

BUILDING REGULATIONS NOTES - ALL MEASUREMENTS AND PLAN DETAILS TO BE CHECKED ON SITE THE PRINCIPAL CONTRACTOR (THE SITE BUILDER). ANY DISCREPANCIES TO BE REPORTED TO THE PLAN DRAWER

Foundations
Supply and lay minimum 200mm thick strip foundations in C20 concrete mix in accordance with Local Building Control ; contractor may adopt trench fill if desired (and agreed with Building Control) to:

Walls up to ground level
Build new sub-structure brickwork in class FN engineering brickwork in 1:3 cement:sand with plasticiser up to DPC level to all new cavity walls.

Walls above ground
Brickwork from DPC to window sill height to external leaf of brickwork to extension to be 100mm facing brick to match existing in 1:2.9 cement:lime:sand mortar. Medium density blockwork from DPC to full height to remainder of external leaf and to inner leaf generally. Provide 100mm cavity. Supply & fit 100mm Rockwool mineral wool full-fill cavity insulation to cavities.

100mm dense block to party wall with 67mm K17 Kingspan insulation board to party wall cavity.

Internal lightweight plaster / plasterboard on dabs finish; to achieve U-Value 0.28W/m²K; all in 1:2.9 mortar; VDP's to be installed to full length at abutment and all reveals;

Firfix or equivalent wall starters to abutment with existing walls;

Include Hyload or equivalent DPC min. 150mm above finished ground level.

Steel work
Refer to structural engineer design and calculations

Lintels
Cattic CG 90/100 lintels over new openings to suit span plus bearing, wall construction and loadings with 150mm min. bearing. Ensure lintel is suitable for use in connection with bi-fold doors. All openings in excess of 3m to be checked and supported by Structural Engineers calculations.

Cavity wall ties
IG or equivalent stainless steel ties with insulation clips at 750mm; horizontal and 450mm vertical centres, staggered, and 300mm centres about reveals. Include Cavity Tray W-type weap holes at 900mm centres above dpc level, to all elevations, including lintels.

Extension Floor slab
150mm compacted hardcore; 50mm sand blinding rolled to accept Visqueen; 1200 gauge Visqueen lapped to DPC; 70mm Kingspan Thermofoam TF70 solid board insulation; Provide 35mm insulation between floor slab and wall perimeter. Provide A142 mesh @ 2/3 up from base. All to achieve U-Value 0.22 W/m²K.

Holding down straps
30x5mm gms straps fixed to wall plates at 1.2m centres and continued 900mm down walls, screwed to masonry. Include similar vertical twist straps to alternate rafters, screwed to masonry to restrain extension and porch roof.

Pitched roof structure
Supply and install C16 softwood sizes TBC and ceiling ties at 400mm centres (ties on galvanized steel joist hangers) including for all sabre tooth washers, M12 bolt connectors where required, tanzitized 100x50mm wall plates, 100x50mm pole plates, 19x37mm battens, noggins, breathable membrane, code 4 lead flashings, plain concrete tiling to match No 01 with 150 mm K7 Kingspan insulation board with 37.5mm inulastad p.b. to achieve 0.18 W/m²K.

Double up rafter and top and bottom trims around roof lights

Use foilbacked (Duplex) plasterboard to kitchen ceiling.

Supply and fix gutter with downpipe. Include for all brackets, non-ferrous fixings top ends, bends and outlets as required rainwater pipes into gullies / drainage. Gutter to accommodate falls of any neighbour

Electrical Installations
Electrical works to be carried out by NICEIC qualified electrical engineer in accordance with Part P of the Building Regulations and to current IEE Regulations.

Ventilation
Opening lights to be provided to ensure 1/20th floor area rapid ventilation. Allow for new / kitchen mechanical extraction to achieve min. 30 l/s over hob to vent to outside air.

Windows & Glazed Doors
Double glazing to new extension to be K-rated low emissivity glass to BS 6206 (kite mark to be visible to all glazing) with toughened panes to any window panes below 800mm, and door panes below 1500mm.

Background ventilation to be achieved by secure window stays or trickle vents to windows; min 4000mm².

New Velux roof lights to roof slope to be fitted to manufacturer's specification with standard double glazing and flashing kit to suit roof tiles.

Drainage
Kitchen sink waste to discharge via 40mm diameter waste with anti vac trap laid to min. fall 18mm per metre to connect into SVP via multi boss connector.

Include pre-cast concrete drain lintels to new walls/foundations generally. Where drains penetrate walls. Allow for polypropylene inspection chamber (or equivalent manhole) to suit drain invert.

Health & Safety Responsibilities
Health & safety responsibilities on site, and during all construction works associated with this project, are the sole responsibility of the principal contractor (The builder employed by the site owner). All site operative to be provided with and wear recognised protective clothing, head gear and equipment.

Rev	Description	Date
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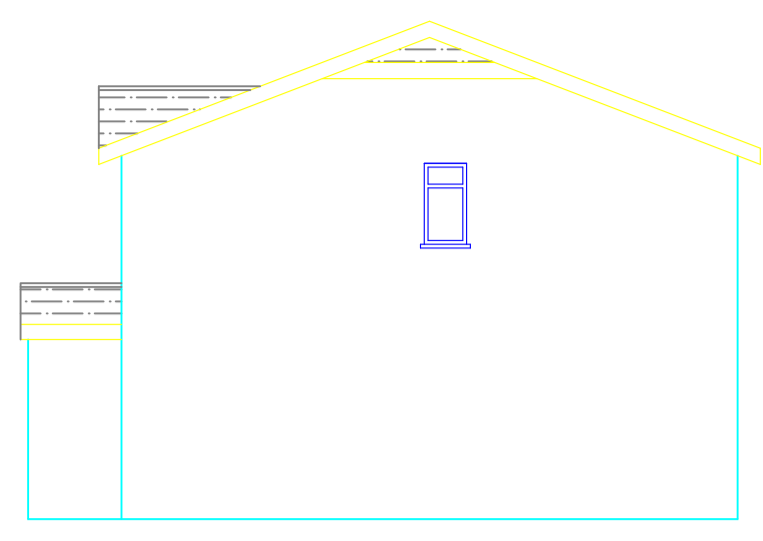
Project
SINGLE STOREY SIDE AND REAR EXTENSION AT 145 THE SHIRES, ST HELENS. WA10 3XL

Client
MR L BARROW

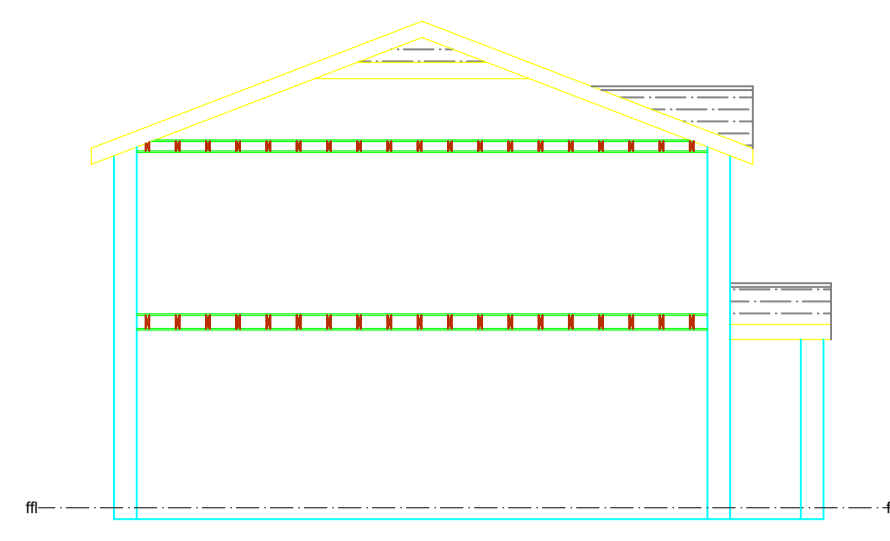
Contract No.	Drng. No.	Revision	Scale	1:50 & 1:100	@ A1
	2		By	MCC	Date
			Chkd		APR 2021

Drawing Title
EXISTING AND PROPOSED PLANS - DRAFT

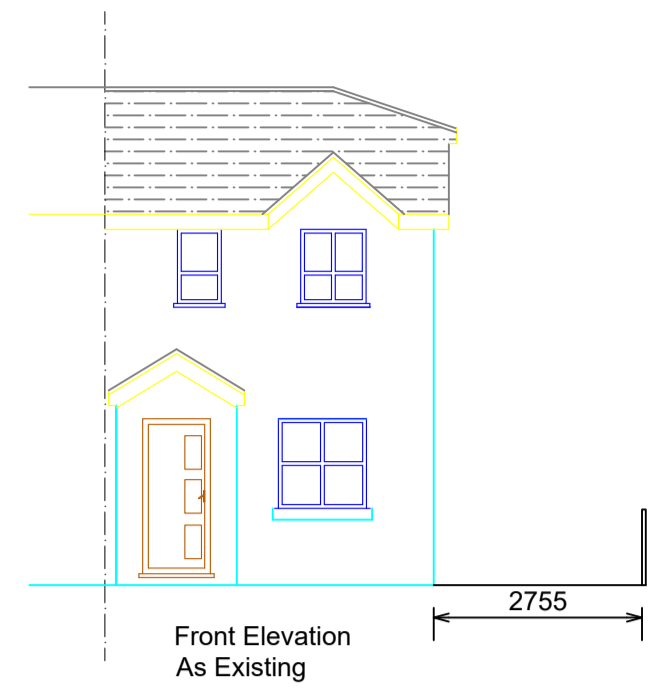
MAT DESIGN LIMITED
Town Planning & Building Control Consultants
17 BROOKSIDE AVE
ECCLESTON Telephone: 07850203448
ST. HELENS
WA10 4RN E-mail: miketa@blueyonder.co.uk



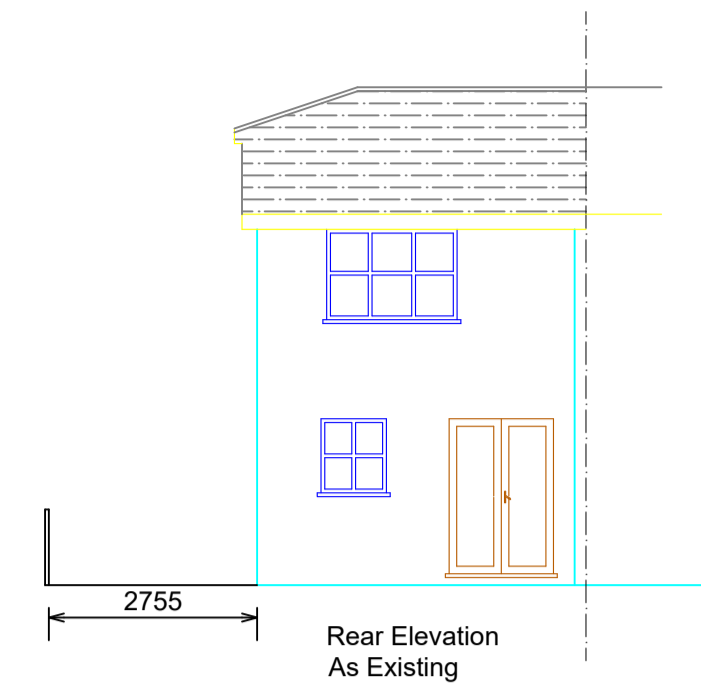
Side Elevation As Existing



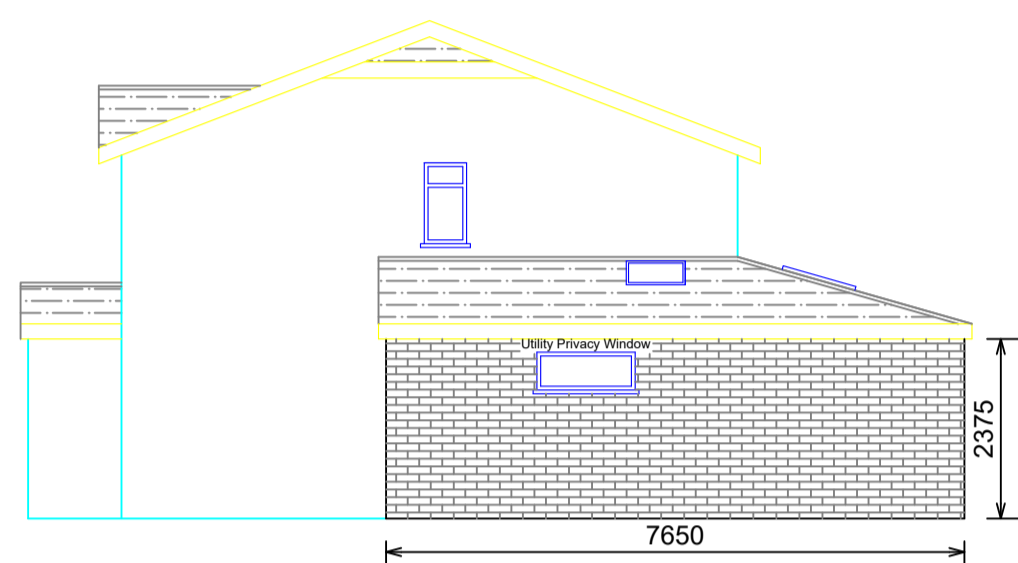
Side Elevation As Existing



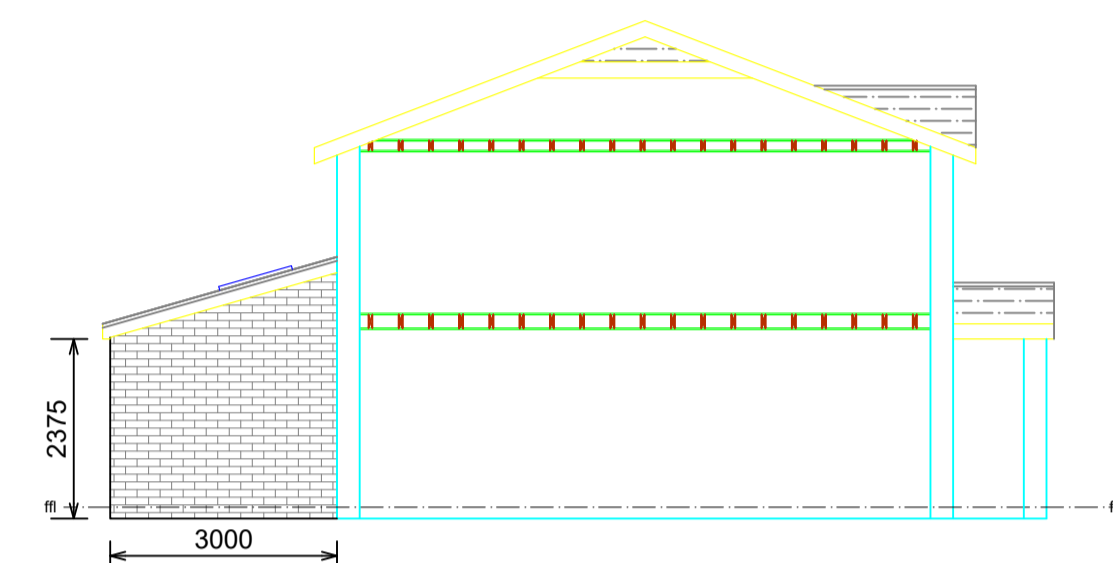
Front Elevation As Existing



Rear Elevation As Existing



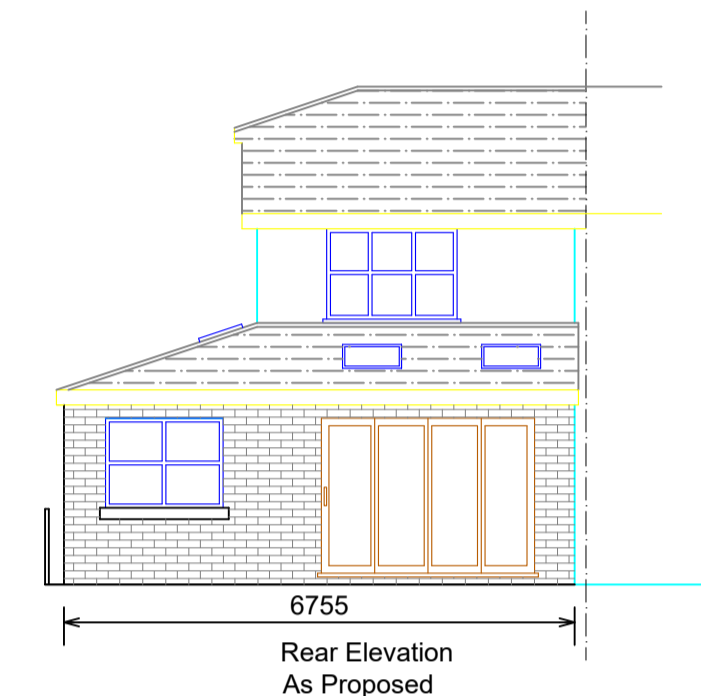
Side Elevation As Proposed



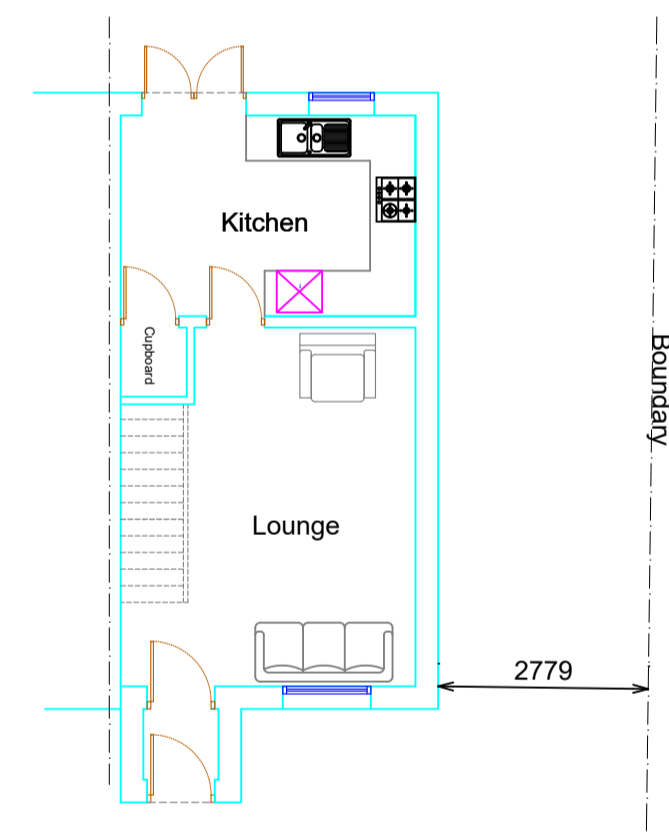
Side Elevation Section As Proposed



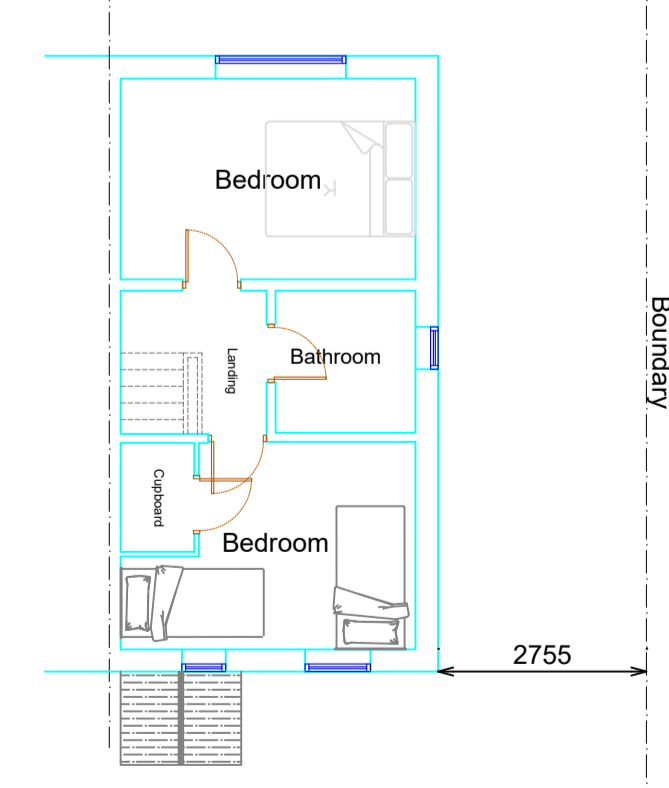
Front Elevation As Proposed



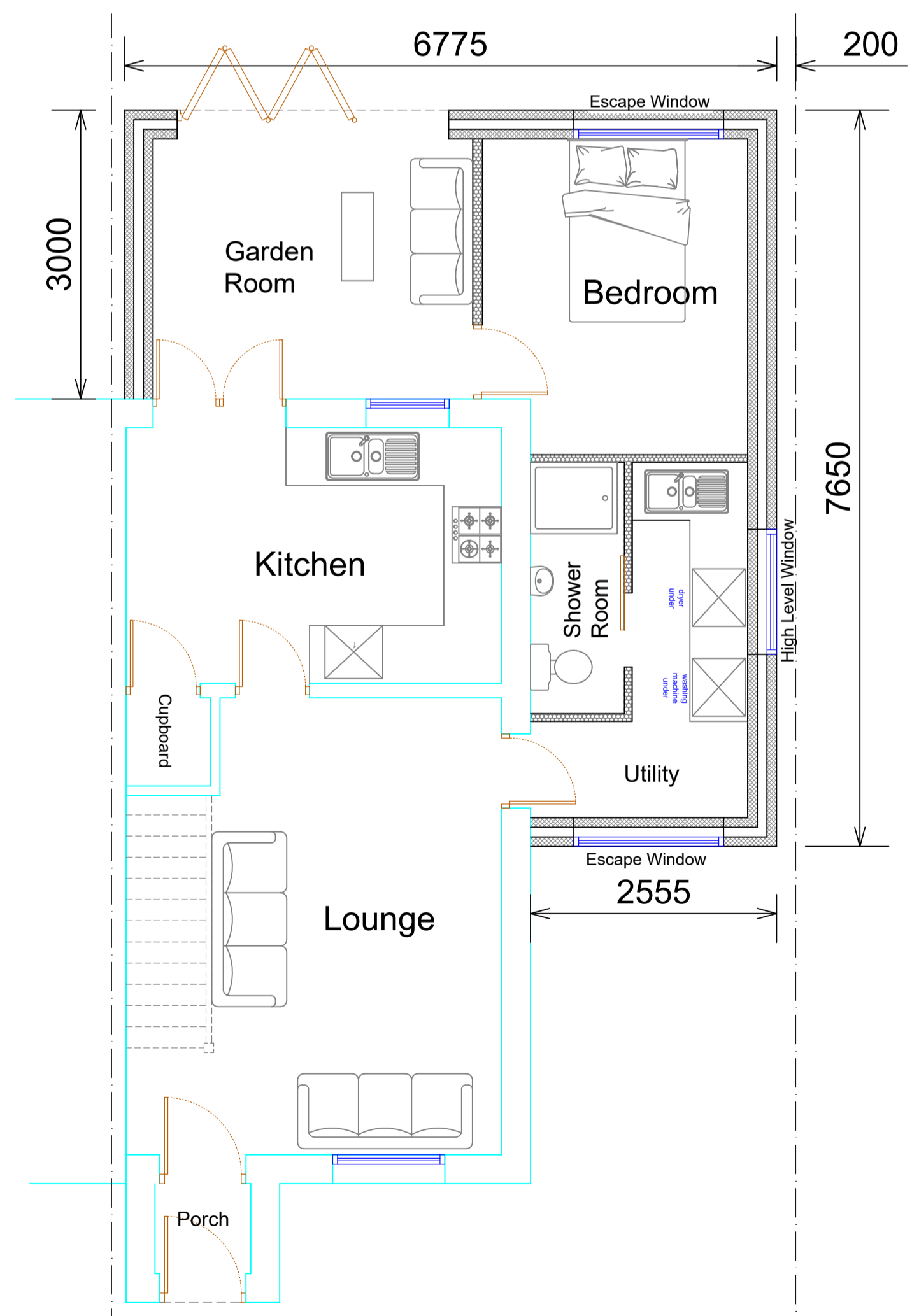
Rear Elevation As Proposed



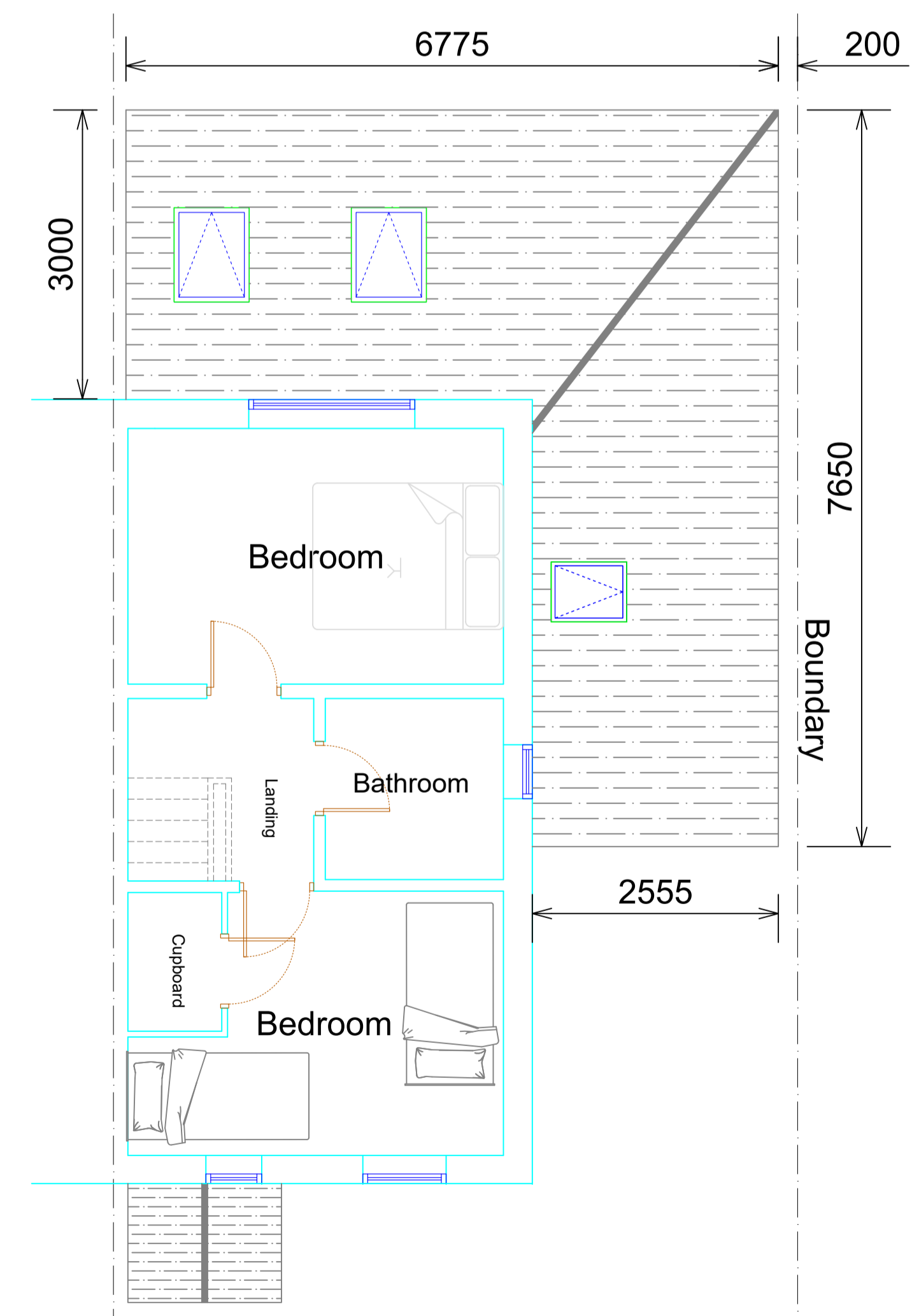
Ground Floor Plan As Existing



First Floor With Roof Plan As Existing



Ground Floor Plan As Proposed



First Floor With Roof Plan As Proposed

