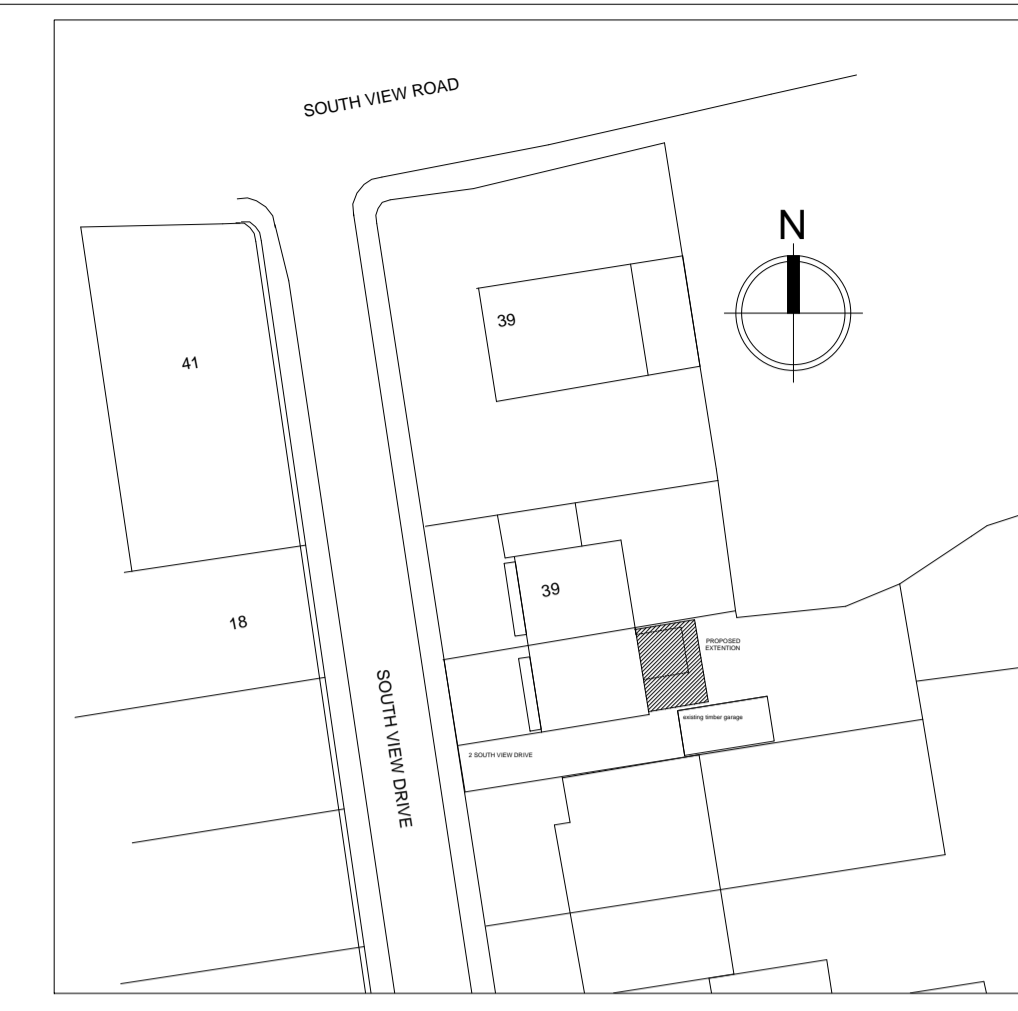


EAST ELEVATION 1:100 SOUTH ELEVATION 1:100 NORTH ELEVATION 1:100



LOCATION PLAN 1:50

REV	DATE	DESCRIPTION
*	*	ISSUED FOR INFORMATION

BUILDING REGULATION NOTES

GENERAL NOTES
1. MATERIALS and WORKMANSHIP
 All work to be carried out in a professional and workmanship manner. All materials and workmanship must comply with section 7 of the building regulation, all relevant British standards, European standards, agreement certificates and Product Certifications. All European Products should have an CE marking.

THERMAL BRIDGING
 Care should be taken to limit the occurrence of thermal bridging in the insulation layers, caused by gaps within the thermal element. (ie. around window and door openings). Due care must be taken to minimise any leakage through the new building envelope.

2. SITE PREPARATION
 Remove existing non structural conservatory and remove from site. Ground to be prepared for the new work by removing all unsuitable materials, including tree roots etc. Seal up, cap off, disconnect and remove existing redundant services as required. Reasonable precautions must be taken to avoid danger to health and safety caused by contaminants and ground gases, on or in the ground covered, or to be covered by the new building works.

3. STRUCTURE
EXISTING STRUCTURE
 Existing structure, including foundation, beams, walls and lintels carrying new or altered loads are to be exposed and checked for compliance and adequacy, prior to commencement of work and as required by Building Control Officer.

BEAMS
 Supply and install new structural members, such as New beams, roof structures, floor structures, bearings and pad stones in accordance with structural engineers specifications and details. New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints as required or similar a approved to provide 30 min fire resistance as agreed with building control inspector.

LINTELS
 Supply and install proprietary insulated steel lintels suitable for spans and loadings required, in accordance with manufacturers schedules and tables, stop ends/DCT trays and weep holes above all externally located lintels.

ROOF STRAPPING
 All external walls running parallel to roof joists/rafters are to be restrained at roof level using 1000mmx30mmx5mm galvanised mild steel straps or other approved to BS 845-1 built into walls at max 2000mm centers and screw fixed to roof members. All wall plates to be 100x50 timber fixed to inner skin of cavity wall using GI strapping as stated above.

OPENINGS AND RETURNS
 An opening or recess greater than 0.1m² shall be at least 550mm from the supported wall (measured internally)

4. FOUNDATIONS
TRENCH FOUNDATIONS
 Provide 750x300 concrete foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. Foundations are to be at the same level of existing building foundations to be agreed with building control inspector. Constructed in accordance with building reg. A 1.2 and BS8004:1985 code of practice for foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be a minimum 500mm below ground level. Sulphate resistant concrete to be used if required. Trench to be inspected prior to pouring concrete by building inspector.

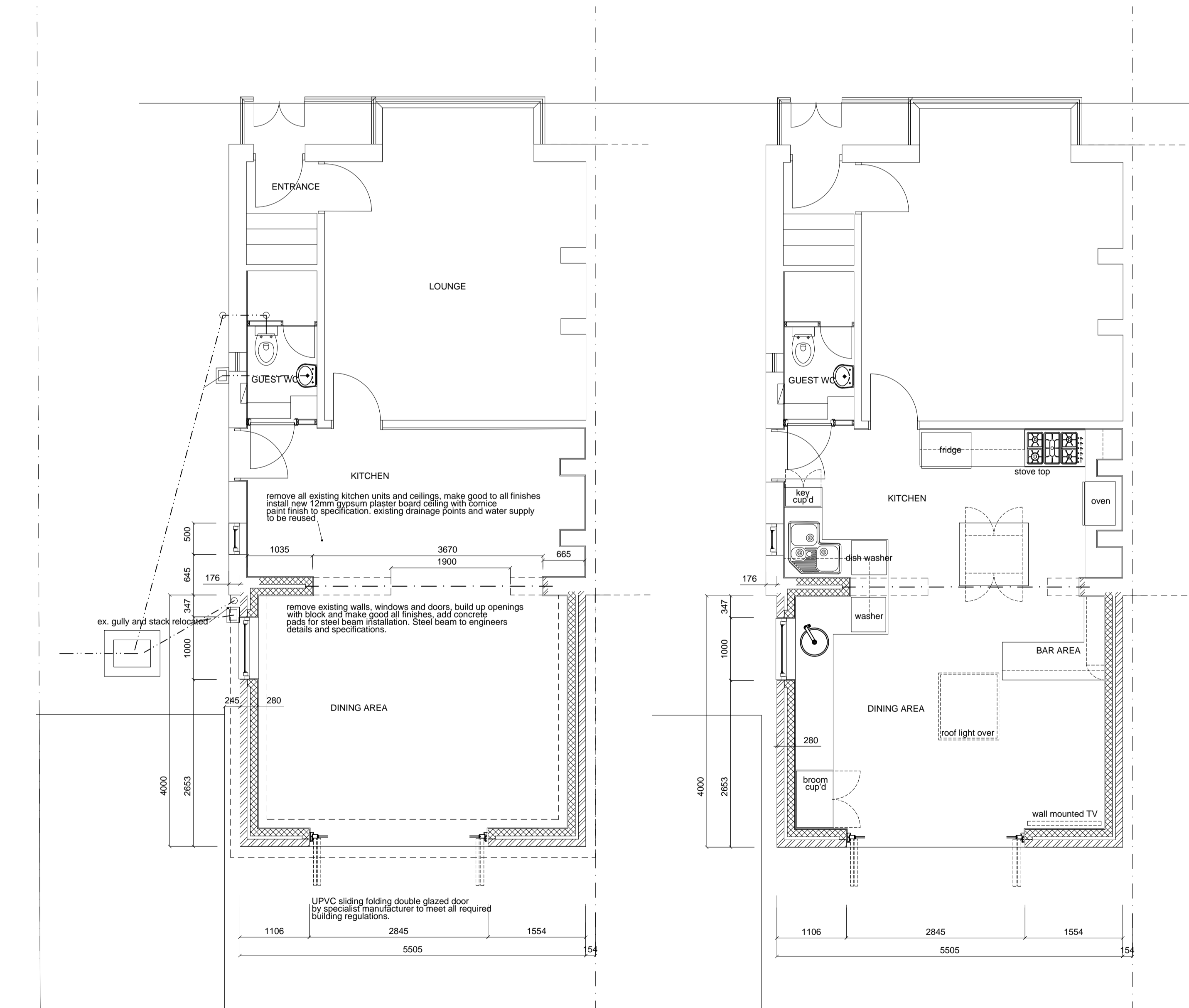
5. GROUND FLOOR
SOLID FLOOR INSULATION OVER SLAB
 To meet min U value required of 0.22 W/m²K Floor to consist of min 150mm well compacted hardcore with 50mm sand blinding. Provide 100mmST2 or Gen2 ground bearing slab concrete, mix to conform to BS 8500-2 over 1200 gauge polythene DPM to be lapped in with wall DPC. Floor to be insulated over slab and DPM with 75mm thick Celotex GA4000. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCI should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand cement finishing screed, with light mesh reinforcement. Where drains run under the new extension, provide A142 mesh 1200mm wide with 100mm concrete cover over the length of the drain. Where existing suspended timber floor air bricks are covered by the new extension, ensure cross ventilation is maintained by connecting to 100mm dia PVC pipes with 100mm concrete cover laid under the extension. pipes to terminate at new 65mmx215mm air bricks with cavity tray cover.

6. EXTERNAL WALLS
WALLS BELOW GROUND
 All new walls to have class A blockwork below ground level alternatively semi-engineering brickwork in 1:4 masonry cement, or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below DPC, or provide lean mix backfill at base of cavity wall, 150mm below DPC, led to weep holes.

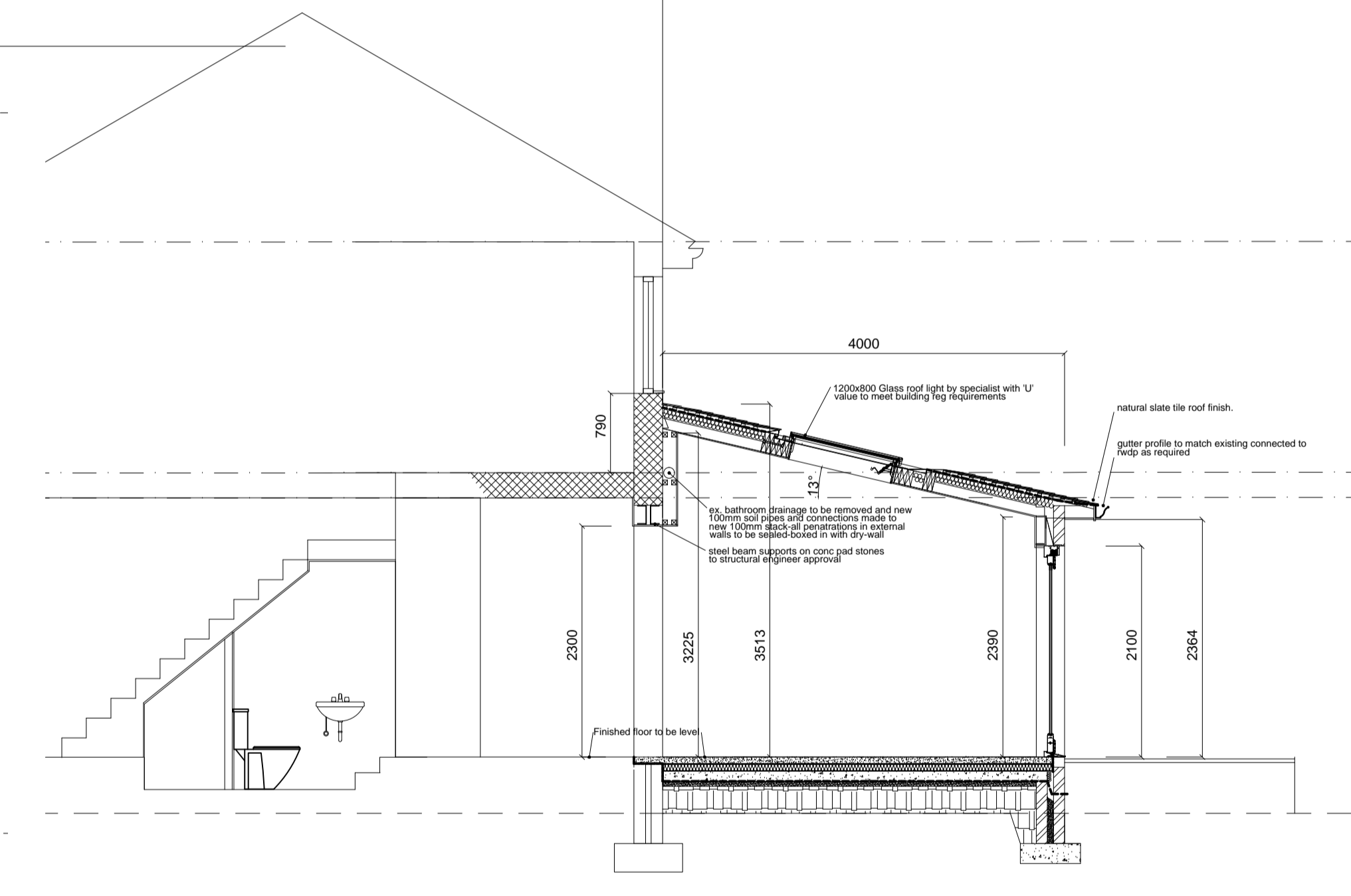
PARTIAL FILL CAVITY WALL
 To Achieve minimum U value of 0.28 W/m²K external skin brick work to match in style and colour to existing building and ensure 50mm clear residual cavity and provide 50mm Celotex CW4000 insulation fixed to inner leaf constructed from 100mm medium dense block, 0.51 or lower. Internal finish 15mm plaster and skim.

7. ADDITIONAL NOTES
DPC
 Provide horizontal strip polymer DPC to both internal and external skins 150mm above ground level. New DPC to be made continuous with existing building DPC. Vertical DPC to be installed at all reveals where cavity is closed.

GENERAL NOTE:
 DO NOT SCALE FROM THIS DRAWING
 FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS
 LARGE SCALE DETAILS SUPERSEDE ALL OTHERS
 CONTRACTOR IS TO CHECK ALL DIMENSIONS ON THE BUILDING SITE BEFORE COMMENCING WITH SHOP DRAWINGS OR INSTALLATION WORK
 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED



FOUNDATION PLAN 1:50 LAYOUT PLAN 1:50



SECTION 1:50

CLIENT	MR MRS L ADAMS	
PROJECT	KITCHEN EXTENSION 2 SOUTH VIEW DRIVE BD4 ***	
DESCRIPTION	KITCHEN EXTENSION CONSTRUCTION PLAN ELEVATIONS	
SCALE	DATE	DRAWN BY
as shown	2018-11-20	DA