



NOTES		
SPECIFICATION THESE PLANS SHALL NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14 AND 12(2)(b) OF THE BUILDING REGULATIONS 2000. SHOULD THE OWNER OR BUILDER COMMENCE WORK WITHOUT THE ABOVE APPROVAL THEY DO SO AT THEIR OWN RISK. DIMENSIONS GIVEN ON FOUNDATIONS ARE ONLY INDICATIVE FOR NORMAL SOIL CONDITIONS. SHOULD IT BE NECESSARY TO PROVIDE RAFT FOUNDATIONS OR OTHER CONSTRUCTION THE BUILDER SHALL CONTACT THE SURVEYOR AS SOON AS POSSIBLE. ALL GOODS AND MATERIALS UNLESS OTHERWISE SPECIFIED SHALL BE IN ACCORDANCE WITH THE LATEST BRITISH STANDARD AND CODE OF PRACTICE. THE TERMS BUILDER OR CONTRACTOR SHALL MEAN THE PERSON RESPONSIBLE FOR CONSTRUCTION. DEVIATIONS FROM THE APPROVED DRAWINGS CAN BE MADE BUT ONLY WITH CONSENT FROM THE CLIENT AND THE BUILDING CONTROL. THE CONTRACTOR IS TO CHECK THE BOUNDARIES OF SITE AND IS NOT TO BUILD ON LAND NOT OWNED BY THE CLIENT WITHOUT OBTAINING THE NEIGHBOURS CONSENT. NO TRIAL HAVE BEEN TAKEN ON SITE AND THE BUILDER MUST ACQUAINT HIMSELF WITH THE GROUND CONDITIONS OF THE SITE AND ADJOINING AREAS. ALL DIMENSIONS GIVEN WHETHER GIVEN OR SCALED ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHOULD FURNISH THE LOCAL AUTHORITY WITH STATUTORY NOTICES FOR INSPECTIONS AND MUST LIAISE WITH THE STATUTORY UNDERTAKERS AND COMPLY WITH THEIR REQUIREMENTS. FOUNDATIONS PROVIDE 250mm x 600mm CONCRETE FOUNDATION, CONCRETE MIX TO CONFORM TO BS EN 206-1 AND BS 8500. ALL FOUNDATIONS TO BE A MIN. OF 1000mm BELOW GROUND LEVEL, EXACT DEPTH TO BE AGREED WITH THE BCO TO SUIT SITE CONDITIONS. ALL CONSTRUCTED IN ACCORDANCE WITH 2004 BUILDING REGULATIONS A1/2 AND BS 8004:1986 CODE OF PRACTICE FOR FOUNDATIONS. ENSURE FOUNDATIONS ARE CONSTRUCTED BELOW INVERT LEVEL OF ANY ADJACENT DRAINS. BASE OF FOUNDATIONS SUPPORTING INTERNAL WALLS TO BE MIN 600mm BELOW GROUND LEVEL. SULPHATE RESISTING CEMENT TO BE USED IF REQUIRED. PLEASE NOTE THAT SHOULD ANY ADVERSE SOIL CONDITIONS BE FOUND OR ANY OTHER MAJOR TREE ROOTS IN EXCAVATIONS, THE BCO IS TO BE CONTACTED AND THE ADVICE OF A STRUCTURAL ENGINEER / PILING ENGINEER BE SOUGHT. SEE PROPOSED GROUND FLOOR PLAN FOR FOUNDATION OUTLINE. DRAINAGE ALL NEW DRAINAGE TO EXISTING TO BE 100mm P.V.C. SURROUNDED IN 150mm PEA GRAVEL LAD TO FALL. ALL DRAIN TRENCHES WITHIN 1m OF FOUNDATIONS TO BE BACK FILLED WITH CONCRETE TO UNDERSIDE OF FOUNDATIONS. NEW MANHOLES TO BE MARLEY P.V.C. OR SIMILAR ON 150mm CONCRETE BASE. ALL NEW GULLIES TO BE BACK INLET TYPE & RODDABLE. ALL NEW DRAINAGE MUST BE RODDABLE. GROUND FLOOR NEW SLAB - 150mm MIN. CONCRETE SLAB WITH A LIGHT TAMPED FINISH ON 75mm MIN. KINGSFAN INSULATION OR SIMILAR ON A 1200gram VSQUEEN DAMP PROOF MEMBRANE ON 25mm SAND BLINDING ON A 150mm MIN. WELL CONSOLIDATED hardcore. SLAB PERIMETER TO BE INSULATED WITH 25mm KINGSFAN UPSTAND OR SIMILAR BETWEEN SLAB & INTERNAL BLOCKWORK LEAF & BENEATH PLASTER COAT. NEW STEP DOWN TO GARAGE TO BE PROVIDED. INTERNAL WALLS INTERNAL WALLS TO BE 100mm BLOCKWORK OR 75mm x 50mm STUDWORK, BOTH WITH 12.5mm PLASTERBOARD & SKIM TO BOTH SIDES. 10kg/m² SOUND INSULATION QUILT TO ALL NEW INTERNAL STUD WALLS. EXTERNAL WALLS BUILD UP CAVITY WALL COMPRISING K-REND FINISH, OUTER LEAF 100mm BLOCKWORK, 100mm CAVITY INCORPORATING 100mm DITHERM CAVITY INSULATION, INNER LEAF IN 100mm THERMALITE BLOCKWORK (THERMALITE TUBED BLOCK OR EQUIVALENT), WALL TIES (VERTICAL TWIST TYPE) TO BS2432:1972 EVERY 750mm HORIZONTAL AND EVERY 450mm VERTICAL. 65mm CAVITY CLOSED AT TOP AND FILLED AT BASE TO LOWER D.P.C. MINUS 150mm. EXTERNAL HORIZONTAL D.P.C.'s @ 150mm MIN. ABOVE G.L., INTERNAL D.P.C.'s MUST NOT BE ABOVE FLOOR LEVEL. VERTICAL D.P.C.'s TO ALL DOOR AND WINDOW OPENINGS. NEW HORIZONTAL D.P.C.'s TO BE LEVEL WITH EXISTING D.P.C.'s. CAVITIES BETWEEN EXISTING WALLS & PROPOSED WALLS TO BE CONTINUOUS OPENINGS DOOR & WINDOW OPENINGS TO BE SPANNED BY "CATNIC" STEEL LINTELS OR SIMILAR WITH 150mm MIN. BEARING EACH END. ALL NEW LINTELS TO BE PROVIDED WITH ½ hr FIRE PROTECTION i.e. 12.5mm PLASTERBOARD & SKIM. INSULATED CAVITY CLOSERS REQUIRED TO WINDOW REVEALS. ROOF/CEILING REFER TO DETAILS ON DRAWING 005 FLASHINGS CODE 4 LEAD FLASHINGS AT ROOF ABUTMENT WITH MAIN STRUCTURE. RAINWATER GOODS 100mm DIA H.R. U.P.V.C. RAINWATER GUTTER ON S.W. TREATED FASCI BOARD (TO MATCH EXISTING) TO CONNECT INTO EXISTING DRAINAGE SYSTEM. ALL NEW R.W.G.'s ARE REQUIRED TO BE RODDABLE. ALL SURFACE WATER IS TO BE KEPT SEPARATE FROM FOUL WATER. SURFACE WATER SHOULD DISCHARGE INTO A SURFACE WATER DRAIN. WINDOWS NEW WINDOWS TO BE U.P.V.C. "X-GLASS" DOUBLE GLAZED UNITS (20mm AIR GAP MINIMUM) TO MATCH EXISTING & TO ACHIEVE A MAXIMUM U VALUE OF 1.8w/m²/K. TRICKLE VENTS REQUIRED TO ALL NEW ROOMS TO ACHIEVE BACKGROUND VENTILATION OF 5000mm² MIN. NEW WINDOWS TO BE 10% OF FLOOR AREA MIN. & TO PROVIDE 5% VENTILATION MIN. ONE WINDOW TO THE NEW BEDROOM TO PROVIDE A SUITABLE FIRE ESCAPE WITH A MIN. CLEAR OPENING OF 750mm x 450mm, BOTTOM OF CLEAR OPENING @ 800mm MIN./1100mm MAX. A.F.F.L. SAFETY GLAZING TO BE PROVIDED TO ALL WINDOWS UNDER 800mm HIGH A.F.F.L. AND ALSO PROVIDED TO ALL DOOR GLAZING UNDER 1500mm HIGH A.F.F.L. ELECTRICAL ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY). IT MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETANT TO DO SO. EXTRA NOTES • A LOW ENERGY LIGHT FITTING IS REQUIRED TO BE INSTALLED AT ANY CONVENIENT LOCATION WITHIN THE PROPOSED EXTENSION. • INTERLINKED SMOKE DETECTORS TO BE INSTALLED WITHIN 7.5m OF ALL HABITABLE DOORS WITHIN THE PROPOSED EXTENSION. SMOKE DETECTION MUST COMPLY WITH APPROVED DOCUMENT B OF THE BUILDING REGULATIONS. • ALL NEW RADIATORS WITHIN THE PROPOSED EXTENSION TO BE PROVIDED WITH THERMOSTATIC CONTROLS.		
ALEXANDER JAMES DESIGN SERVICES		
PROJECT	EXTENSION AND ALTERATIONS TO 2 MAPLE CRESCENT, HUXTON, LIVERPOOL, L36 9UB	
CLIENT	MR DAVID FINNAN	
TITLE	BUILDING REGULATIONS EXISTING ELEVATIONS	
SCALE AS SHOWN	DRAWING NUMBER 003	REV 3

PLOT STYLE: