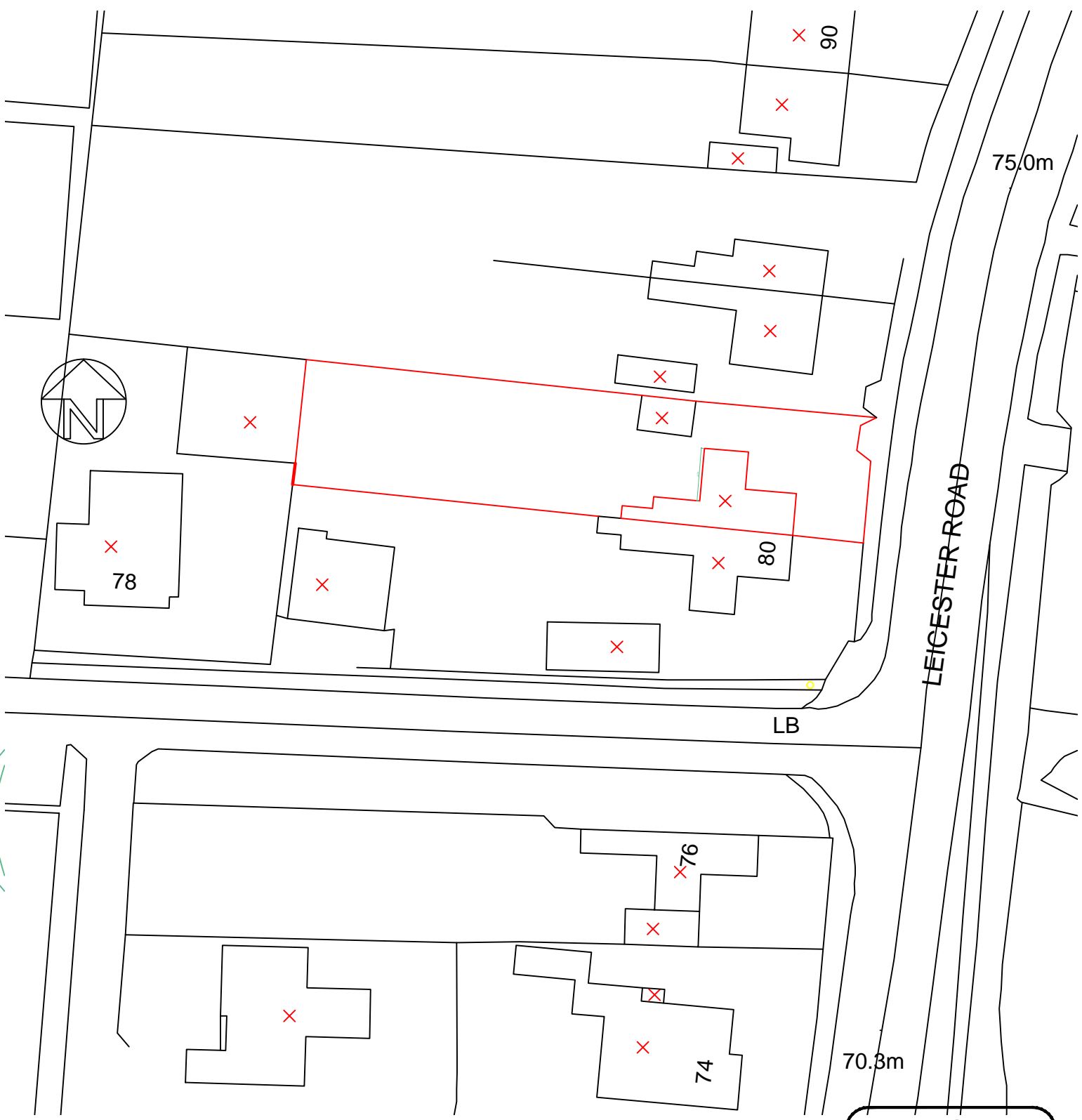
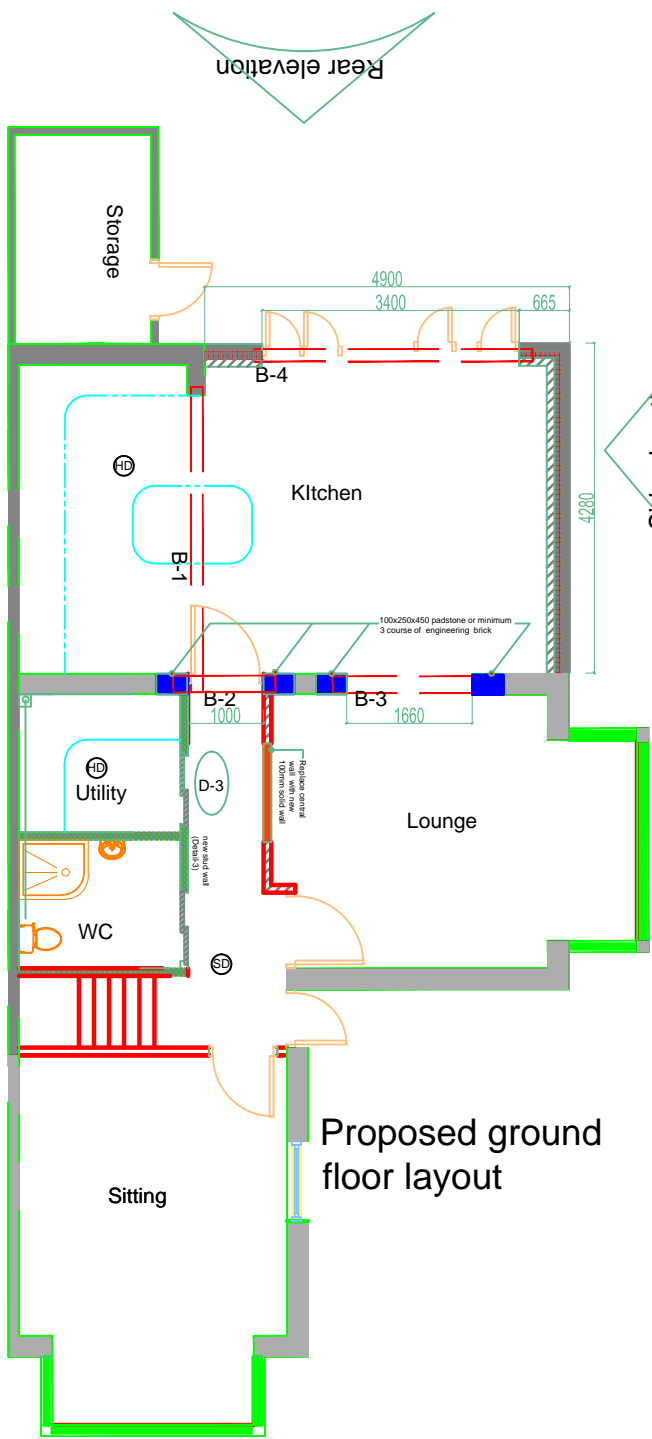


NOTE:
 All mechanical and electrical installations will be of the efficiencies compliant with the requirement of AD "L2B"

- * All doors must be $\frac{1}{2}$ H.F.R
- ⓈD Smoke Detector (BS 5839):Pt-6
- ⓂD Heat Detector



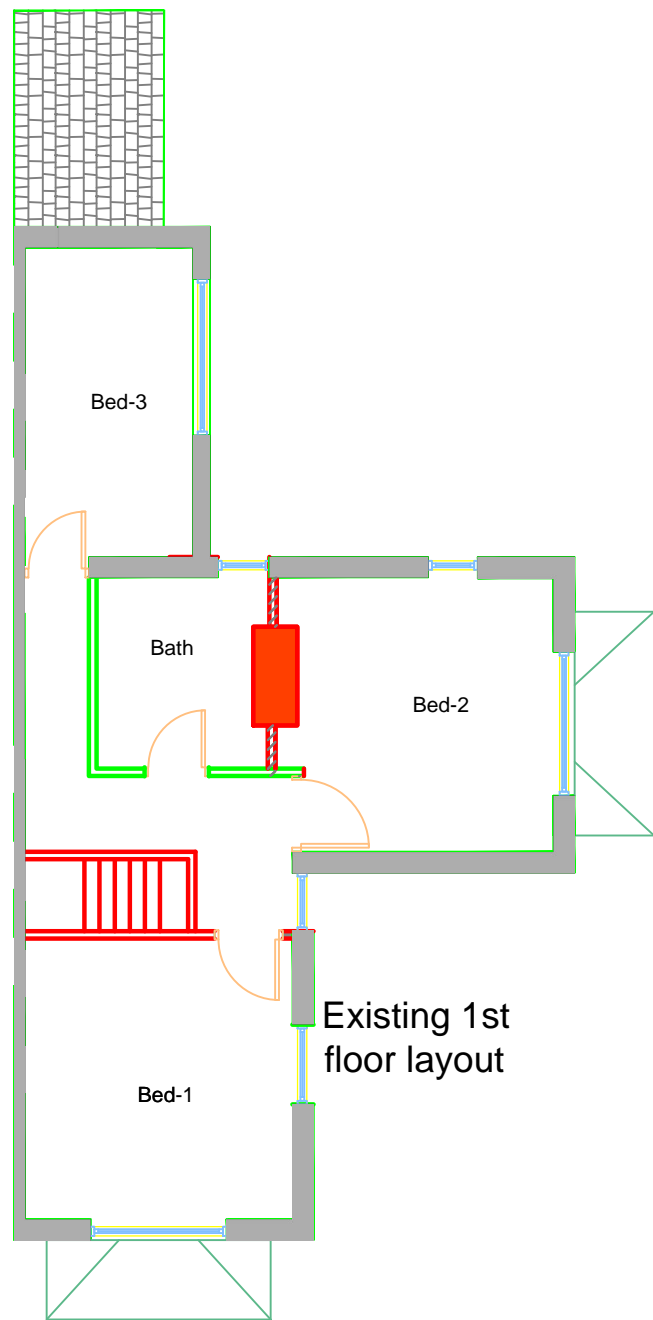
BLOCK PLAN:
 SCALE 1:1250

K.M.C
 Consultancy Services
 -Design, Built,
 -management
 Tel: 0116 367 3641
 Mob: 0788 6232199

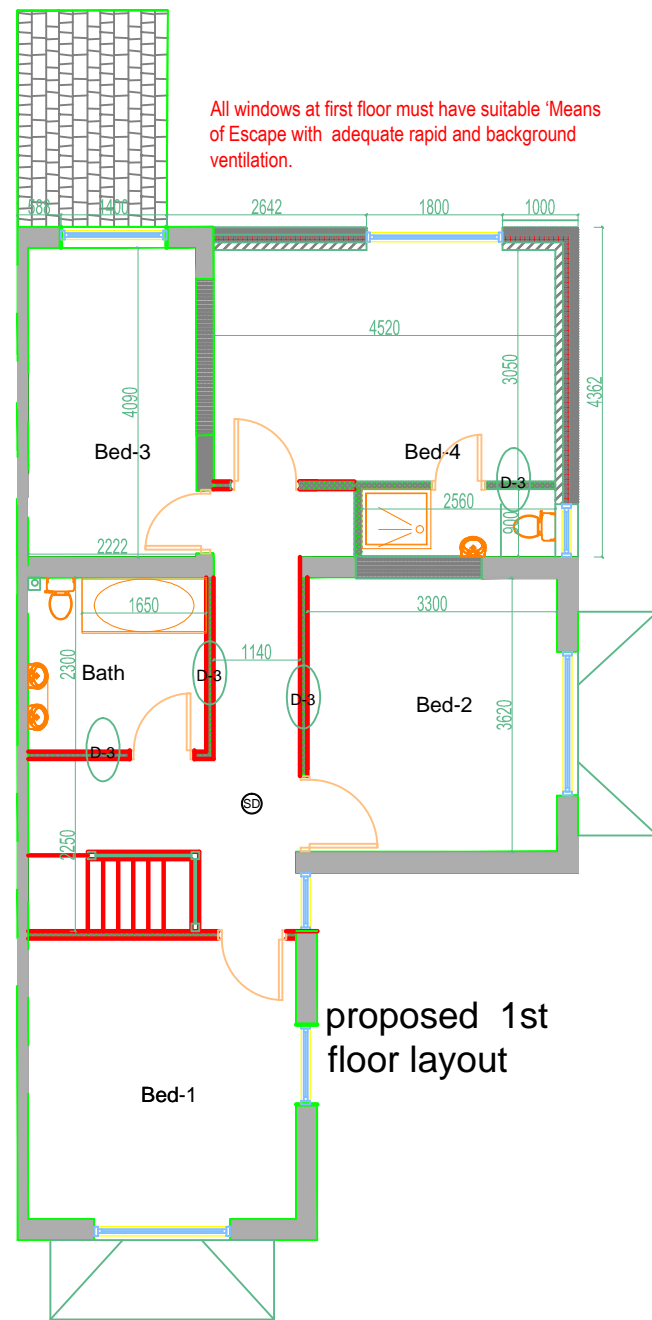
Projects:
 82 Leicester Road,
 LE2 9HF

Job Title:
 Two storey rear
 extension, internal
 alterations

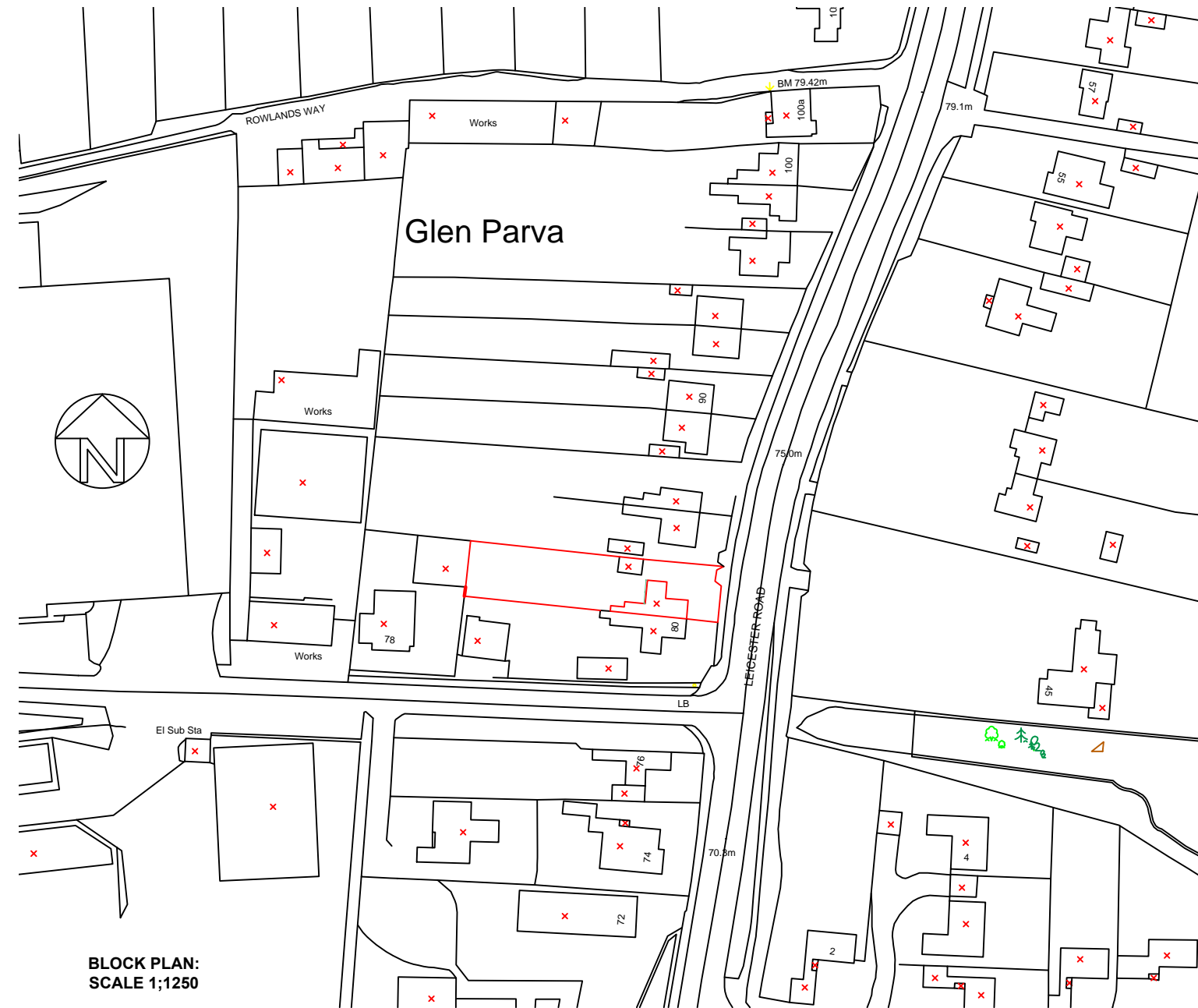
DRG: KMC-1630-1
SCALE: 1:100
Rev: PP1 **Size:** A3
DATE: 13.01.2021



Existing 1st floor layout



proposed 1st floor layout



BLOCK PLAN:
SCALE 1:1250

BUILDING REGULATION NOTES

GENERAL

All work carried out in accordance with Building Regulations, LA Approval, statutory undertakings regulations & approvals. Levels, inverts & dimensions to be checked prior to site commencement. All material, construction and workmanship in accordance with relevant Codes of Practice, British and CEN standards & Manufacturer's Specification. Clients should check that works shown on plan do not contravene any covenants or encroach the neighbouring properties. Any errors omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.

Contractor responsibility

The contractor should check on site all dimensions details to verify or adjust as necessary. Any errors omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval. All critical steelwork spans, foundation details, beam & block floor joists, under ground drainage, ventilation systems and cladding systems are to be confirmed prior to commencement of work on site. Do not scale from the drawing, check all measurements on site.

Statutory

Position and route of all Gas, Electricity, Water & Telephone services to be checked with appropriate statutory authority and installed/ altered in accordance with their Reg. and requirements. All electrical wiring in accordance with I.E.E Reg's and a certificate to be issued by the installer after completion of work.

Electrical Safety

All electrical work required to meet the electrical safety "PART P" and will be designed, installed, inspected and tested by person competent to do so, and that prior to completion of the work, an appropriate BS7671 electrical installation certificate will be issued to the L.A for the work by such person.

Lintels

External opening: Unless otherwise stated on drawing, 2 course CG90/100 Catnic steel lintels, complete with cavity tray over. All lintels to have min 100 bearing internally and 150 bearing externally sited on suitable pad stone (Stress-line P.C.C) unless otherwise stated on drawing or by manufacturer. All lintels used in accordance with manufacturers specification.

Glazing

Double glazed UPVC frame with 16mm air filled gap and low-E Coating Pilkington K Glass (to achieve 1.4 W/m2K or min. grade-C in accordance BR/L1B) incorporate trickle ventilation to achieve background ventilation. Provide draught seals to all windows, doors and sky lights. Safety impact to BS6206 1981 to windows less than 800mm and doors less than 1500mm from finished floor level as defined in BS 6206. Windows area min. 1/10th floor area and not to exceed 25% of the total area. Cill height between 800-1100 mm from adjacent floor level. Means of escape windows to have min. unobstructed openable area of 0.33m2 Min. width of 450 mm and height 750mm.

Timber Construction

All external timber, structural timbers and roof battens preservative treated against decay and infestation, vacuum pressure preservative treated timber used where available.

Ventilation

Extractor fan capable of extracting at a rate 30 Lit/second to the bath/ shower with 15 min over run and 60 Lit/s to the kitchen. Rapid ventilation via 1/20 opening windows within 8000 mm2 to the habitable room and 4000mm to the shower via trickle ventilators and 10mm gap under the access door.

Plumbing

Plumbing to be in accordance with A.D.H and all work to water authority approval, any direct connections via reducer. Self ventilating traps to be used where waste pipe lengths exceed 3 meters. Hot and cold water supply to all fitting as applicable. All fittings to have 75mm deep seal traps in ABS plastic. Basins to have 32mm diameter wastes, WC's to be 100mm and all other to be 40mm, with all pipes lead to fall.

Drainage

Drainage-flexible jointed pipes on bed and surround of granular material jointed pipes all to BS8301. Install 110mm half round rain water guttering to 75mm down pipe, discharge to the new drainage system. Pipes passing through walls (if applicable) to be bridged with reinforced concrete lintels. Construct any manholes using 215mm Class B Engineering bricks laid in water bond in cement mortars with joints flush on min 150 concrete base, in position indicated.

Foundation

600 concrete trench fill min 1000 below finished ground level. Depth, Width and concrete mix of foundations dependent upon ground investigations and conditions. Drains under or near building foundations to be protected to LA Approval.

Ground Floor Slab

Finish on min 65 screed on 1200g Polythene D.P.C on top & bottom of 125mm Celotex on 100 concrete slab (Mix to BS-EN206) on 25 sand blinding on min 150mm fully consolidated quarry waste. (consolidated in max 150 deep layers).

D.P.C's

Any brick or block to BS5628 and cavity walls to have C10P Conc. filling up to 225mm below lowest level of D.P.C. D.P.C's to external walls min. 150 above F.G.L Horizontal and Vertical D.P.C's to all cavity closures (all cavities closed). Provide min 3 courses, class A or B brickwork splash course to outer leaf.

External walls

300 cavity wall of 100 brick outer leaf, 100 'ROCKWOOL' insulation batts, 100 thermalite Turbo 3.5 N block inner leaf and 13 plaster. Stainless steel ties @ 750 horizontally and 450 vertically and 225 mm vertically @ doors and windows reveals.

K.M.C
 Consultancy Services
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 Tel: 0116 367 3641
 Mob: 0788 6232199

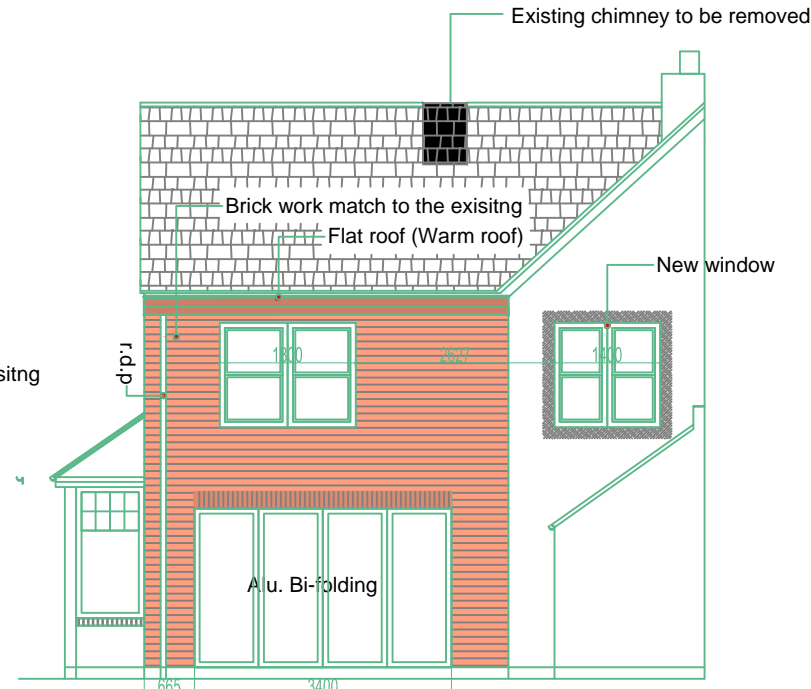
Projects:
 82 Leicester Road,
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Job Title:
 Two storey rear
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DRG: KMC-1630-2
SCALE: 1:100
Rev: PP1 **Size:** A3
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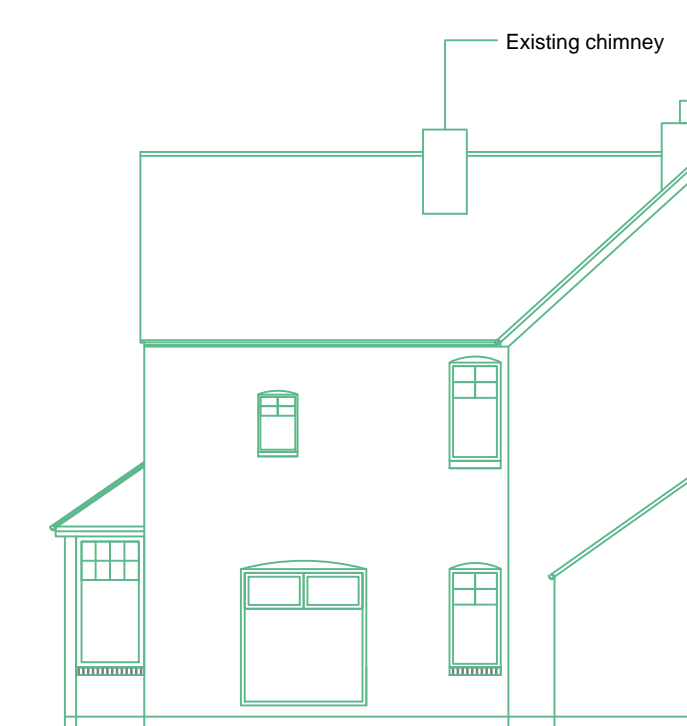
Proposed side elevation



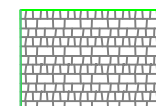
Proposed rear elevation



Existing side elevation



Existing rear elevation



First Floor (Detail-2)

Finish on 22 thick softwood t&g floor-boarding, on floor joists as per as plan on 12.5 mm plasterboard, and skim. Double up floor joists under the stud walls where parallel to the floor joists as shown on plan. Floor joists to be strutted at mid-span, using herringbone strutting. Strutting should be at least 38x38mm timber size. 100 mm ROCKWOOL between the floor joists in accordance with A.D.E1.

Internal walls (Detail-3)

All internal walls are 100x50mm timber stud wall@600 C/C fill with mineral Wool insulation (Min density 10Kg/m3) and 12.5 mm plasterboard and skim both sides. (fully sealed all joists T&B).

Roof construction (See Detail-4)

Strapping (Detail-6)

Use bat galvanized metal straps or similar, on wall plates max 1800 crs. joists parallel to external wall max 2000crs. across three members and supported on strut sized as member.

Plumbing/ Drainage

All underground pipes to be UPVC bed and surrounded in compacted pea gravel. Pipes less than 300mm deep to have concrete protection.

Smoke detection:

Mains operated, independent, interlinked units with battery back-up smoke detectors (BS 5839 Pt-6) to be installed in ground floor hall and first floor landing. Smoke detectors to be hard wired (Linked to the existing system) to separately fused spur at consumer unit. Detectors to be fixed to the ceiling and at least 300mm from any walls and light fittings, and sited so that the sensors are between 25mm and 60mm below the ceiling.

Boiler:

The existing boiler is to be checked for capacity. Extend the existing radiator system into the extension. Radiators to be sized to give an internal temperature of 21deg C with an outside temperature of - 4deg.

Heating system controls:

All radiators are to be fitted with thermostatic control valves "TCV". The heating system is to be provided with zone controls, timing controls and boiler control interlocks. All heating and hot water in unheated spaces are to be insulated to BS5422: 1990.

H&C Water:

Supply and install new polypropylene water supplies, make the necessary arrangements with the Water Authority to make final connection. All hot water in unheated spaces are to be insulated to BS5422: 1990.

Light switches/socket outlets:

are to be located to be readily accessible by wheelchair bound persons. Height of wall mounted light switches and sockets to be between 450mm and 1200mm above finished floor level.

Energy efficient lighting:

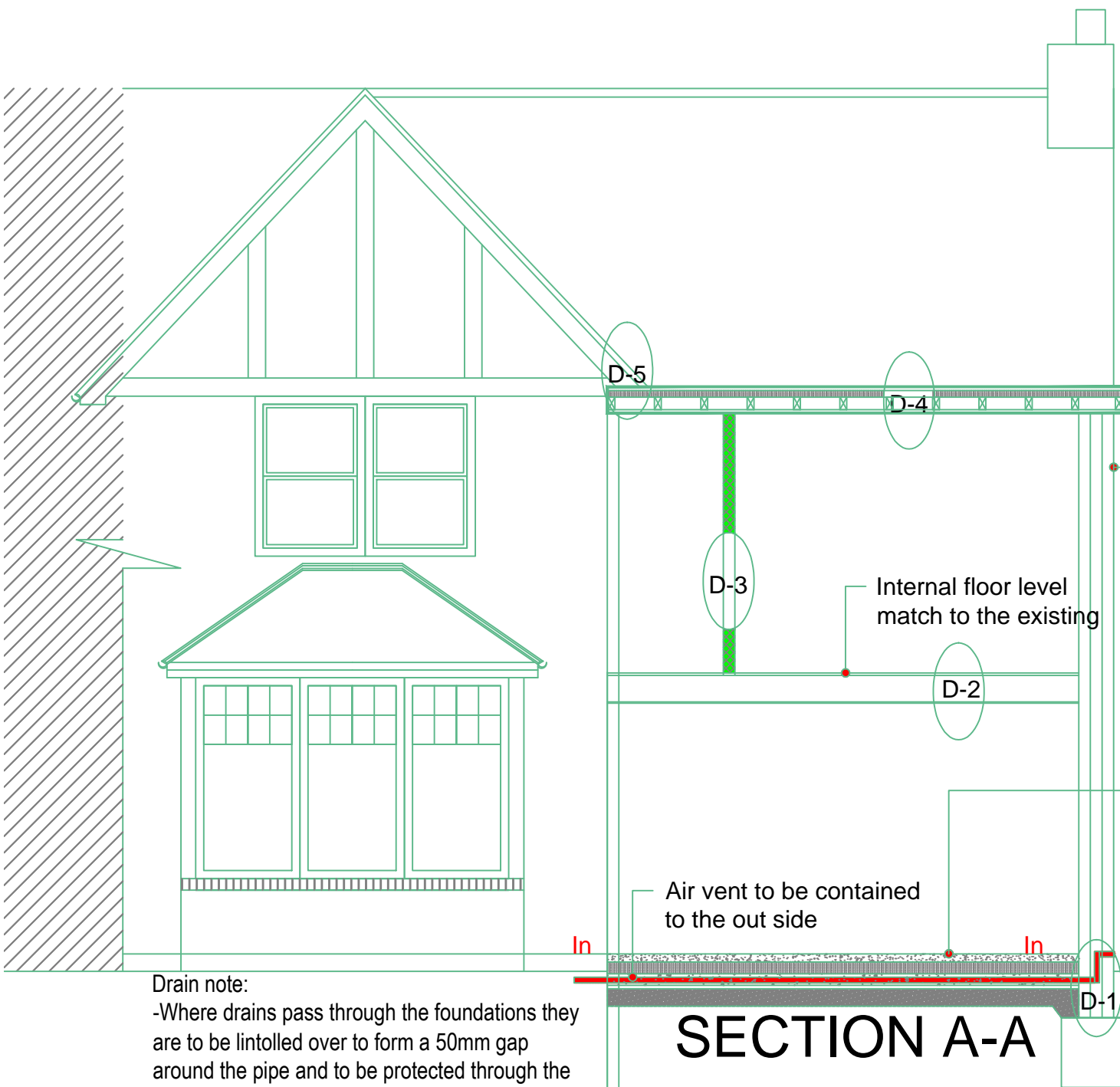
100% energy efficient lighting to be capable of housing lamps with a efficiency greater than 40 Lumens per circuit watt only. Kitchen and bathroom to be fitted with fixed lighting that only take lamps having above rate e.g. lamps using fluorescent tubes or compact fluorescent lamps.

K.M.C
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-management
 Tel: 0116 367 3641
 Mob: 0788 6232199

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DRG: KMC-1630-3
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Ventilation Notes:

Ventilation opening to all habitable rooms to be not less than 1/20th of floor area

Mechanical extract fans to provide the following minimum rates of extraction:

1. Kitchen 30 l/s to hob; or 60 l/s elsewhere
2. Utility room 30 l/s
3. Bathroom 15 l/s

Background ventilation via trickle ventilators with openings not less than:

4. 5000mm² - habitable rooms
5. 2500mm² - kitchen, utility room and bathroom

All windows at first floor must have suitable 'Means of Escape with adequate rapid and background ventilation.'

External Notes:

100mm brick outer leaf,
100 'ROCKWOOL' insulation batts,
100 thermalite Turbo 3.5 N block inner leaf and 13 plaster.

Stainless steel ties @ 750 horizontally and 450 vertically and 225 mm vertically @ doors and windows reveals.

GROUND FLOOR

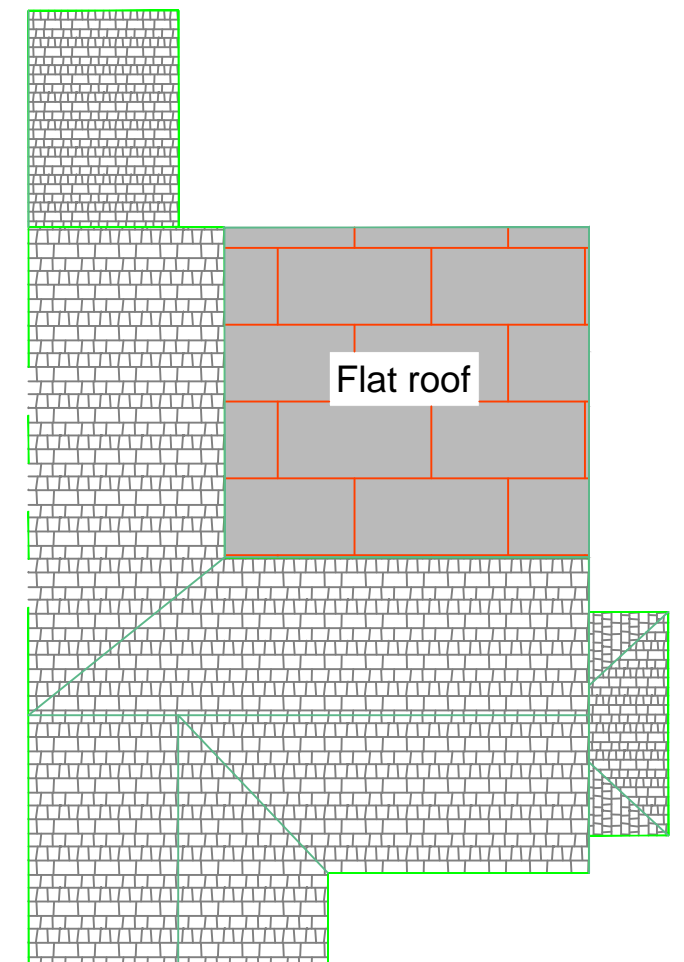
65 mm screed on 100mm thick Celotex GA3000Z rigid insulation or 125mm Jablite Jablo on proprietary methane barrier taken through to outer skin of external wall on 100mm Concrete floor slab on 25mm sand blinding on min. 150mm thick well compacted hardcore.

Foundation note:

-Depth, Width and concrete mix of foundations dependent upon ground investigations and trees root conditions, must be agreed on site by Building inspector.

Drain note:

-Where drains pass through the foundations they are to be lintolled over to form a 50mm gap around the pipe and to be protected through the foundations by shuttering around the pipe with 50mm of compressible material.



Proposed roof layout

K.M.C

Consultancy Services
-Design, Build,
-management
Tel: 0116 367 3641
Mob: 0788 6232199

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Job Title:

Two storey rear
extension, internal
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DRG: KMC-1630-4

SCALE: 1:100

Rev: PP-1 Size: A3

DATE: 13.01.2021