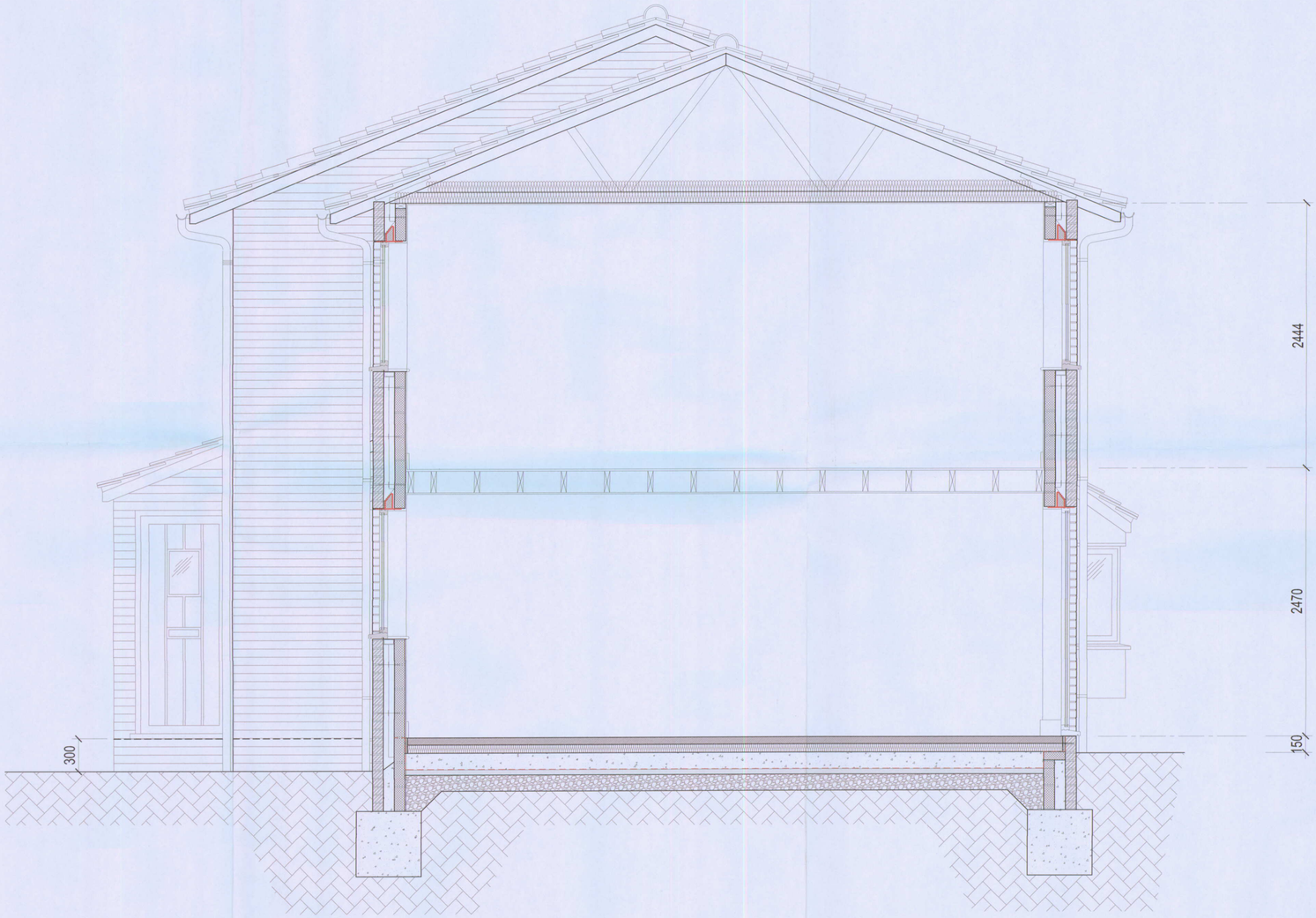


GENERAL NOTES:
All written dimensions must be checked on site before work commences on site or in shop. Figured dimensions take preference over those scaled. Discrepancies, where identified, must be reported to the Architect immediately.

All work must be carried out in accordance with the Building Regulations and to the satisfaction of the Local Authority.

B.O.H. PERMIT

BUILDING REGULATIONS NOTES:

NEW FOUNDATIONS. Walls to be built off of Gen3 trench fill concrete footings 600mm wide to BS:5328 Pt 2 at minimum 1m below reduced ground levels to approval of Local Building Control Officer. Footings to be varied on site to suit proximity of sewer in accordance with Southern Water requirements. Openings for any drainage runs through the foundations to be protected by 50mm gap with rigid board each side to prevent vermin ingress with concrete lintels over if passing through walls.

SUB-STRUCTURE. 7N/mm2 dense concrete block cavity walls from foundations to DPC. Areas with brick facing shall revert to facing brickwork 3 number courses below ground level. Lean mix cavity-fill to within 150mm of finished ground level.

GROUND FLOOR. 75mm sand/cement screed. Incorporating 75mm thick Celotex TuR-R GA3075 Insulation with 25mm perimeter upstand installed over 100mm reinforced concrete slab c/w 1 layer of A193 mesh with 50mm cover on 1200 guage polythene DPM laid over 50mm sand blinding on min 150mm consolidated hardcore. Floor construction to achieve 0.22w/m2K or better.

CAVITY WALLS: 102.5mm.thk Facing brickwork to match existing, 100mm cavity comprising of 50mm air gap and 50mm.thk Celotex partial fill insulation fixed to 100mm.thk concrete inner skin finished with a 2-coat plaster finish.

WALL TIES. Both leaves of cavity walls to be tied with SS twisted wall ties to BS1243:1978 with drips in clear cavity. Incorporating Insulation retention clips. Wall ties at 750cc horizontaly and 450mm cc vertically staggered, doubled at jambs, corners and junctions. Cavity closed at window and door reveals by proprietary insulated closer. Cavities kept clear of construction materials.

DAMP COURSES. Hylcad DPC to be provided to new walls in accordance with BS743:1970 with minimum 150mm lap joints. DPC's in external leaf of external walls shall be a min 150mm above finished ground level. Vertical DPC's shall be provided to all existing reveals in external walls.

LINTELS. Openings in cavity walls to be provided with IG galvanised, Insulated steel lintels with 150mm end bearing packed with insulation and incorporating a suitable cavity tray over with perp end weep vents

INTERNAL WALLS. Partition walls generally to comprise 75x50mm CLS studwork with 12.5mm plasterboard each side, finished with skim coat plaster. Areas finished with wall tiling to receive a layer of plywood in lieu of plasterboard. Cavities to be filled with Isolwool Insulation.

WINDOWS. All windows and doors to be of timber construction, stained to match with existing. All windows to achieve 1.8w/m2K, low emissity glass with 16mm gap between panes. Opening lights to windows to equal min 1/20th of room floor area. In addition, windows shall provide background ventilation via trickle vents equal to 8000mm2 per room. All windows to be fitted with draught seals. All new external perimeter window and door frames to be sealed with suitable sealant to prevent air leakage.

GLAZING. Glazing shall be carried out strictly in accordance with Approval Document N1 and BS6206. Glazing to all doors and windows within 800mm of floor level to be tempered safety glass, Class A material to BS 6206. Glazing adjacent to doors shall also be toughened Le sidelights.

STEELWORK. All to Structural Engineers design and detail. 30 minute fire protection to steels to be provided by means of 2 layers 12.5mm plasterboard clad around steel. All steelwork to be suitably primed to avoid corrosion where exposed to the external elements. All beams to bear on suitable concrete padstones as SE details.

NEW ROOF CONSTRUCTION. New concrete interlocking tiles to match with the existing, on 25x38mm roofing battens on counterbattens on Tyvek breathable roofing felt on timber engineered trusses as specialist manufacturers design. New wall plates strapped to masonry walls @ max 2m cc with 1200 x 30 x 2.5mm galvanised m&t steel wall plate anchor straps. Min 270mm thick Rockwool mineral fibre Insulation to be installed in the loft area. 100mm to be laid between the ceiling joists and 170mm laid perpandicular across the top of the joists to achelve min 0.20w/m2K or better. Ceiling finished with one layer British Gypsum plasterboard fixed to ceiling joists with skim coat plaster finish.

HEATING. Existing gas fired condensing boiler to be retained, existing radiator circuit to be adapted and extended to incorporate additional panel radiators in the new extension.

INTERNAL PLUMBING. 32mm trapped wastes to basins, 40mm trapped wastes to baths, sinks, showers and washing machine. 75mm deep seal traps to wastes on soil and vent pipe/stub stack (50mm to wc pan). Basins: minimum 32mm diameter for maximum 1.7m run. Minimum 40mm diameter for maximum 3m run. Fall of branch wastes for washbasins to be as indicated in diagram 3(b) of Part H1 of the 1990 Approved Documents. NOTE: where 40mm branch pipe is used the tail of the trap should be lengthened by 50mm before increasing the diameter.

MECHANICAL VENTILATION. Extract fans to be provided to new bathroom rated @ min 60litres/s

UNDERGROUND DRAINAGE. Pipes to be 110mm.dia Osma drain or similar on 100mm granular filling to BS882 Table 4 or BS9301 Appendix 11. Side-fill to be of similar material 150mm wide, cover with 100mm granular fill or selected fill and back fill excavated material and carefully compress. Drains passing beneath buildings to be to be surrounded with 100mm granular or flexible fill. Drains passing through walls to be provided with lintels over with a suitable pipe sleeve and two couplers on either side of wall. UPVC shallow access inspection chambers to be bedded on 100mm granular fill surrounded and back filled as for drain line. 150mm concrete provided for cover frame bed. All drainage to be carried out in accordance with BS8301. Drainage system laid to min gradient of 1/40 for foul drains and 1/80 for surface water drains. Foul drains to discharge into existing public sewer. Surface water drains to discharge into new soakaway, positioned a minimum of 5m from the building.

RAINWATER PIPEWORK: Black uPVC half round gutters with circular downpipes to match existing.

ELECTRICAL INSTALLATION. All switches and sockets to be sited not lower than 450mm and not higher then 1200mm above finished floor level. All electrical work is required to meet the requirements of Part P of the Building Regulations and must be designed, installed, inspected and tested by a competent person. A certificate of compliance is to be forwarded to the LA, prior to occupation of the building. Energy efficient lighting to be provided to 25% of light fittings.

FIRE DETECTION. Install automatic smoke detection and alarm system to BS5839 Grade D, mains operated self contained interlinked smoke alarms with integral standby supply installed in accordance with the Building Regulations. Smoke detectors located in ground floor hall and first floor lobby to provide early warning.

INTERNAL DECORATION. All timber surfaces to be knotted, primed and undercoated to receive gloss coat finish. Walls and ceilings to receive one mist coat and two final coats of emulsion paint.

Rev.	Date.	Description	Drn. By?	Ck'd By?

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
26 APR 2010
RECEIVED

Client:
Mr A. Anthony

Contract Title:
Two Storey Side Extension
33 Lombardy Rise
Waterlooville

AMENDED

Status:
- PROPOSAL -

Drawing Title:
BUILDING SECTION
10/72676/000

Scale:	Drawn: A.D.	Approved:
1:50	Date: Jan 10	Date:

Contract No.	Dwg No.	Rev.
20155	G200	B