

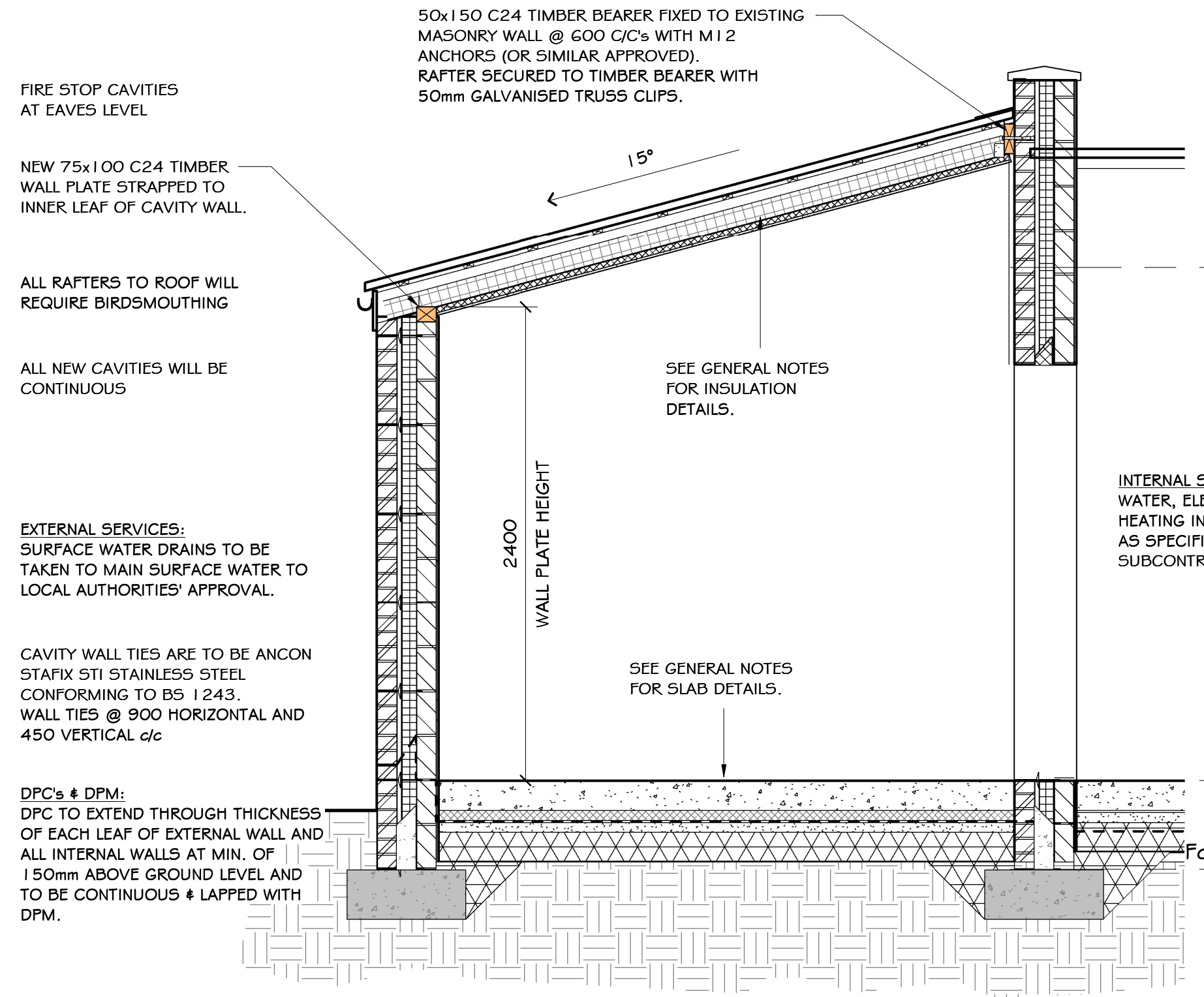
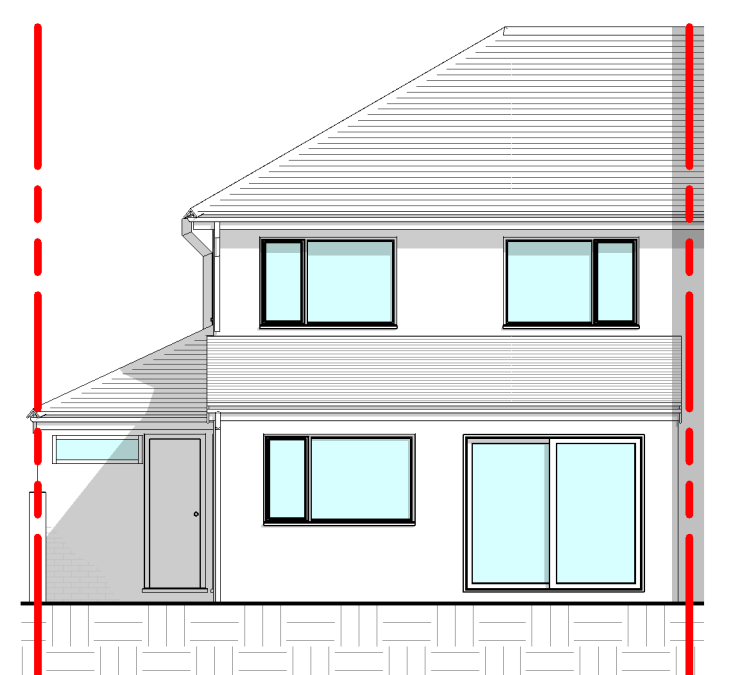
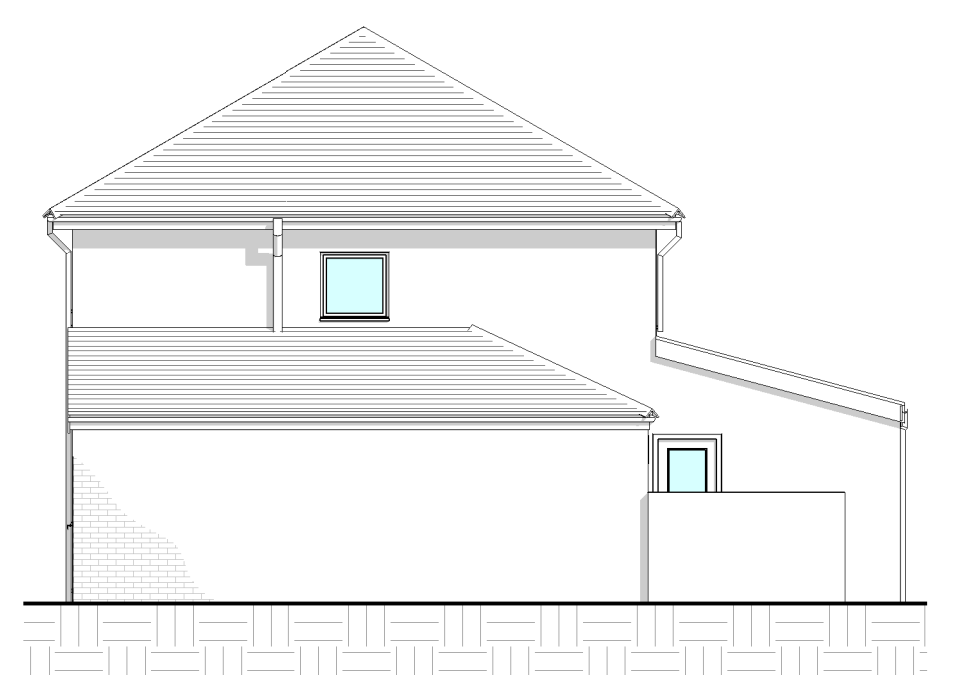
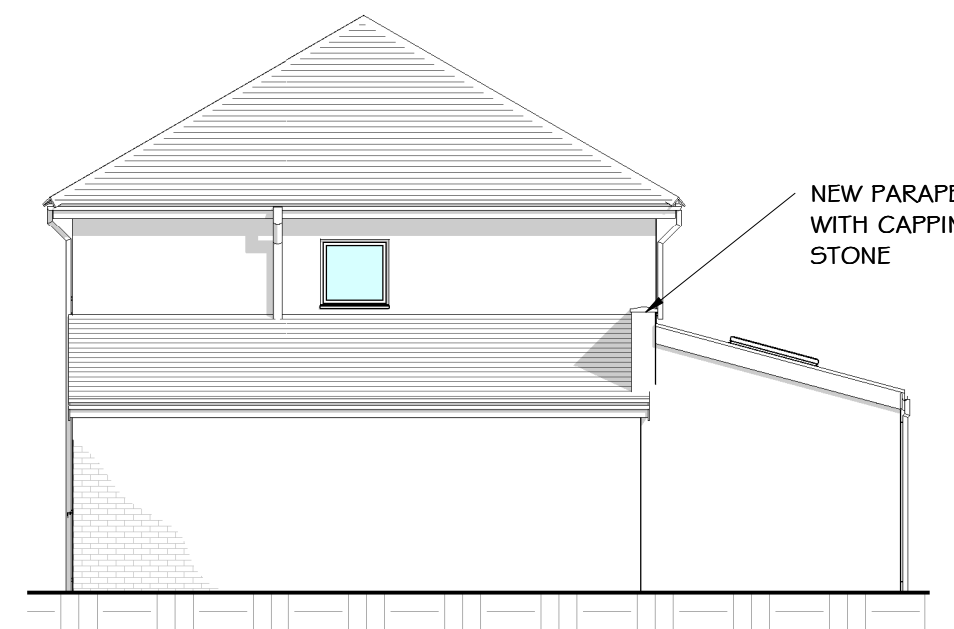
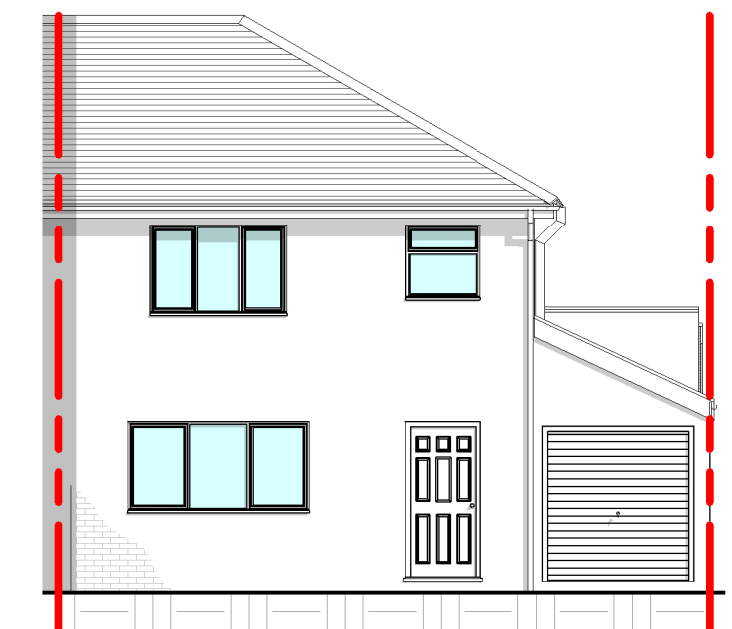
- ALL WORK TO COMPLY WITH TOWN & COUNTRY PLANNING ACT 1990, THE BUILDING REGULATIONS 2000 AND ALL RELEVANT CODES OF PRACTICE, BRITISH & EUROPEAN STANDARDS. CONTRACTOR TO CHECK ALL FLOOR TO FLOOR HEIGHTS & FLOOR TO CEILING HEIGHTS, DRAINAGE OUTFALLS, EXISTING FOUNDATIONS AND EXISTING ROOF PITCHES, BEFORE COMMENCING ON SITE. CONTRACTOR TO CHECK ALL EXISTING LINTELS OVER DOOR & WINDOW OPENINGS WHICH MAY BE INFLUENCED BY THE EXTENSION/CONVERSION WORKS AND CHANGE WHERE NECESSARY AFTER CONSULTATION WITH THE BUILDING CONTROL OFFICER.
- STRIP CONCRETE FOUNDATIONS TO BE 600mm WIDE, 250mm THICK TO SATISFACTION OF B.C.O. MIN. DEPTH 900mm OR INVERT LEVEL OF ADJOINING DRAINS, WHICHEVER IS THE GREATER. EXCAVATE ALONGSIDE EXISTING REAR GARAGE WALL & FORM CONCRETE FOUNDATION 400mm WIDE TO ENABLE CAVITY WALL TO BE FORMED WITH GARAGE DRAINAGE TO THE SATISFACTION OF B.C.O.
 - ALL DRAINS TO BE 100mm DIA. U.P.V.C. PIPES, LAID TO 1:40 FALLS. WHERE PASSING UNDER BUILDING TO BE ENCASED WITH 150mm CONCRETE. ALL GULLIES TO BE RODDABLE BACK INLET TYPE. DRAINS PASSING THROUGH WALLS PROTECTED WITH 150 x 100mm P.C.C. R.C. LINTELS.
 - HORIZONTAL AND VERTICAL D.P.C.s AND COLD BRIDGE INSULATORS TO ALL CAVITY CLOSURES
 - FIRE STOP CAVITIES AT EAVES LEVEL
 - ELEMENTS OF STRUCTURE TO HAVE 1/2 HOUR FIRE RESISTANCE
 - CAVITY TIES TO CAVITY WALLS NOT MORE THAN 600mm HORIZONTALLY & NOT MORE THAN 450mm VERTICALLY IN STAINLESS STEEL
 - ALL LINTELS AND CAVITY CLOSURES TO BE INSULATED TO PREVENT COLD BRIDGING
 - TRICKLE VENTILATORS TO BE PROVIDED TO ALL WINDOWS FOR BACKGROUND VENTS. MINIMUM 8000mm². MIN ROOM VENTILATION 5% FLOOR AREA
 - MECHANICAL VENTILATION TO KITCHEN TO GIVE 65 LITRES PER SECOND EXTRACTION TO EXTERNAL AIR
 - ROOF VENTILATION TO BE 0.3% ROOF PLAN AREA
 - ALL LINTELS AND CAVITY CLOSURES TO BE INSULATED TO PREVENT COLD BRIDGING
 - WINDOWS TO HAVE A "U" VALUE OF 1.6W/M²/C DOORS WITH MORE THAN 50% GLAZING TO HAVE A "U" VALUE OF 0.22W/M²/C. PITCHED ROOFS WHERE THE INSULATION IS AT CEILING LEVEL MAX "U" VALUE TO BE 0.16W/M²/C. FLOORS TO HAVE MAX. "U" VALUE 0.22W/M²/C
 - ALL WINDOWS AND DOORS TO BE DOUBLE GLAZED WITH PILKINGTON "K" GLASS AND TO HAVE MIN 16mm AIR GAP AND A "U" VALUE OF 1.8
 - ROOF RESTRAINT STRAPS TO BE 38mm x 6mm GALVANISED MILD STEEL 1000mm LONG. FIXED TO ROOF MEMBERS AT 1200mm CENTRES FIXED TO WALLS IN ACCORDANCE WITH APPROVED DOCUMENT A.
 - ANY GLAZING BELOW 800mm FROM FLOOR LEVEL TO BE SAFETY GLAZING TO BS 6206. ANY GLAZING TO DOORS OR SIDE FRAMES TO DOORS BELOW 1500mm FROM FLOOR LEVEL TO BE SAFETY GLAZING
 - IF THERE ARE OPEN FLUED COMBUSTION APPLIANCES LOCATED IN THE DWELLING THEN THE BUILDER MUST ENSURE THAT A GAS SPILLAGE TEST TO BS5440 PART 1, IS CARRIED OUT IF ANY MECHANICAL VENTILATION IS TO BE INSTALLED. IF THE FAN CAUSES THE OPEN FLUED COMBUSTION APPLIANCE TO SPILL THEN THE EXTRACT RATING OF THE FAN SHOULD BE REDUCED.
 - TAKE OUT EXISTING WINDOW FRAME & SLIDING DOOR & BRICKWORK UNDER WINDOW & FORM NEW DOOR OPENING.
 - MAKE GOOD TO BRICKWORK AND PLASTERWORK, ARCHITRAVES & SKIRTINGS. & FIT NEW 750mm WIDE INTERNAL QUALITY DOOR & FRAME TO GARAGE TO CLIENT SPECIFICATION
 - ALL ELECTRICAL WORK TO COMPLY WITH IEE WIRING REGULATIONS, THIS MUST INCLUDE THE PROVISION OF APPROPRIATE CIRCUITS PROTECTED BY SUITABLE SAFETY DEVICES. THE POSITION AND SITING OF ALL SOCKETS, LIGHT SWITCHES AND POINTS AGREED WITH THE CLIENT AND COMPLYING WITH PART "M" OF THE BUILDING REGULATIONS 2000. ALL ELECTRICAL WORK IS TO COMPLY WITH BS7671. ELECTRICAL CONTRACTORS CARRYING OUT ELECTRICAL WORK MUST COMPLY WITH THE SAFETY PRINCIPLES SET OUT IN CHAPTER 13 OF BS7671:2001. ALL ELECTRICAL INSTALLATION WORK IS TO BE INSPECTED AND TESTED DURING & ON COMPLETION OF THE WORK TO SEE THAT IT COMPLIES WITH BS7671:2001. ALL ELECTRICAL INSTALLATION WORKS MUST BE NOTIFIED TO LOCAL AUTHORITY BUILDING CONTROL UNLESS THE WORK IS BEING CARRIED OUT BY AN ELECTRICIAN WHO IS QUALIFIED TO "SELF CERTIFY" THEIR WORK UNDER THE "COMPETENT PERSONS SCHEME".
 - NEW CENTRAL HEATING & PLUMBING SYSTEMS TO BE INSTALLED & ALL WORK CARRIED OUT BY A REGISTERED GAS SAFE INSTALLER. POSITION OF RADIATORS & SUITABILITY OF THE BOILER TO BE AGREED WITH THE CLIENT. ALL RADIATORS FITTED WITH CONTROL VALVES. EXISTING RADIATORS REPOSITIONED & PLUMBING SERVICES ALTERED ACCORDINGLY
 - DECORATION AND SERVICES TO CLIENTS INSTRUCTIONS.
 - CONTRACTOR TO CHECK ALL DRAINAGE RUNS, ROOF PITCHES DIMENSIONS & SERVICES BEFORE COMMENCING ON SITE
 - ALL BUTRESSING WALLS TO HAVE MIN 650mm RETURNS.
 - CAVITY TRAY D.P.C.s PROVIDED AT ALL ROOF / WALL ABUTMENTS LINKED TO FLASHING
 - ALL WALLS FULLY BONDED WITH CONTINUOUS CAVITIES.
 - ALL WALLS BELOW D.P.C. LEVEL TO BE 305mm CAVITY WALLS, TWO LEAVES OF 105mm BRICKWORK WITH 90mm CAVITY FILLED WITH LEAN MIX CONCRETE TO WITHIN 225mm OF D.P.C. OR CLASS "A" TRENCH BLOCK & WALLS ABOVE D.P.C. TO EXTENSIONS TO BE 305mm CAVITY WALLS, OUTER LEAF OF 105mm RUSTIC FACING BRICK, INNER LEAF OF 100mm CELCON SOLAR BLOCK WITH 12.5mm PLASTERBOARD ON MORTAR DABS SKIMMED. CAVITY FILLED WITH 85mm THICK CELOTEX CG4000 OR 70mm KINGSPAN KOOLTHERM INSULATION WITH 50mm CLEAR AIR CAVITY AND STAINLESS STEEL CAVITY TIES.
 - EXTENSION GROUND FLOOR CONSTRUCTION TO BE 120mm SAND BLUNDED HARDCORE, 120 GAUGE VISQUEEN D.P.M. LAPPED ONTO HORIZONTAL D.P.C.S TOP & BTM OF 100mm KINGSPAN THERMAFLOOR, 100mm CONCRETE FINISHED WITH 15mm ASPHALTE SCREED, 25mm STYROFOAM INSULATION TO PERIMETER OF FLOOR SLAB. ANY TIMBER FLOORS VENTED THROUGH DUCTWORK TO EXTERNAL AIR PROPRIETARY WALL STARTER SYSTEM PLUGGED AND SCREWED TO EXISTING. DEBONDED TIES TO BE PROVIDED AT 225 VERT. CENTRES TO EACH LEAF
 - EXTENSION GROUND FLOOR CONSTRUCTION TO BE 150mm SAND BLUNDED HARDCORE, 1200 GAUGE VISQUEEN D.P.M. LAPPED ONTO HORIZONTAL D.P.C.S TOP & BTM OF 100mm KINGSPAN THERMAFLOOR, 100mm CONCRETE FINISHED WITH 15mm ASPHALTE SCREED OR POWERFLOATED CONCRETE FINISH TO CLIENTS INSTRUCTIONS. 25mm STYROFOAM INSULATION TO PERIMETER OF FLOOR SLAB. LIGHTING TO BE LOW VOLTAGE LIGHTING WITH LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT
 - CONSTRUCT NEW EXTENSION ROOF TO 15° PITCH, MARLEY MENDIP INTERLOCKING CONCRETE TILES LAID TO 15° PITCH ON 50mm x 25mm TILE BATTENS ON TYVEC BREATHABLE FELT TO BS747 ON 150mm x 50mm C16 GRADE TIMBER RAFTERS & S.W. CEILING JOISTS AT 400mm CENTRES. 100mm x 75mm S.W. WALL PLATES. 200mm x 25mm U.P.V.C. FASCIA BOARDS, BARGE BOARDS & SOFFITS. 100mm PROFILED P.V.C. GUTTERS AND 65mm BOX SECTION RAIN WATER DOWN PIPES. FIT AIR BRICKS ABOVE THE INSULATION LEVEL TO EXTERNAL WALL BRICKWORK TO GIVE THROUGH VENTILATION TO ROOF VOID
 - FIT 4000mm x 2100mm ARGON FILLED DOUBLE GLAZED U.P.V.C. BI-FOLD DOORS & FRAME WITH 203x133x30UB WITH 8mm PLATE TO U/S OVER, FIT ARCHITRAVES & SKIRTINGS THROUGHOUT.
 - DRAINAGE EXISTING SEPARATE SYSTEM. LAY ALL NEW UNDERGROUND PIPEWORK IN 100mm U.P.V.C. LAID TO 1:40 FALLS & ENCASED IN 150mm CONCRETE. FIT NEW WASTE BACK INLET GULLIES. CONNECT NEW SURFACE WATER BACK INLET GULLIES VIA 100mm DIA U.P.V.C. PIPES LAID TO 1:40 FALLS TO EXISTING DRAINS RECONNECT ALL NEW DRAINAGE TO EXISTING OUTFALL DRAINAGE.

THE DRAWINGS ARE NOT A SUBSTITUTE FOR THE CONTRACTOR'S OWN KNOWLEDGE AND EXPERIENCE.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND TO THE SATISFACTION OF THE APPROVED VISITING INSPECTOR.

THESE NOTES ARE PROVIDED AS A GUIDE TO MEET BUILDING REGULATIONS ONLY. ANY ALTERATIONS TO THE SPECIFICATION OF DISCREPANCIES BETWEEN THESE NOTES AND THE EXISTING BUILDING SHOULD BE REPORTED TO THE DESIGNER/ENGINEER.



BUILDING REGULATIONS

Job	43 MOOREWAY RAINHILL PRESCOT L35 6PD
Title	PROPOSED REAR SINGLE STOREY EXTENSION
Drg. No.	21-60-01
Client	LEE DONOVAN
Scale	1:100, 1:50
Date	25.06.2020
Original Size	A1

THE DRAWINGS ARE NOT INTENDED TO BE EXHAUSTIVE AND MAY NOT SHOW ALL NECESSARY DETAILS FOR CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR UNFORESEEN CONDITIONS AND DISCREPANCIES.

ALL DIMENSIONS RELATING TO EXISTING STRUCTURE ARE TO BE CHECKED PRIOR TO ORDERING ANY MATERIALS.

ALL DIMENSIONS, LEVELS & SETTING OUT ARE SHOWN INDICATIVE & TO BE CHECK ON SITE PRIOR TO WORKS COMMENCING

DRAINAGE DESIGN TO BE ASSESSED & APPROVED ON SITE BY THE CONTRACTOR PRIOR TO WORKS COMMENCING

TEMPORARY STABILITY & TEMPORARY PROPPING WORKS TO BE TO CONTRACTORS DESIGN & SPECIFICATION.