

This drawing is to be read in conjunction with the Structural Calculations.
The Contractor is to confirm all setting-out on site prior to commencement of work.
The status of all existing walls is to be established prior to any removals.

FOUNDATIONS

- Foundations to be minimum width of 600mm and to a minimum depth of 1m or to suit local ground conditions/agreed with BCO on site.
- Where in close proximity to trees or soil is shrinkable, "Practice Note 3" applies.
- Where adjacent to a sewer, the depth of foundations are to match the invert of the sewer pipe.
- Existing foundations to be exposed where/if required for inspection by BCO.

DRAINAGE

- Drains to be PVCu pipework to BS4660:1971
- Installation, workmanship and details are to be as pipework manufacturer's specification and to BS8301:1985.
- Drainage under the building to be surrounded by 150mm granular material, under drives with less than 600mm cover to be capped with 100mm concrete.
- All drainage to be constructed with flexible joints.
- Manholes to be as pipework manufacturer's special units and fittings.
- Minimum size and gradient of drains to be 100mm dia. And 1 in 60.
- Gullies to be back inlet type.
- Concrete lintels to be provided over drains passing through walls, with the openings masked to prevent the ingress of vermin or fill.
- Provide heavy-duty covers to manholes located within drive areas.
- All drains adjoining foundations to comply with HI Sec.2.Pt.2.7.
- All connections where/if required are to the approval of Southern Water Authority.
- Provide double sealed screw down covers to all internal manholes.
- All existing drainage to be located on site prior to commencement on site.

GROUND FLOOR CONSTRUCTION

- 75mm thick sand/cement screed on 100mm concrete oversite on 90mm Celotex insulation on 1200g DPM on sand blinded compacted hardcore (minimum of 150mm thick). Turn up insulation at wall abutment.
- Maintain air supply to existing air bricks where present through new construction via 100mm dia.
- Ensure that insulation and DPM are turned up at wall abutment with DPM tucked into existing / new DPC. DPM to minimum of 300mm laps.

EXTERNAL WALLS

- Construction: Render coat on 100mm dense concrete blocks, 85mm Dritherm batts to cavity, 100mm Thermalite Turbo blocks, lightweight plaster internally. All windows to be double glazed with Low E glazing and minimum U value of 1.4.
- Walls below DPC to be 2 No. Skins of dense concrete blocks or Thermalite trench blocks to BS6073:Pt. 1:1981 and BS5628:Pt.3:1985. Cavity, if present, to be filled with C10P concrete up to 225mm below lowest DPC and top splayed outwards.
- Provide continuous horizontal DPC to BS747, a minimum of 150mm above and below concrete floor beams.
- Provide a 150mm wide vertical insulated DPC or a patent cavity closer to all openings in external walls and provide a vertical DPM behind meter boxes.
- Cavity trays (with stop ends) at abutment of roof over all openings and where cavity is bridged by meter boxes, air bricks, etc.
- Weepholes (perpend vents) are to be provided at 450mm centres above cavity trays and below DPC at ground level at 900mm centres where cavity drainage is obstructed.
- Cavities to be closed at eaves with 12.5mm non-combustible building board.
- Cavity wall tie spacings to be 750mm horizontally and 450mm vertically (staggered) and 225mm spacings at all openings.
- Provide 30 x 5mm galvanised MS straps at 2000 centres turned down outer face of internal skin with packing between end rafters and wall. Strapping to span and be fixed to minimum of three rafters.
- Provide lintels from Catnic or IG with actual design to suit span and loadings from manufacturer's tables.

WINDOWS

- All windows to be double glazed with Low E glazing and minimum U value of 1.4.
- All glazing is to conform with AD:N and critical locations.

INTERNAL PARTITIONS

- Studwalls construction: ex 100 x 50mm studs at 600mm centres (with sole, head plates and noggins) with 12.5mm Soundbloc plasterboard (moisture resistant to wet areas) to both faces and with void filled with unfaced mineral wool batts (min. Density 10kg/cu m.).
- Provide Catnic/IG box lintels over all openings in loadbearing walls also refer to structural calcs.

ROOF STRUCTURE

- Tiles (to match existing/planning condition or to suit pitch) on treated softwood battens (sized as per manufacturer's specification) on reinforced breathable roofing felt on rafters sized as per sections/structural calculations.
- Provide 30 x 5mm MS galvanised restraint straps at 1.5m centres at ceiling level and at gable walls secured to 3no rafters with support noggins.
- Provide 100mm of insulation between ceiling joists and 200mm insulation counterwise on top to flat ceiling areas.
- Provide a single layer of EPDM roofing felt, on 18mm external board on 120mm Celotex on softwood firings (min 25mm thick) on 50x175 C24 joists @ 400 centres.

VENTILATION

- Window opening lights to exceed 5% of floor area total per room.
- 28mm sealed double glazed units to all windows, sealed all round with a sealant.
- All windows to be fitted with trickle vents equal to 5000mm² area total per habitable room, otherwise 2500mm² per room (kitchen, utility, en-suite, cloakroom).
- All glazing to conform to the Building Regulations Approved Document: Part N and BS6206:1981.
- Mechanical ventilation to be provided to (ducted to external air).
 - Bathroom/en suite - intermittently operated ventilation at 15 litres/second
 - Kitchen - ventilation at 60 litres/second or 30 litres/second where within a cooker hood
 - Utility - ventilation at 30 litres/second

SANITARY PLUMBING

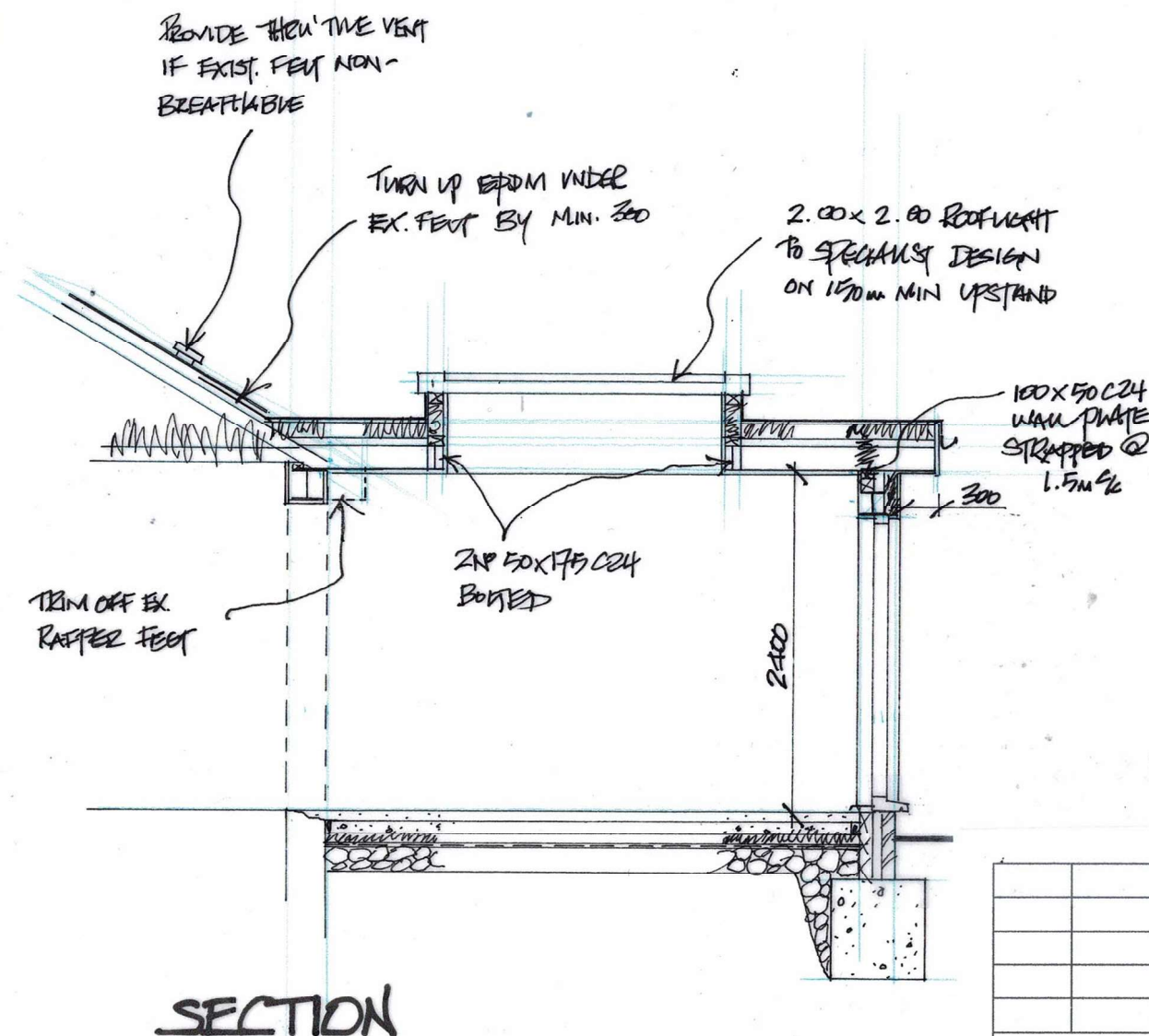
- All installations to conform to BS5572.
- 100 dia. PVCu soil pipe with flexible joints taken up to a thru-tile vent or to be fitted with a non-air valve (refer to plans).
- Baths, showers and sink wastepipes to be 38mm dia. minimum and wash handbasin to be 32mm dia. minimum.
- Where waste lengths exceed 1.70m from soil pipe, traps to be anti-syphon.
- All traps to have 75mm deep seals (ground floor appliances discharging to a gully to have 40mm seal).
- SVP and plumbing ducts to be constructed with 12.5mm moisture resistant plasterboard on SW framing for 30 minutes fire resistance, to be fire stopped at first floor level and casing to be packed with insulation. Access fittings to be provided at ground level.
- Durgio valves to be fitted at a level above the flood plane of the highest appliance.
- All new fixed baths are to have fitted temperature control valves that do not exceed 48 C.

RAINWATER GOODS

- 100mm PVCu gutter laid to falls with 63mm dia. RWP sealed to drain at finished ground level.
- RWP to be connected into existing surface water system or to new soakaways located 5.0m from any buildings.

GENERAL

- Hot water and space heating to be provided by an extension of existing system with thermostatic valves to all new radiators.
- All structural matters are to be in strict accordance with the structural calculations.
- The contractor is to confirm all external and internal setting-out on site before and during commencement on site.
- MOE indicates an opening vent that complies with AD:Part B. Minimum opening size of 450 wide x 750 deep with an egress hinge. Internal cill height of min. 800mm/max. 1100mm.
- Provide a minimum of 75% energy efficient light fitting per all new fittings of the extension.
- All electrical installation/equipment is to comply with AD:Part P. An electrical installation certificate to BS7671:2008, issued by a competent electrician registered with an electrical self certification scheme, should be submitted to BCO prior to completion of building work on site.
- Provide a mains wired (battery back-up) and interlinked smoke detector per floor (hall and landing).
- The property owners are to ensure that all any requirements of the Party Wall Act are complied with.



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Project	REAR EXTENSION AT 8 WARFIELD CRESCENT, WATERLOOVILLE, HAMPSHIRE.		
Client	Mr & Mrs Lovell		
Subject	Building Regs Drawing Proposed Elevations		
Date:	Oct 2020	Scale:	1:50 @ A3
Rev:		Drg. No.	20/935/03

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- All dimensions are to be site confirmed and should not be scaled unless for Planning purposes.
- Verify all queries with the office.