and commissioning certificate to be provided on completion. All new windows to be double glazed timber or UPVC with 16mm air gap and 'K' glass. Internal WCs, be provided with mechanical ventilation giving a rate of 15 litres per second, ducted to external air with 15 minute overrun and worked off light switch. Provide 10mm air intake beneath the wc door.

FOUL WATER DRAINAGE

All plumbing to BS 5572. All below ground drainage to BS 8301.
Sink waste to be 38mm diameter with 75mm deep seal trap to discharge into gulley below grating level. Gulley to be sealed gulley.
All fittings to be provided with trapped waste pipes as follows
Sink, shower and baths 40mm diameter
Wash hand basin 32mm diameter
WC 100mm diameter
Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal and all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps. New inspection chambers to be constructed of 100mm semi-engineering brickwork rendered externally on 150mm thick concrete base. Inspection chambers over 900mm deep to be constructed of 225mm brickwork.
All drains to be 100mm dia UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. All manholes within the building to be fitted with double seal screw down covers. Existing manholes to be rebenched accordingly if required. Extend existing SVP to terminate 900mm above any window opening within 3.0m and fit with PVC cage.

SURFACE WATER DRAINAGE

Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to existing gulleys. As existing

GLAZING

All glazing to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206.

SMOKE DETECTORS

Provide smoke detector and heat detector as shown

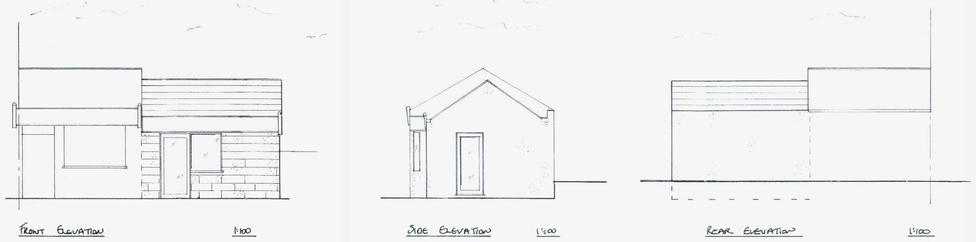
ELECTRICS

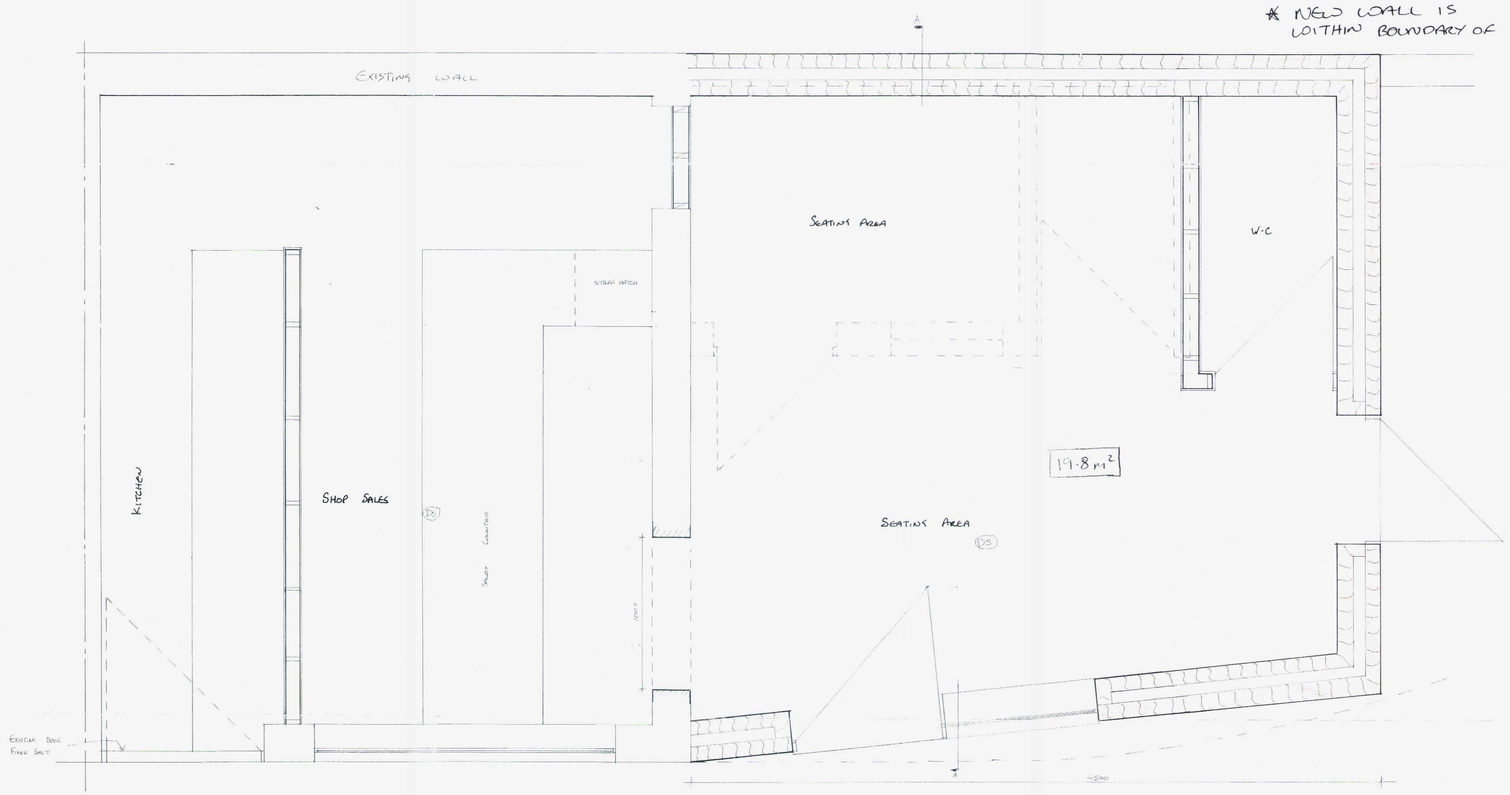
All electrical work required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

LIGHTING

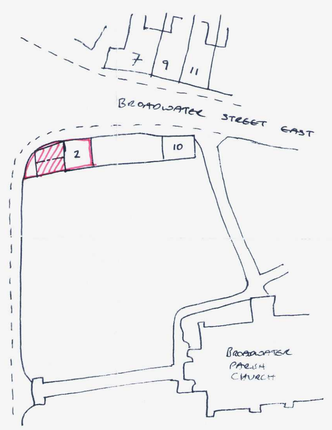
New lighting (comprising either basic lighting outlets or complete luminaries) must only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Examples are fluorescent tubes and compact fluorescent lamps (not GLS tungsten lamps with bayonet cap or Edison screw bases). Recommended number of efficient lighting is as follows – 1-3 new rooms – 1 light, 4-6 rooms – 2 lights, 7-9 rooms – 3lights and 10-12 rooms- 4 lights.

DEPOSITED 30/7/07
DRAWING No. 0880/1&2

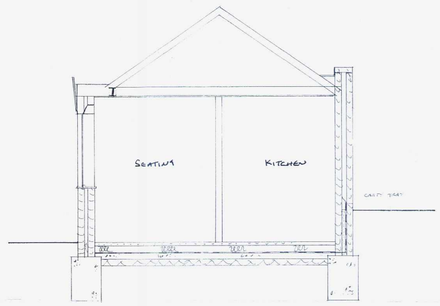




GROUND FLOOR PLAN
1:20



1:500
BLOCK PLAN



SECTION A-A
1:50

BARRVELL Ltd

Architectural & Party Wall Services

ADDRESS
Jackets, 2 Broadwater Street EAST Worthing

CLIENT
Mrs Heaton

PROJECT
Side extension

DATE	SCALE	DRAWING No.	DRAWN BY	REVISION
Aug 06	1:50 1:100	**BAR/06/063**	**Steve Barrett**	E & B&A

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