



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 STARTING

FOUNDATIONS:

- Foundations to be minimum width of 600mm and to a minimum depth of 1.0m or to suit local ground conditions.
- Where in close proximity to trees or soil is shrinkable, "Practice Note 37" 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/required for inspection by BCO.

DRAINAGE:

- Drains to be PVCu pipework to BS4860:1971.
- 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 80.
- 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/required are to the approval of Southern Water Authority.
- Provide double sealed screw down covers to all internal manholes.

GROUND FLOOR CONSTRUCTION:

- 75mm thick sand/cement screed on 90mm Celotex insulation on 1200g DPM on 100mm concrete blocks grouted in place between concrete precast floor beams (to specialist design).
- Maintain air supply to existing airbricks 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: 103mm facing bricks on 100mm dense concrete blocks, 85mm Ditherm 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 1.6.
- 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 played 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 Catric 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 1.6.
- All glazing is to conform with AD-N and critical locations.

INTERNAL PARTITIONS:

- Studs construction: ex 100 x 50mm studs at 400mm centres (with sole, head plates and noggin) with 15mm Soundbloc plasterboard (moisture resistant to wet areas) to both faces.
- Provide Catric/IG box lintels over all openings in loadbearing walls also refer to structural calc.

ROOF STRUCTURE:

- Provide a single layer EPDM roofing felt on top of 128mm Celotex Tempocore insulation board on softwood firings (minimum of 25mm thick) on 50x150 joist as per structural calculations.
- Provide 30x5 MS galv. Restraint straps at 1.5m centres at ceiling level and at gable walls secured to 3no rafters with support noggin.

VENTILATION:

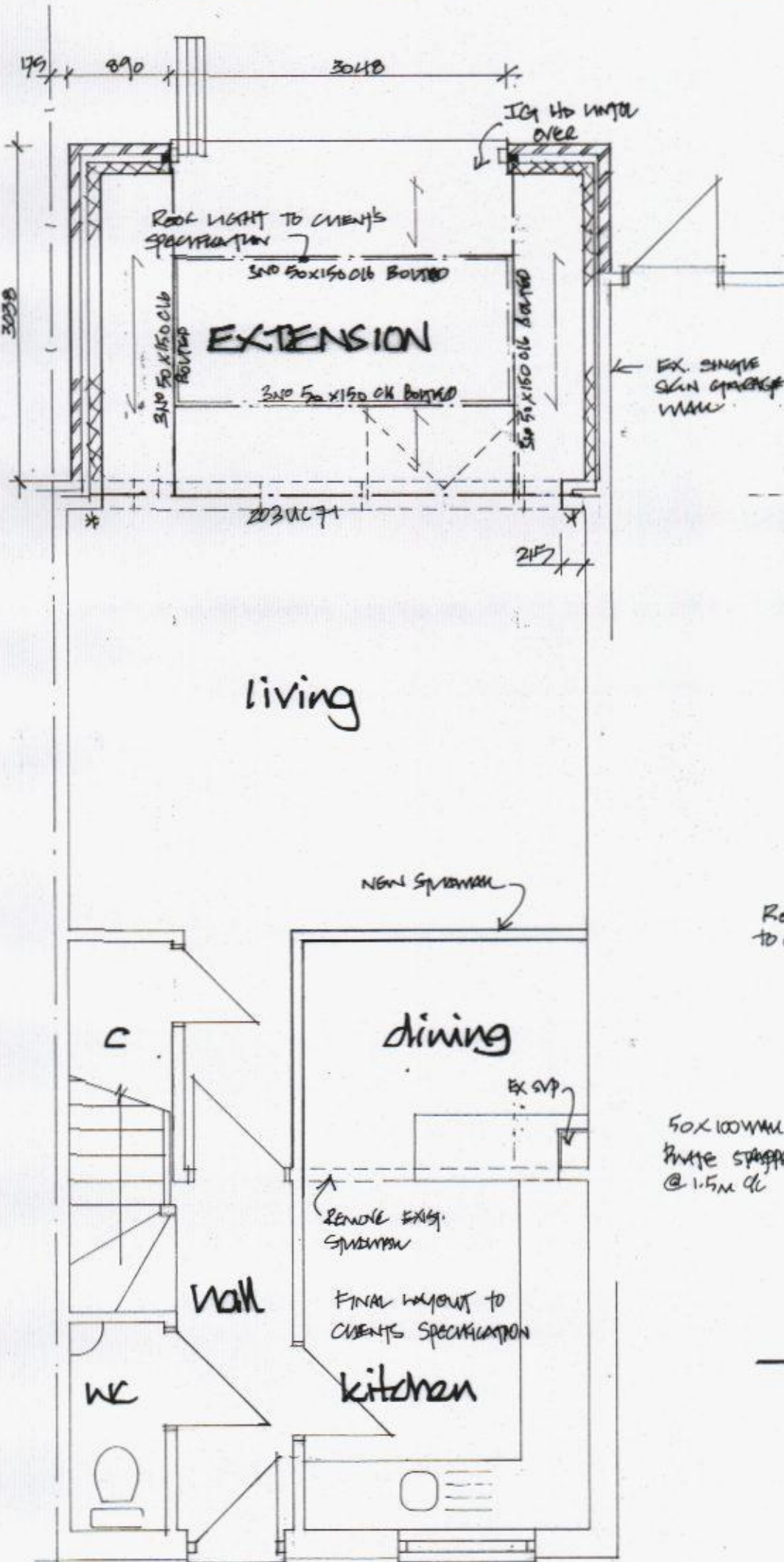
- Window opening lights to exceed 5% of floor area total per room.
- 28mm sealed double glazed units to all windows sealed all round with a sealant.
- All windows to be fitted with trickle vents equal to 5000mm² area total per habitable room, otherwise 2500mm² per room (kitchen, utility, en-suite, cloakroom).
- All glazing to conform to the Building Regulations Approved Document: Part N and BS6206:1981.

RAINWATER GOODS:

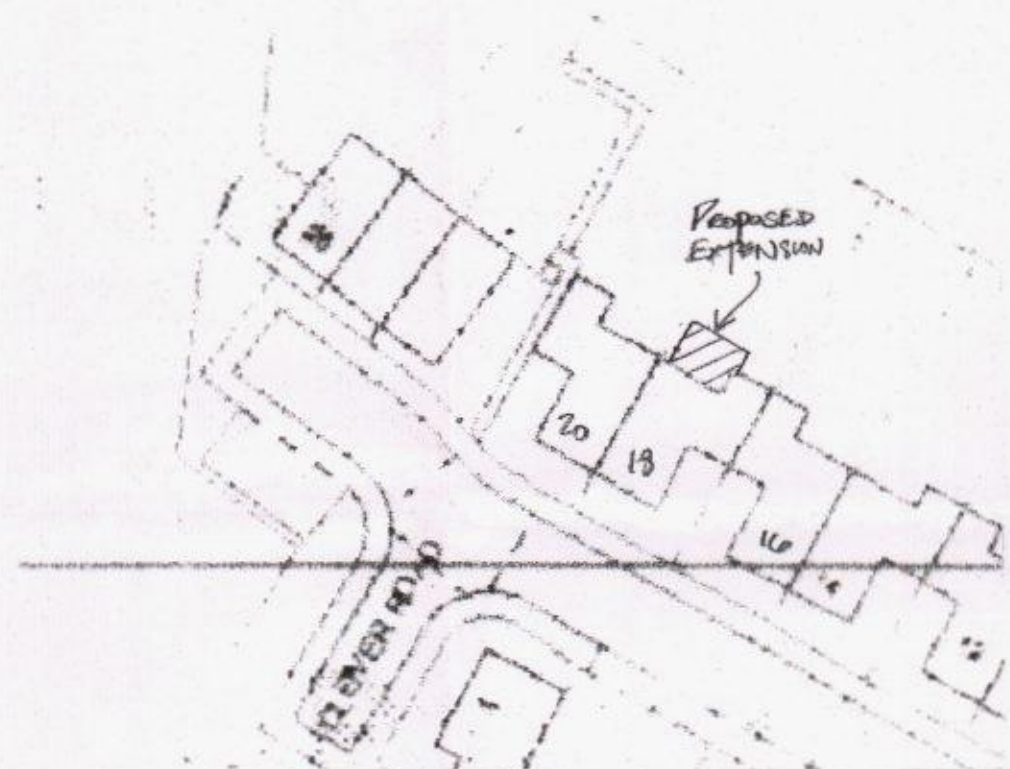
- 100mm PVCu gutter laid to falls with 63mm dia. RWP sealed to drain at finished ground level.
- RWP to be connected into existing surface water system or to new soakaways located 5.0m from any buildings.

GENERAL:

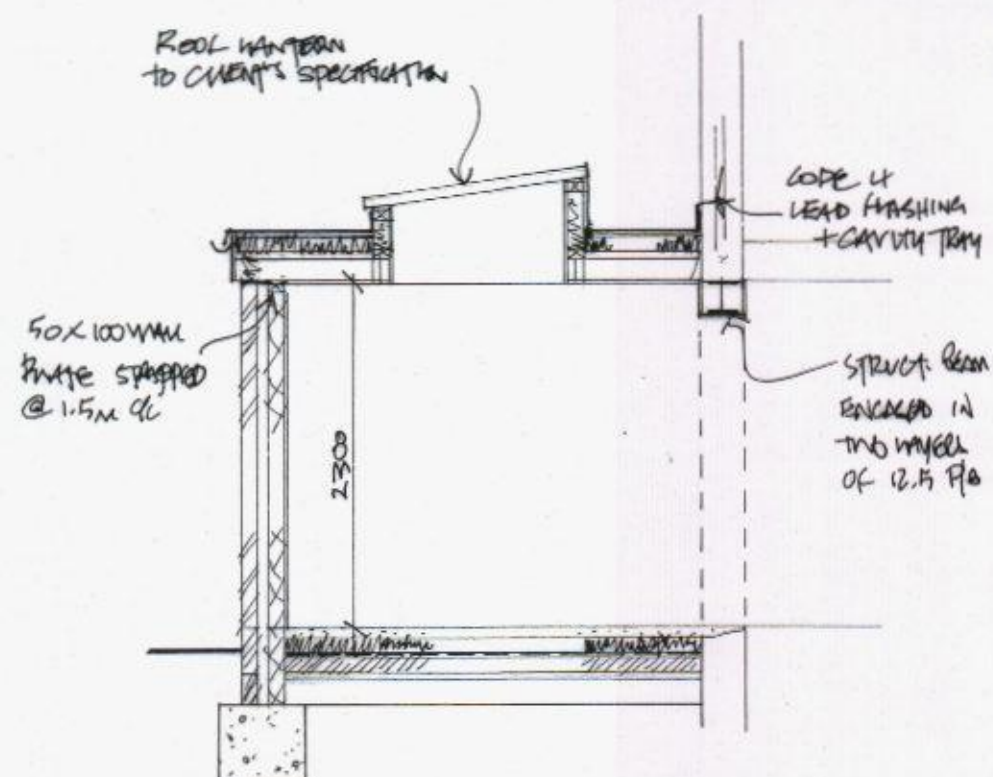
- Hot water and space heating to be provided by an extension of existing system with thermostatic valves to all new radiators.
- All structural matters are to be in strict accordance with the structural calculations.
- The contractor is to confirm all external and internal setting-out on site during and commencement on site.
- MOE indicates an opening vent that complies with AD:Part B, Minimum opening size of 450widex 750deep with an egress hinge. Internal cill height of min.800mm/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 BS 7671:2006, 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 & landing).



GROUND FLOOR



SITE PLAN
Scale 1:500



LOCATION PLAN

Scale 1:1250 OS UK No 100046326



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Project	REAR EXTENSION AT 18 SHEPHERD WAY, HAVANT.	
Client	Mr & Mrs C King	
Subject	Planning & Building Regs Drawing	
Date:	Jan 2015	Scale: 1:50, 1:100 @ A2
Rev:		Drg. No. 15/389/01

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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.