

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES

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 The principle points of construction only are illustrated. Layout and dimensions are subject to confirmation and detailed design.

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- THIS DRAWING IS COPYRIGHT.
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE.
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BUILDING REGULATION SPECIFICATION NOTES:

A. SUBSTRUCTURE

New trench for foundations to be 1160mm deep as calculated using NHBC practice note 4.2 - Building near trees. See Tree Location Plan EB/19SD-0.

B. WALL CONSTRUCTION

Type A - New External Cavity walls:
 Cavity wall construction comprising of: 103mm facing brick as approved in stretcher bond.

100mm cavity filled with full fill Dntherm 37 insulation. Ancon DT250mm long wall ties or similar placed at 900mm x 450mm centres in staggered pattern. (2.5 clips per m2).

100mm Aircrete blockwork inner leaf. Strength to Structural Engineers specification. Internal face to receive 13mm lightweight plaster finish.

WALL CONSTRUCTION TO ACHIEVE A MIN. U-VALUE OF 0.28 W/m2K

Type B - New internal timber stud partitions:
 Timber stud partitions (min. 63 x 38mm timber) at max. 600mm centres infilled with 50mm Earthwool Acoustic Roll finished with 12.5mm standard plasterboard each side to meet Building regulations for a 40Rw dB partition. Partition sealed with an acoustic sealant at its perimeter and at all penetrations. Internal faces to receive a 3mm plaster skim finish.

Moisture resistant boards to be used in wet areas.

New External Walls Generally
 Ensure frost resistant brickwork and blockwork below DPC level. DPCs min. 150mm from external ground level to

be Hyload or similar approved. Wall ties to be built in during course of construction to BS 1234:1980 as amended @ 900mm horizontal centres and 450mm vertical centres and at every block course where the cavity is closed. Provide double wall ties around all openings. Provide movement joints in unbroken lengths of blockwork @ 6m centres, 3m from corners unless minor cracking from shrinkage is acceptable. All in accordance with Structural Engineers recommendations. New walls to be connected to existing structure via Catnic wall starter system, with movement joints or similar approved. Provide Cavalok insulated proprietary cavity closers with built in DPC or similar approved around all new window and door openings.

C. FLOOR CONSTRUCTION:

See drawing No. EB/19SD- Provide sub-floor ventilation to new and existing sub-floor voids via cavity tray or similar approved proprietary telescopic air vents. Sub-floor ventilation openings should not be less than either 1500mm2/m run of external wall or 500mm2/m2 of floor area whichever gives the greater opening area.

Floor construction to achieve minimum u-value of 0.22 Wm2/k

New timber floors generally:

Joists to be supported at walls by mild steel galvanised joist hangers in accordance with BS EN 845-1. Provide min. 10mm gap at joist ends with proprietary preservative. Provide SW noggins at mid span and at the joists ends.

D. ROOF CONSTRUCTION

Mono-pitch roof to side (Vented warm roof):
 See Section A-A and Eaves details.

Roof construction to achieve minimum U-value of 0.18 W/m2K

E. VENTILATION:

Habitable Rooms:
 Purge ventilation via opening

part of window to be at least 1/20th of floor area of room. Background ventilation to be 2500mm2 equivalent area provided via controllable trickle vents within door.

Kitchen:
 Purge ventilation via opening window/door (no minimum size). Intermittent mechanical extract ventilation @30 litres/second adjacent to a hob or 60 litres /second elsewhere. Background ventilation to be 2500mm2 equivalent area provided via manually controllable trickle vents.

Bathrooms:
 Intermittent mechanical extract ventilation @ 15 litres/second. Fan to have 15min overrun. Background ventilation to be 2500mm2 equivalent area provided via controllable trickle vents within window.

In addition to the above. There should be an undercut of minimum area 7600mm2 in any internal door between the kitchen, bathroom and WC and existing building. Equivalent of an undercut of 10mm above the floor finish for a standard 762mm door.

F. NEW GLAZING, WINDOWS AND DOORS:

All new windows, doors and roof lights to be installed with low-E glass and achieve a minimum U-value of 1.8W/m2K or WER Band D or CPU of 1.2W/m2K. All other doors to achieve U-value of 3.0W/m2K. Approved safety glass to be used in critical locations in accordance with Building Control Regulations Part N1.

G. DRAINAGE:

Foul water drainage below ground level:
 Drainage runs to be 110mm dia. underground quality u-PVC pipe. Hepworth or similar approved. Laid in accordance with manufacturers details. All foul drains to be laid to a min. fall of 1:40 (Surface water @ 1:80. Pipes to be laid in trenches with even formation across their width and bedded in accordance with manufacturers recommendation with a minimum class F bedding factor. 1:5 as defined in the Building Regulations. Where

pipes are less than 300mm cover below garden area or 500mm below drives, pipes are to be incased in concrete for protection not less than 100mm thick with movement joints formed with compressible board at each socket or joint. Where pipes pass through foundations, openings are to be formed with precast concrete lintels over, with a minimum of 150mm bearing at each end and masked each side with a rigid sheet material. Where pipes run below general foundation level of the building and are within 1000mm of the foundation, they are to be encased in concrete not less than 100mm thick in all directions.

Foul water drainage above ground:
 Kitchen sink to be fitted with a min 40mm dia. trap and min. 75mm deep seal and discharge via a 50mm dia heat resisting pipe fitted at 18mm to 90mm per 1m fall. Appliances to be fitted with a minimum 40mm dia trap (reduced to 38mm dia minimum dia if discharge is direct to a gully) and min. 75mm deep seal, and discharge via a 50mm dia heat resisting pipe fitted at 18mm to 90mm per 1m fall. Showers and baths to be fitted with a minimum 40mm dia trap and minimum 50mm deep seal, and discharge via a 50mm dia heat resisting pipe fitted at 18mm to 90mm per 1m fall. New WHBs to be fitted with a minimum 32mm dia trap and 75mm deep seal and discharge via a 32mm dia heat resisting pipe fitted at 20mm per 1m fall. Provide rodding access to bast of all discharge pipes. All pipe work in accordance with BS5254 &/or BS4514.

This assessment should be based on the extension only.

Heating and Hot systems:

Gas boilers to be installed by a person or and employee of a person who is a member of a class of persons approved in accordance with regulation 3 Gas Safety (Installation & Use) regulations 1996. The heating and hot water system should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently for the purpose of the conservation of fuel & power. Installation of heating or hot water service system connected to a heat producing gas appliance or associated controls to be a person

designed in accordance with BS EN 752-4 or BRE Digest 365 Soak aways Design and Building Regulations Approved Document Part H.

H. SERVICES:

Lighting and Electrics:
 All electrical work required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a competent person. Prior to completion, the Council should be satisfied that any such work (other than that defined as minor work) complies with Part P. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person authorised to do so (ie. a person who is registered under a recognised competent persons scheme for self certification). Information shall be provided so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety.

Provide light fittings (including lamp, control gear and an appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficiency greater than 40 lumens per circuit watt or, fixed energy efficient light fittings that number not less f one per 25m2 of dwelling floor area or part thereof or, one per four fixed light fittings.

This assessment should be based on the extension only.

Heating and Hot systems:

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registered by CORGI Services Ltd in respect of that type of work. To ensure the compliance with LIB Schedule 1, the installers shall give notice to the local authority confirming that the fixed building services have been commissioned in accordance with a procedure approved the the secretary of state. The notice shall be given to the local authority no later

than the day on which required by the regulation 15(4) is required to be given; or where

that regulation does not apply, not more than 30 days after completion of the work. The notice should include a declaration signed by a person suitably qualified to do so, that the manufacturers commissioning procedures have been completed satisfactorily. All new pipework, ducts & vessels to be insulated to a standard not worse than those set out in the Domestic Heating Compliance Guide NBS 2006.

J. FIRE:

Ensure minimum of 1 number smoke detector per storey in accordance with BS5839-6: 2004 grade D - Category LD3 standard. To be ceiling mounted and at least 300mm from walls and light fittings. Situated in the circulation space within 7.5m from the door to each habitable room. Smoke alarms & heat detectors to be mains operated with battery backup and interlinked.

Escape windows to first floor habitable rooms to have a clear opening on no less than 450mm high x 450mm wide and have an unobstructed opening of not less than 0.33m2 for escape purposes. All elements of structure to have a minimum 30minute period of fire resistance in accordance with ADM Part B1 - Dwelling Houses.

Drawing status:
BUILDING CONTROL

| Rev. | Description | By | Date |
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| Drawn | Date | Name | PROPOSED SIDE AND REAR EXTENSION 19 SCHOOL DRIVE, NEWTON LONGVILLE MK17 0DD |
| Number | 20.09.2018 | EB | |
| Initials | | | |
| Approved | | | |

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