



WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

BASIC RADON PROTECTION IF REQUIRED
Any lap within the DPC should be effectively taped.
The DPM to extend across the cavity wall to provide a continuous barrier over the footprint of the proposed extension.

A1.anchor straps to be provided across min 3no joists/rafters down walls at minimum 2000 centres for lateral restraint PART A

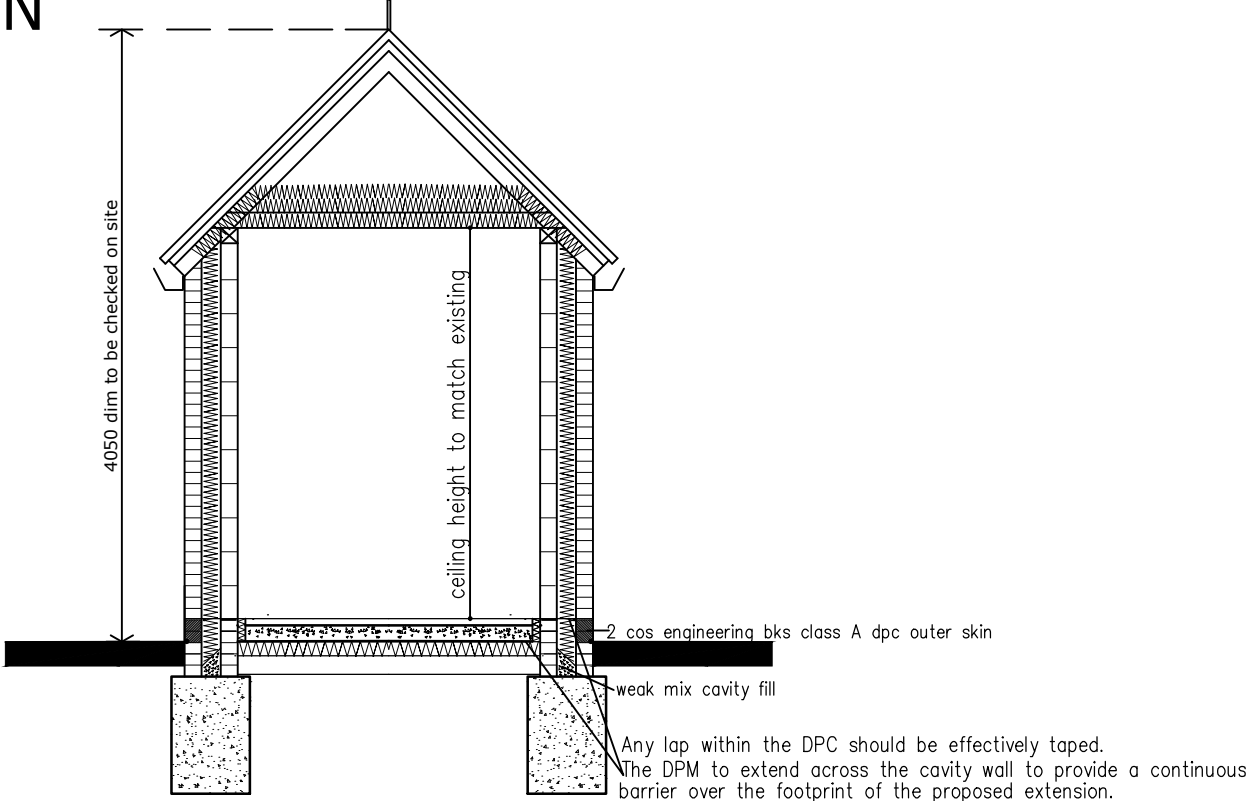
Steelwork
provide 2 layers of plasterboard and skim to give half hour protection to all steelwork!

DRAINAGE
The final surface water disposal agreed on site between builder and Building Inspector to follow Part H of the approved document.

L1. New windows and doors to be double glazed to achieve a minimum WER of band B or a minimum U value of 1.4W/m2k and draught stripped.

L1. Wall cavity insulation to be continuous with roof insulation making the insulation continuous

Q1.Provision to be made to prevent unauthorised access doors and windows to be designed to meet security requirements of PAS 24 2012 or Appendix B of AD Q.



SECTION

CONSTRUCTION NOTES TO 2022 EDITION OF THE BUILDING REGULATIONS

- Foundations** Foundation depths to be taken from NHBC tables or similar with regards to the effect of trees on moisture content of ground around foundations. Any foundations that requires a depth greater than 1.5m from existing or reduced ground level will require a structural engineers design for the heave protection to both foundations and ground floor slab.
A1. All foundations adjacent to drains taken down to depth equal to the level of the drain or at such depth as ground conditions dictate.
- Walls** Taken up to ground level in either brickwork or 100mm 7.3 N dense concrete blocks depending on site. 2000 gauge polythene d.p.c. sited min. 150mm above ground level Engineering brick splash course from 1 course below ground level to underside of d.p.c. Above ground level external leaf to be facing brickwork tied over 150mm cavity 100 cavity if Kingspan PIR insulation inner leaf of 100mm dri-therm 3.5 N lightweight block all not exceeding 0.18W/m2K
Wall tie (stainless steel) Ancon Building Products Stalix HRT4 (Type 4) –
Ties at 750mm horizontally and 450mm vertically in general areas. Additional ties spaced at 300mm max centres vertically within 225mm of unbonded jambs adjacent to openings movement joints and roof verges. Cavities to be closed at heads, jambs, cills, and eaves. Built-in UPVC sub-frame/cavity closures/d.p.c. including tray d.p.c. over all lintols incorporated in external walls with appropriate weepholes. Lintols to be concrete or steel with stop ends and insulated steel tray to Building Regulations approval.
Mortar mix for brickwork and blockwork to BS 5628 pt. 3 – Foundations 1:3 cement/sand by volume with plasticiser. Superstructure 1:4 masonry cement/sand by volume or 1:5 cement/sand with 30g of Entrainet or similar approved. Plasterboard and skim to window reveals, head and jambs.
dpm laid continuous with joints and dpc sealed on 120mm jablet grade sd
- Floors** 50mm 3.1 sand cement screed on 100mm concrete slab on 1200g polythene 150mm celotex insulation to bs3637 on min 150mm sand blinded hardcore not exceeding 0.18W/m2K
- Roof** Roof tiles to match existing fixed in accordance with manufacturers instructions on 50 x 25mm s.w. battens on Klobier "Perma Light" breathable roofing felt or similar approved, on 100 x 50 rafters and ceiling joists. provide 300mm thick glass fibre quilt insulation 100mm laid between joists and 200mm laid across plasterboard and skim ceiling Klobier "Roll Fix" ventilating dry ridge system, allowing min. 5mm air gap along the ridge, all fixed in accordance with manufacturers instructions Anchor straps at max 2.0m centres. Rainwater gutters to be fixed to 175 deep fascias. All exposed and built-in timber to be Vac-vac treated or similar approved all not exceeding 0.15W/m2K
- Doors** upvc draught stripped triple glazed in accordance with Part L Building Regulations and to have a U value of min 1.2 W/sq.mk.
- Electrics** All work to I.E.E. regulations and N.H.B.C. spec. Mains operated smoke detectors to BS5446 : Part 1 wired to a separately fused circuit. Position of all socket outlets, switches for lights and other equipment in habitable rooms shall comply with Part M of the Building Regulations. 100% Energy efficient light bulbs to be provided in accordance with Part L1 – Building Regulations. An electrical certificate will be required at the end of construction in accordance with Approved Document P.
- Glazing** Safety glazing to comply with part K4 of the building Regulations.
- Drainage** All sub-floor drains to be encased in pea gravel and bridged where passing through footing brickwork / concrete. storm drains to discharge into ex storm system
- Ventilation** System 1 : Background ventilators and intermittent extract fans in accordance with A.D.Part F1 (2010 edition) Building Regulations.
- General Notes** Design air permeability 5.1 m3/(h.m2). As-built air permeability not to be less than 3 m3/(h.m2).. Entrance doors 1.3 W/sq.mk U value.
- Rain Water** all to be taken to new rain water gutters connected to new rwg and then to new rain water pipe
- Lintols** all lintols to be catnic or ubs (see engineers details and calculations) depth to span and loadings in accordance with the manufacturers recommendations and safe load tables

