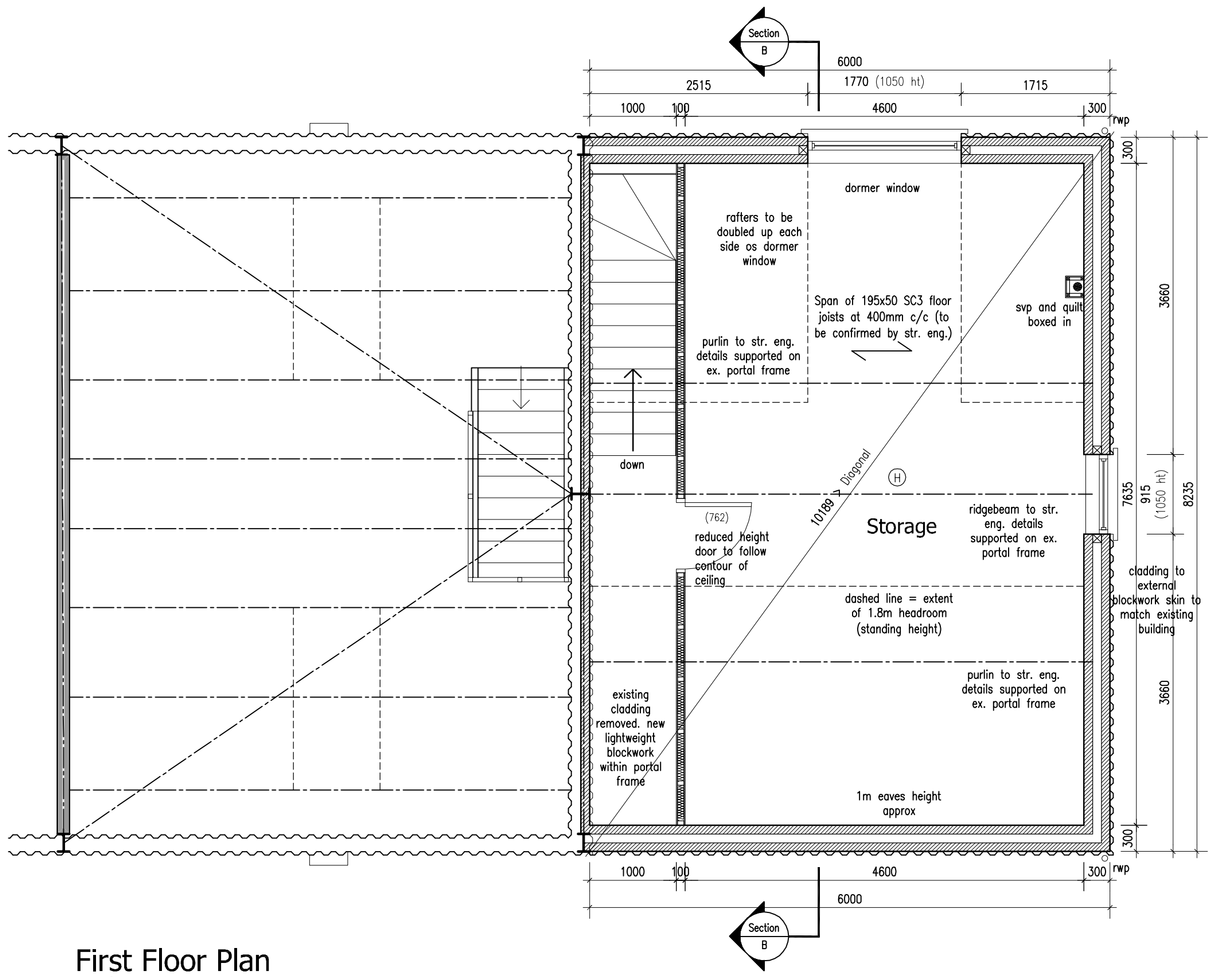
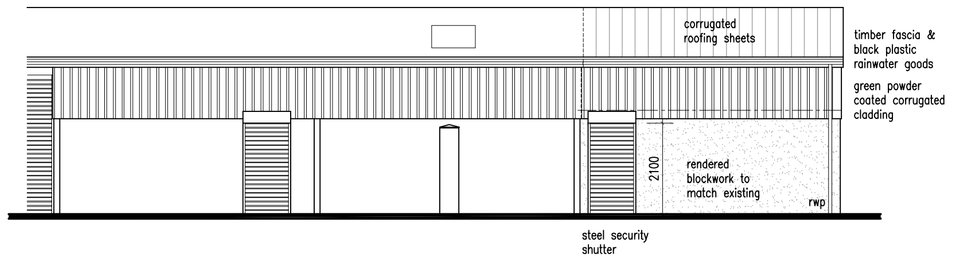
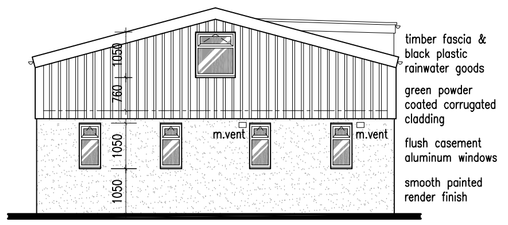


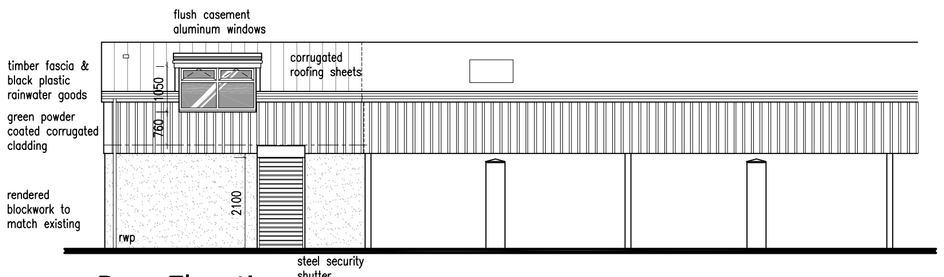
First Floor Plan
Scale 1:50



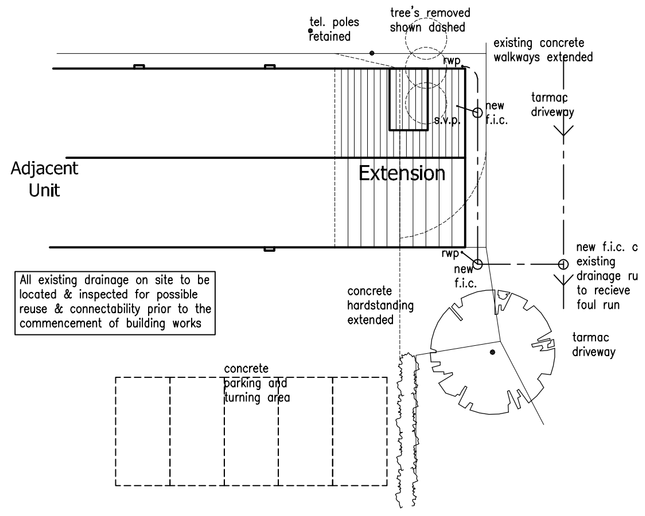
Front Elevation
Scale 1:100



Side Elevation
Scale 1:100

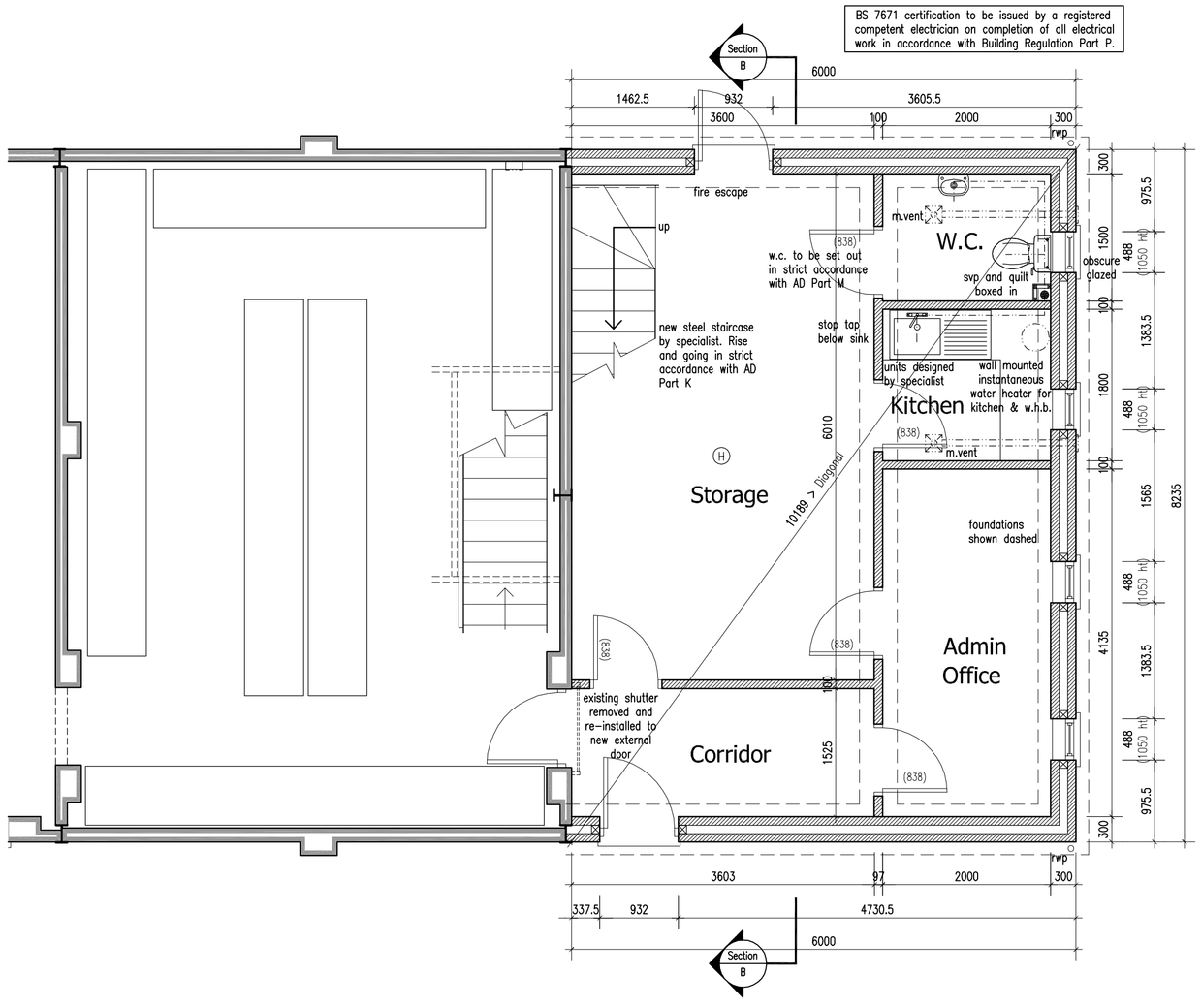


Rear Elevation
Scale 1:100

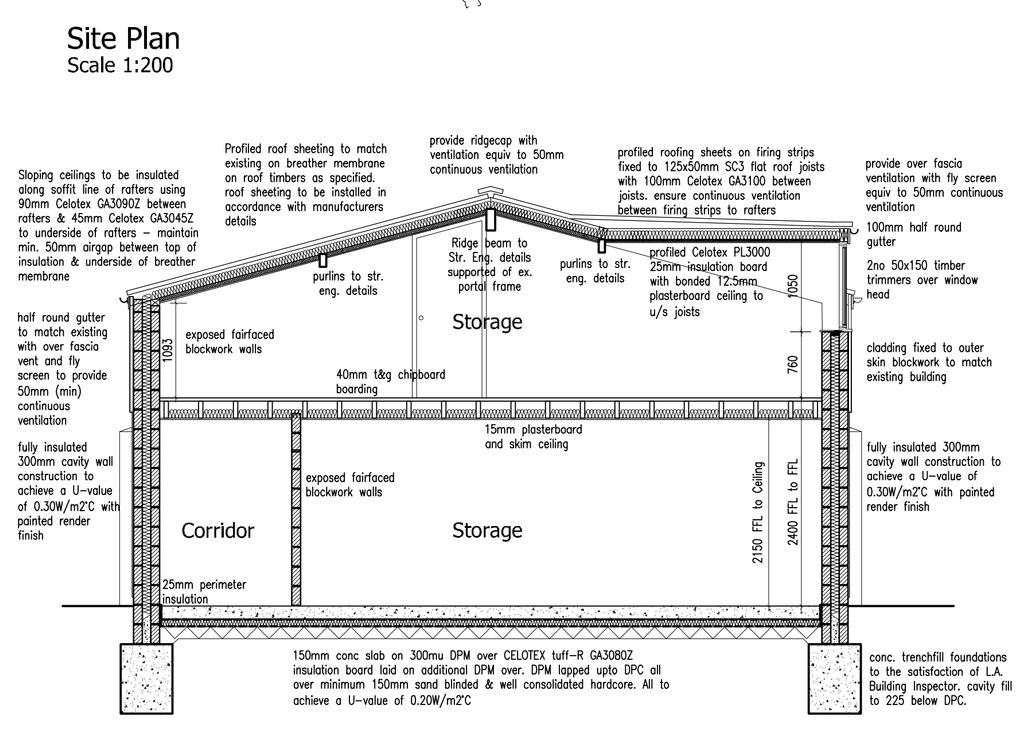


Site Plan
Scale 1:200





Ground Floor Plan
Scale 1:50



Section B-B
Scale 1:50

BUILDING REGULATIONS DRAWING

PROPOSED EXTENSION ~ UNIT AT VERDON SAWMILLS ~ BAGWORTH ROAD ~ NEWBOLD HEATH

STANDARD SPECIFICATION: - NEW BUILD

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls and internal load-bearing walls, 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below d.p.c. D.p.c. to be set minimum 150mm above external ground level comprising Visqueen Zedex d.p.c. to BS6515 1984 to internal and external leaf. 150mm concrete floor slab on 300mu. dpm on Celotex Tuff-R GA3080Z insulation board (max. U-value 0.22W/m²'C) on Visqueen 300mu d.p.m. tapped into horizontal d.p.c. on 150mm well consolidated and sand blinded hard-core. Ensure 25mm insulated upstand to perimeter of floor. All non load-bearing ground floor walls to be built from ground floor concrete slab. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector.

WALLS
Externally of 300mm cavity construction comprising 100mm outer leaf of blockwork, 100mm fully insulated cavity and inner leaf of 100mm load-bearing blockwork (Topblock 'Hemelite' lightweight concrete block or similar - min 0.21mK/W thermal resistance). DRI-THERM or similar insulation to cavities. 225mm stainless steel Cavity ties to BS-EN 845-1 staggered at 900mm horizontal and 450mm vertical centres, 225mm around openings - all to achieve maximum 'U' value of 0.30W/m² degC. Fairfaced blockwork internal finish. Rendered walls min 20mm thickness cement lime sand render to BS EN 98:2002 applied in two coats to 100mm keyed concrete blockwork outerskin. Profiled cladding fixed direct to blockwork to achieve matching finish. Internal ground floor walls of 100mm load-bearing fairfaced blockwork. Studwork partitions of 100mm x 50mm softwood framework, compressed quilt (quilt mass equivelant to 10kg/m3) and 12.5mm plasterboard (Gypsum wallboard 10 [10kg/m²] or similar approved) and skim either side. (Make allowance for movement joints in blockwork as per manufacturers details)

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating d.p.c. or blockwork & insulated d.p.c. Lintels to openings to be CATNIC or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Lintels to specialist design where insulated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening.

WINDOWS
Double glazed aluminium windows, style as indicated, with 16mm argon filled air gap and a low-E coating to inner pane. All to achieve max U value 1.8W/m²C. Opening lights are to be at least 1/20th of the room floor area to all habitable rooms. All new windows to be fitted with trickle vents set min 1700mm above floor level. Provide draught seals to all windows, doors and rooflights. Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high, with the cill height 800-1100mm above FFL. First floor windows with a cill height less than 800mm above FFL are to have a guard rail minimum 800mm above FFL in accordance with Part N2 of the Building Regulations.

STEELWORK
Steel work & padstones as indicated to Structural Engineer's details and calculations, 2 layers of 12.5mm plasterboard and skim with wire binding at 100mm centres to provide minimum ½ hr. fire resistance or intumescent paint coating to manufacturers specification

STAIRCASE
Width of staircase and landings to be minimum 1000mm, maximum pitch 38 degrees, minimum headroom of 2 metres above pitch line, hand rails minimum 900mm high; 100mm maximum spacings to balustrading. Maximum rise 190mm, minimum going 250mm. Minimum 50mm going on tapered treads at newel. Structural newel and beating where required to engineers design. All staircase dimensions to be confirmed with stair manufacturer prior to commencement

FIRST FLOOR
Floor of 40mm t + g chipboard on floor joists as specified, with herringbone strutting1/2 span from 2.5m to 4.5m & 1/3 & 2/3 of span where span of joists exceeds 4.5m),15mm plasterboard or Gyproc wallboard 10(10kg/m2) and skim coat to form ceiling, provide 100mm mineral wool insulation (min 10kg/m2) laid between joists in accordance with Part E. Joists doubled up to form trimmers to landings and beneath studwork partitions. Lateral restraint to walls / floors via 30mm x 5mm mild steel straps at maximum 1800mm centres. All joists bearing on external walls to be supported on joist hangers or to be built in and sealed in compliance with the DTLR 'Robust Details' publication. Where joist hangers are to be used full restraint hangers to comply with BS 6178:Part 1:1990 should be adopted and should be clearly marked on the underside of the joist flange with the min. crushing strength of the block for which they are intended to be used. The type and size of hanger must be selected to suit the span and dimensions of the joists to be supported, and should be built-in in accordance with the manufacturers details securely held in place with a sufficient height of masonry above. (The above flange masonry should be allowed to mature adequately before hangers are loaded) Provide solid timber blocking to joist bearing ends.

ROOF
Roof covering as specified on Tyvek Supro or similar breather felt. All fixings to be in accordance with roof manufacturers recommendations and instructions. All roof works to be carried out in accordance with BS5534.
Traditional:- Rafters, purlins and ceiling joists as specified, 175mm x 25mm ridge board.
100mm x 75mm wall plates. 200mm x 25mm softwood fascia and soffit boarding. Dormer and canopy roof areas as specified.
Sloping ceilings 1No. layer 90mm CELOTEX tuff-R GA 3090Z insulation board (with taped joints) between rafters with minimum 25mm clear air gap over to underside of breather membrane with 1No. layer 45mm CELOTEX tuff-R GA 3045Z insulation board (with taped joints) and plasterboard finish fixed to u/s of rafters to achieve max 'U' value of 0.2 W/m²'C. Ceiling finish of 12.5mm plaster board and plaster skim to sloping ceilings. Dormers of code 4 lead on 12mm plywood, 72mm CELOTEX tuf-R GA3070 insulation (with taped joints) between 100mm x 50mm softwood framework with 12mm CELOTEX T break TB3012 (with taped joints) and 12.5mm plaster board and skim fixed internally. Code 4 lead flashing to roof junctions and all valleys.
Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.

DRAINAGE
New foul and storm drains with outfall as site plan in 100mm plastic pipes. Bed and surround in pea gravel at minimum 1 in 40 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

NOTICE PLATES
Every combustion appliance to have a suitably positioned label of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit or the water supply stop cock described.

PROVISION OF INFORMATION
A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations

HOT WATER STORAGE
Storage vessel to comply with BS3198 and to incorporate a thermostat and timer. Heating system to comply with BS5449 1990. Hot water vessels and all pipework in unheated areas to be insulated. Pipework within 1 metre of hot water storage cylinder to be insulated to achieve maximum 'U' value of 0.45W/m²'C.

PLUMBING
New rainwater goods to be black uPVC HUNTER or similar with 65mm downpipes. New waste connections to air admittance valves having rodding eye and access point at base.

Sink	38mm waste and 76mm trap
Wash Basin	32mm waste and 76mm trap
W.C. and Cistern	100mm branch connection

All above ground drainage to comply with BS 5572.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening.

EXTRACT VENTILATION
Mechanical ventilation is to be installed:-

Kitchen	extractor fan capable of 60 l/s
WC	extractor fan capable of 6 l/s

SMOKE ALARMS
Smoke and heat alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with B.S. 5446 Part 1 & installed to BS 5839 part 6 2004.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
Ensure all building works are undertakes in line with the DTLR publication "Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings: October 2001".

BUILDING REGULATIONS PART M: May 2004
ACCESS AND USE OF BUILDINGS
A level, ramped or stepped approach (design criteria in accordance with the approved document part M) to the principle entrance door, whichever is suitable to the individual design.
Overall external door frame width of 932mm (838mm door).
Disabled thresholds to entrance doors.
Internal doors to be 838mm wide with linings and stops to suit 900mm structural opening.
Ambulant disabled steps internally to ground floor storey
Electrical sockets and switches to be within 450-1200mm from finished floor level.
Ground floor WC with an unobstructed clearance of 1000mm wide and 750mm deep to the door (on frontal approach). Internally provide min. width of 900mm with a clear unobstructed access of 650mm - max. basin size 350x250mm centred max. 400mm from the front face of the W.C.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS 7671:2008 and certification to be provided.

LIGHTING EFFICIENCY
Reasonable provision of efficient light fittings in new buildings to number not less than the greater of : one per 25m2 of dwelling floor area or part thereof; OR one per 4 fixed light fittings.
Efficient light fittings are those that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt.

External lighting system to include:
Automatic extinguisher when there is enough daylight, and when not required at night, **OR** have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)

DRAINAGE SCHEDULE

All drainage as indicated to be installed in strict accordance with approved document part H 1992 to the satisfaction of the Local Authority Building Inspector

All drainage runs to be laid at min 1 in 40 falls

Ensure pea gravel bed and surround to all pipework

Cast iron covers and frames to all new chambers

Fic Foul chamber

100dia foul drain

100dia storm drain

svp Soil vent pipe

r Rainwater pipe

Rod existing foul drainage system carry out full CCTV inspection as structural engineers report replace any defective drains. Adjust existing cover levels as necessary to suit ground levels.

All extg drainage outfalls to be located and assessed for possible re-use

Prior to the commencement of works on site all extg. trees to be retained shall be securely fenced off by the erection, to coincide with the canopy of the tree where possible, of a 2.3m protective barrier in accordance with BS5837:2005. Within these fenced areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. When scaffolding within the RPA the ground should remain undisturbed and protected by geotextile fabric and skde buttling scaffold boards on a compressable layer.

Revision		
A	Drainage and parking information added	15.01.09

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Designer.
Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.
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Project:	Proposed Extension Unit at Verdon Sawmills Bagworth Road Newbold Heath LEICESTERSHIRE	
Client:	Mr. J. Lissaman	
Drawing Title:	Building Regulations Drawing (Sheet 1 of 1)	
Drawing No:	08.1611.02 A	Date: December 2008
Scale:	As Shown	Drawn by: MP