FOUNDATIONS Building Regulation A1/A2
229 mm Walls, 2 x 7N solid concrete blocks minimum cover to foundations 1 m or to local authority requirements Cavities to be filled with lean mix concrete to to a mimum level of 225mm from DPC Foundations concrete 1 3 6 20 mm Premix 600mm wide x 225mm deep DPC to be 150mm above ground level If any trees are within 30m of the foundation the foundation depth will need to be increased as this may affect the design

SOLID GROUND FLOORS Building Regulation C4
75mm sand and cement screed on 100mm concrete 1 4 2 Pre-mix on 1200 polythene DPM on FF3000 Celotex floor insulation 80 mm minimum U - Value of 0 22 W/m2k With T-Break TB3000 between screed and walls on 1200 polythene DPM on 25 mm sand blinding on 100 mm hard core, all voids and excavation to walls filled with hardcore Provide A142 mesh within the bottom of concrete slab over drainage runs

EXTERNAL WALLS Building Regulation A1/A2
Outer skin to be solid concrete block and plastered to match existing Inner skin to be 100mm Toplite GTI blocks with 45mmCW3045 Celotex cavity insulation, minimum U - Value of 0 3 W/m2k in a minimum 50mm from insulation wide and a maximum of 95mm wide cavity including insulation Wall ties to be stainless steel type 750 x 450mm c/c 225mm vertical spacing at reveals, insulated to prevent cold bridging Fire stop to head of cavities

LINTELS
Reinforced concrete or steel to manufacturer's specification, 150 mm bearings either side All installed to manufacturer's detail

FIRST FLOOR JOIST Building Regulation A1 A2
Joist to be 47 x 200mm @ 400mm c/c C16 Table 6 Double joist under partition walls 1 No 75 x 200mm to support stairs Provide 30 x 5mm steel restraint straps at 2m intervals at right angles to the joist, to extend over 3 No joist with noggings

ROOF Building Regulation A1/A2 and TRADA technology
Concrete or clay tiles to match existng on wooden battens on reinforced roofing felt to BS747 on 47 x 150mm grade rafters, 38 x 200mm ridge and 47 x 150mm ceiling joist on 50 x 100mm wall plates hold down straps every 2m run to wall plates and rafters/gables 150mm fibreglass laid between joist with 100mm laid across joist Continuous ventilation strip 25mm wide to all soffits

FLASHING Building Regulation C4
To be code 4 lead Cavity tray to be provided between garage roof and joining wall

JOINER
External to BS1186 preservation to L/A and NHBC requirements

PLUMBER Hot water and central heating Building Regulations G3/J and L The hot water and central heating system will be extended to include the new extension to comply with approved documents J & L, by a competent plumbing and heating engineer All gas installations will be installed by a qualified CORGI gas engineer Central Heating and Hot and Cold water in copper to BS864 Boiler replacement is to be Condensing type sufficient to provide heating and hot water to the whole of the property Thermostatic valves will be fitted to all new and existing radiators RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 5m from buildings All underground drains to be Osma below ground type surrounded with pea shingle
All traps from sinks,baths and basins are to be deep seal 76 mm, showers 50 mm seal shower traps Bath,shower and sink waste pipe to be 40 mm dia basin waste to be 32 mm dia access plugs where necessary, 110 mm pipe soil and vent pipe
Building Regulation H1

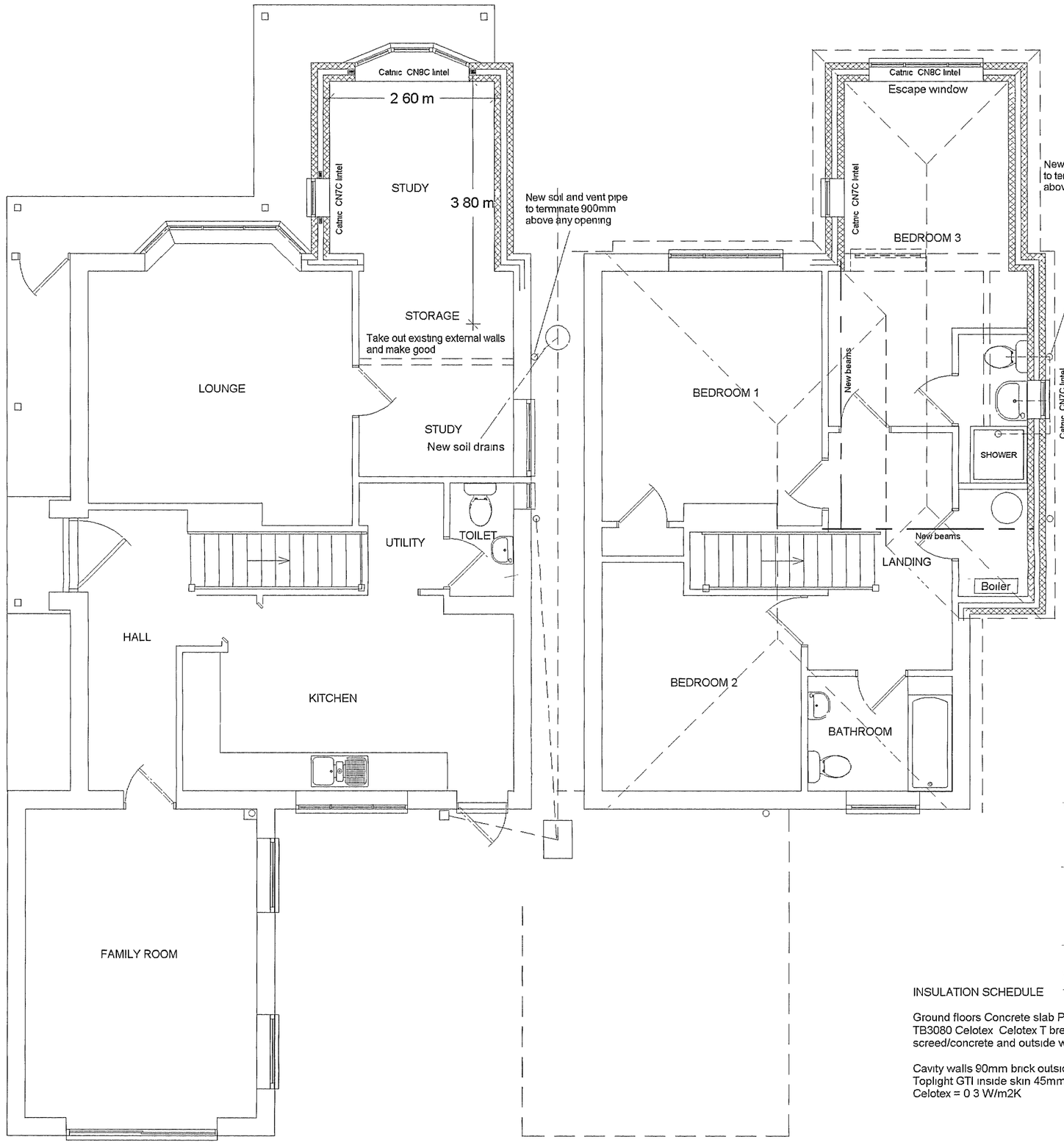
ELECTRICITY Building Regulation Part P (Electrical Safety)
To comply BS 7671 (I E E Wiring Regulations 16th Edition)
Fit mechanical extractor to Bathrooms, Kitchens and Utility rooms to vent 30 litre /sec adjacent to hob and 60 litres/sec elsewhere in kitchens 30 litres/sec utility rooms, 15 litres/sec for bathrooms Certificate to comply with BS7671 to be issued after completion of the work
Smoke alarms, mains operated and interconnected, to be fitted to ground floor hall Building Regulation B 7 10 1 No low energy lights in every 4 or part of, will be installed

PLASTERING
Ceilings to be boarded with 12 5mm plasterboard and skimmed with plaster Internal walls to receive 13mm Carlite plaster
External walls to be plastered to match existing

GLAZING Building Regulations F1 Table 11 1 Ventiation, N1 Glazing Windows and doors to be double glazed with 16 mm separation low emissive glass to give maximum 2 U-Value New windows ventilation not less than 1/20 of room floor area and fitted with a minimum 8000mm2 trickle ventilator to habitable rooms, all other rooms 4000mm2 All new external doors and joining windows to be glazed in safety glass in an area 1500mm high from bottom of glass and extend 300mm either side of door frame opening All internal glass doors and screens to be in safety glass All to BS6206 and supplied by FENSA approved installer

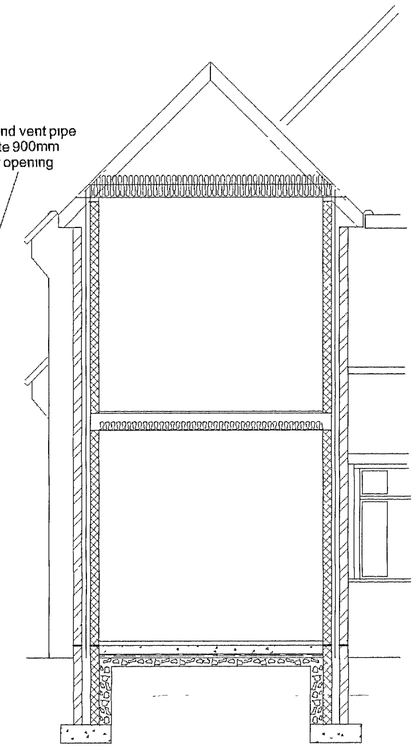
PASSAGE OF SOUND Building Regulation E Resistance to passage of sound
Stud partition walls to include sound insulation to regulation E2 with 75mm minimum distance between 12mm plaster board linings 25mm wool batts or quilt, minimum density 10 kg/m, suspended in cavity Solid block walls type C minimum mass per unit area, excluding finish, 120 kg/m2 Sound insulation to first floor to be mineral wool a minimum 100mm thick, minimum density 10kg /m3 laid between joist Provide test certificate for Local Authority

EMERGENCY ESCAPE WINDOWS Building Regulation B1/2 11
All first floor bedroom windows and habitable rooms to incorporate opening sash for means of escape not less than 33 m2, width of opening not less than 450mm, window height from floor to cill not less than 800mm not more than 1100mm except roof windows (bottom of opening 600mm above floor)



NEW GROUND FLOOR PLAN

NEW FIRST FLOOR PLAN



Depth of foundations 1m or to suit site conditions Cavities to be filled with lean mix concrete 225mm from dpc DPC to be 150mm above ground level
Lintel over drain pipes in footings
Lintels and reveals to be insulated to prevent cold bridging

INSULATION SCHEDULE

Ground floors Concrete slab P/A = 1 00 = 80mm TB3080 Celotex Celotex T break TB3000 between screed/concrete and outside walls

Cavity walls 90mm brick outside skin 100mm Toplight GTI inside skin 45mm CW3045 Celotex = 0 3 W/m2K

RECEIVED 29/11/06

Do not scale from drawings (excepting Local Authorities)
All dimensions to be checked on site

All work to comply with Building Regulations, British Standards, manufacturer's instructions /specifications and engineer's calculations at all times Construction must also comply with all safety at work regulations Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations

No	Change	Date	Init

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