

This drawing is the property of KVA Architectural Solutions Ltd and copyright is reserved by them. It shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the prior written consent of the architect.

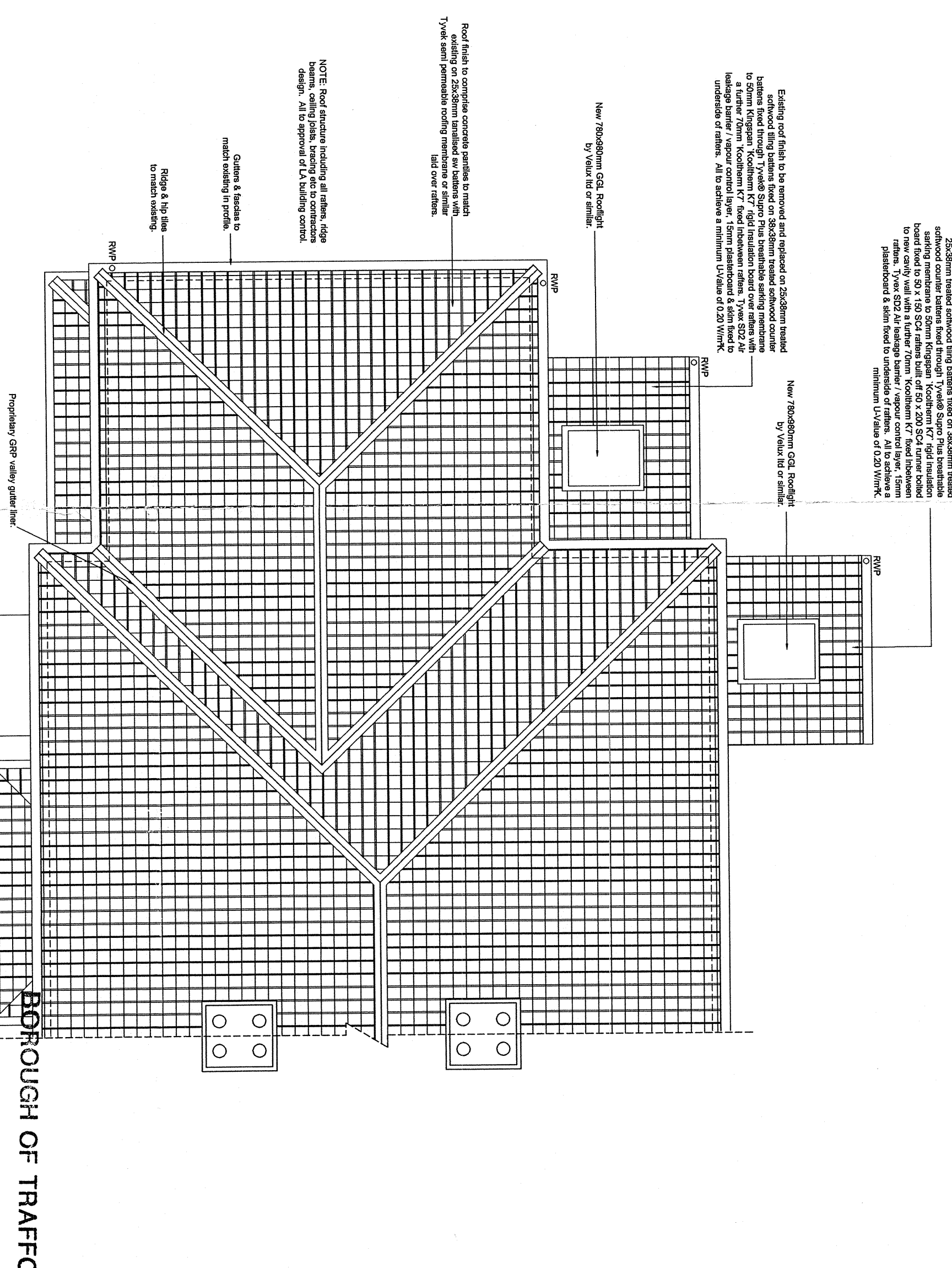
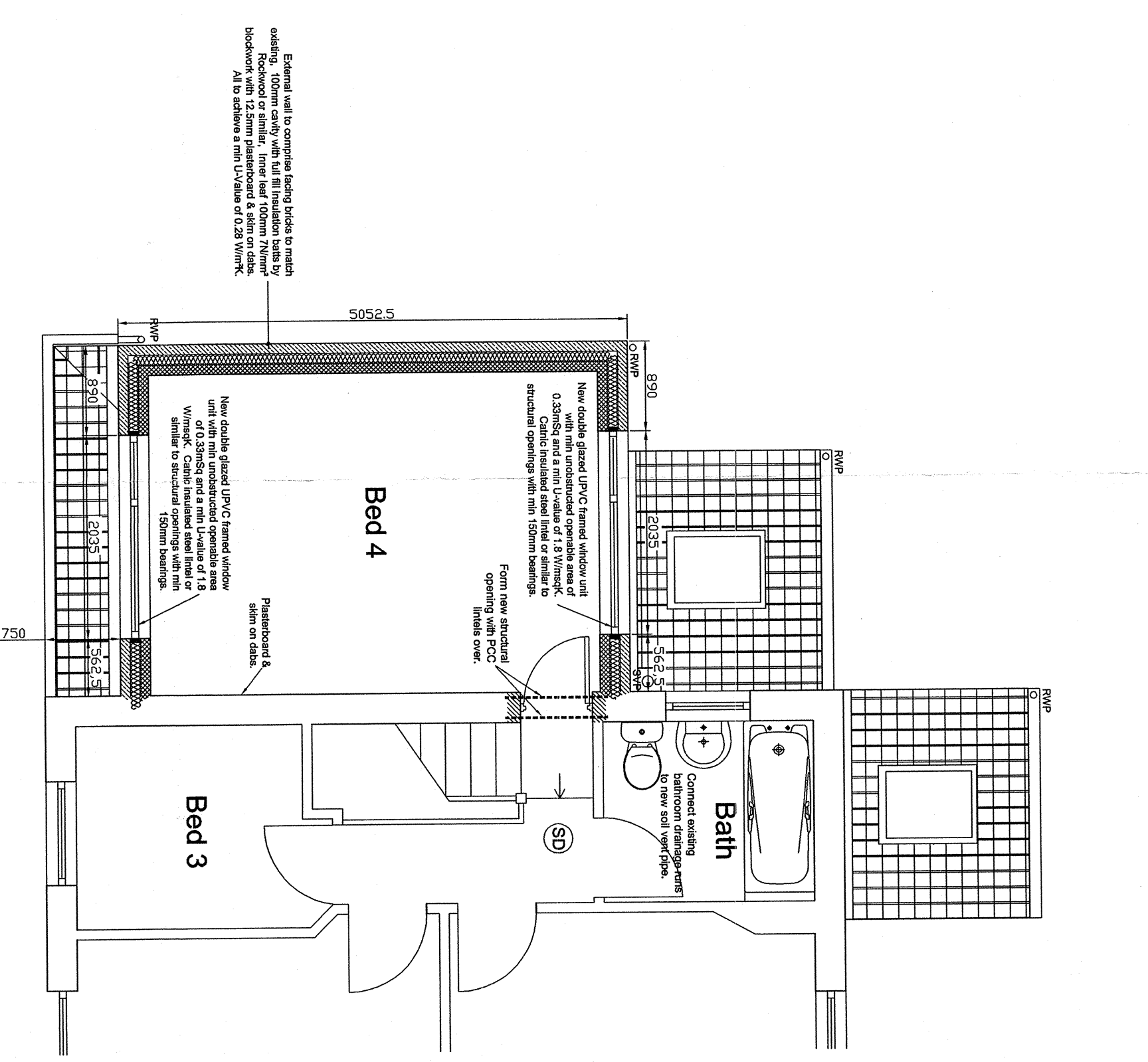
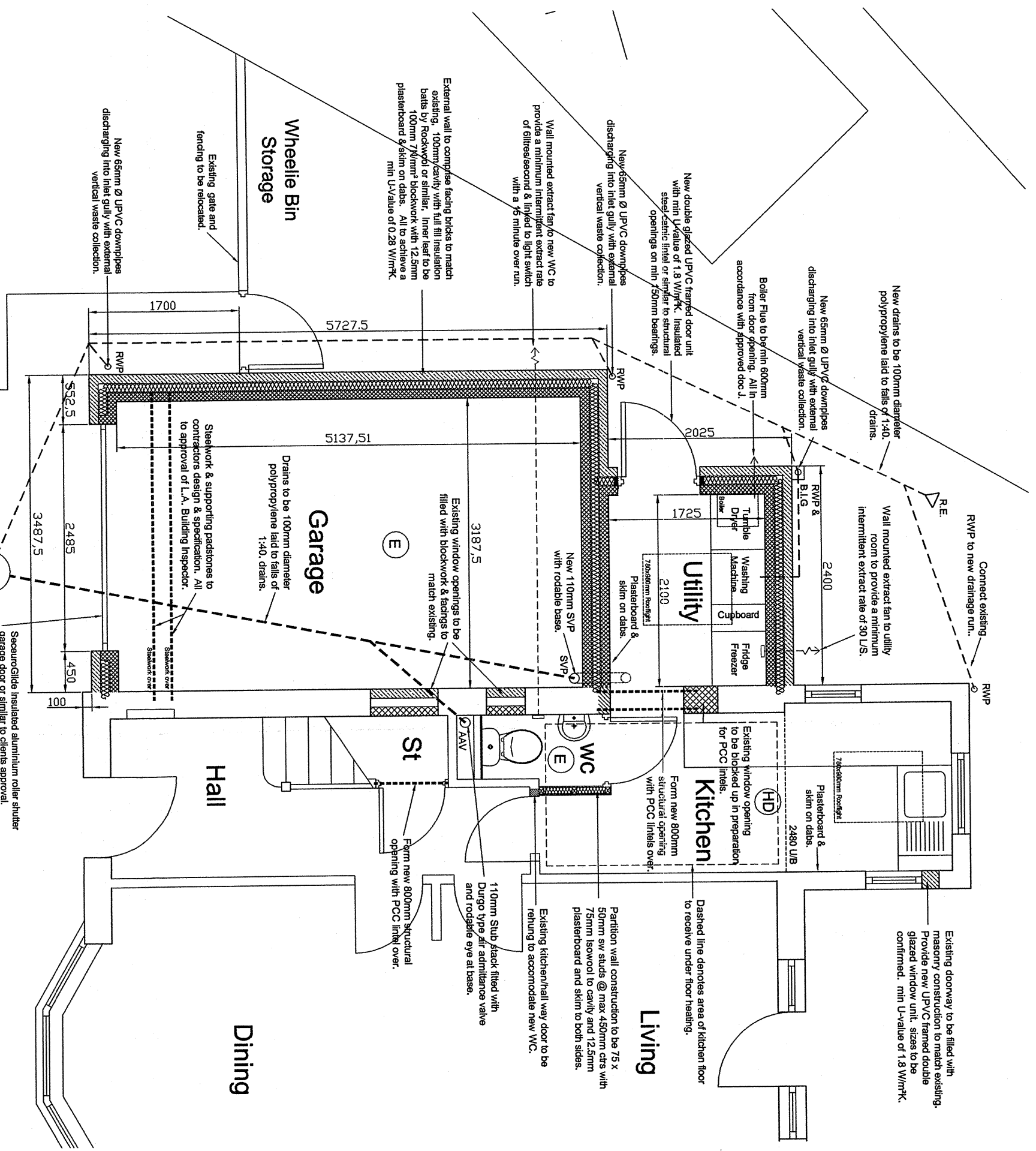
All dimensions are to be checked on site prior to construction, manufacture of any components and covering of materials and equipment.

Any discrepancies are to be reported to the architect for confirmation.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

All proprietary products are to be fixed exactly in accordance with the manufacturers printed instructions. The Contractor is to refer to the specifications and recommendations.

The drawing is to be used in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialist drawings and specifications.



Proposed Floor Plans Scale 1:50

Building Regulation Notes

Foundations:
Concrete strip foundations to new external walls to have a minimum depth of 1000mm and to be agreed on site with local building inspector. Walls to DPC level to be constructed in common brick with weak mix concrete cavity fill to ground level.

Garage Floor:
Ground floor to comprise 150mm reinforced concrete slab, 1200 Gauge DPM, 50mm sand bedding, 150mm Veln compacted hardcore.

Utility Room Floor:
75mm Scribed with specialist underfloor heating system. Building paper to BS 1521 or 500 gauge polythene sheet, 75mm Kingspan Kooltherm K3 rigid insulation with 23mm perimeter upstand or similar, 1200 Gauge DPM, 50mm sand bedding, 150mm well compacted hardcore. All to achieve a min U-Value of 0.2W/m²K.

First Floor:
Floor construction to comprise 22mm chipboard on 50 x 200mm C16 sw joists @ 450mm centres, 200mm insulation batts by Rockwool or similar laid between joists to achieve a min U-Value of 0.25 W/m²K. 1no. layer of 12.5mm proprietary ventilating ridge tile to provide the equivalent of 50mm continuous ventilation gap. Provide 30 x 6 x 1350mm gully, m/s straps over 3no. joists when parallel to external walls @ 1800mm centres. Strutting to be 50x200mm sw fitted at mid span of joists.

Internal Walls:
Partition wall construction to be 75 x 50mm sw studs @ max 450mm ctrs, 75mm Isovoed and 12.5mm plasterboard and skim to both sides.

External Walls:
External wall to comprise facing bricks to match existing, 100mm cavity with full fill insulation batts by Rockwool or similar and inner leaf to be 100mm 7N/m² blockwork with 12.5mm plasterboard & skim on dabs. All to achieve a min U-Value of 0.28 W/m²K.

Main Roof Finish:
Roof finish to comprise concrete panlites to match existing on 25x38mm galvanised sw rafters with Tyvek semi permeable roofing membrane or similar laid over rafters. Pitch to match existing.

Main Roof Structure:
Roof structure including all rafters, ridge beams, ceiling joists, bracing etc to contractors design. All to approval of L.A. building control.

Main roof insulation:
Insulation to fulfil element of rafters with a further 150mm laid over to give an overall U-Value of 0.16W/m²K or better.

Main Roof Ventilation:
Makley Eminent Eaves Ventilation System or similar proprietary system to provide 10mm continuous eaves ventilation in conjunction with proprietary ventilating ridge tile to provide the equivalent of 50mm continuous ventilation gap. Provide proprietary rafter trays to ensure insulation does not obstruct the air flow. All open ventilation to receive proprietary anti vermin mesh.

Lean to Roof:
Lean to roof is to comprise concrete panlites to match existing on 25x38mm treated softwood rafter battens fixed on 38x38mm treated softwood rafters fixed through Tyvek Sarnol insulation board fixed to 50 x 150 SC4 50mm gullies @ 200 SC4 runner, bolted to new cavity wall with a further 70mm Kooltherm K7 rigid insulation battens, Tyvek SD2 Air leakage barrier / vapour control layer, 15mm plasterboard & skim fixed to underside of rafters. All to achieve a minimum U-Value of 0.20 W/m²K.

Ceilings:
Generally to be 12.5mm Plasterboard & skim to underside floor joists & ceiling joists.

Links:
Galnic insulated steel or similar approved or concrete links as indicated on drawings with 150mm and bearings at either end.

Cavity Trays:
Cavity trays to be provided at all openings in the external walls. Cavity trays to be high and profiled with stop ends as required. Continuous Cavity trays also to be provided at DPC level with proprietary weepholes to prevent at 900mm centres.

Cavity Closers:
Cavities to be closed with Thermabate or similar proprietary cavity closers, to give FR value not in excess of 0.452K/W. All in accordance with Approved Document L1 of the building regulations.

First Floor

Windows, Doors:
New window units to match existing style by specialist manufacturer. New double glazed 800mm from top finished floor level should be in safety glass. Glazing should be in accordance with BS 6262 and the glass separation standard requirements. Glazing in all doors up to a height of 1500mm to be laminated or in safety glass to be 6002. New window units with min unobstructed operable area of 0.33m². New windows to have trickle vents to give 8000sq cm of ventilation to all habitable rooms. Opening lights to be equal to 1/20th of the floor area. All new glazing to be in accordance with approved doc N building regulations. All to achieve a min U-Value of 1.8 W/m²K.

Doors:
All new internal doors to be 1/2 hour fire resisting.

Purthing:
Drains to be 100mm diameter polypropylene laid to falls of 1:40, drains to be filled with semi-rigid material to be BS 682 - 1983 table 4, and trench back filled with semi-rigid material with crown of pipe, pipe to be covered with 100mm granular fill and selected fill thereafter.

Pipes running under building:
Pipes running under building to be surrounded with 100mm granular fill. Drains passing through walls to have min. 50mm clearance around pipe, and opening to be masked with rigid steel material to prevent vermin ingress. Any drain trenches excavated lower than adjacent foundations to be filled with concrete up to lowest foundation level.

Washing machine connection:
Washing machine connection to have 75mm deep seal trap, 40mm diameter pipe plumbed to take washing machine. Wash hand basins to enter stub stack or street 200mm above or below w.c. connection. All fittings to have 75mm depth of seal, except vic at 50mm. All stub stacks to be filled with ducto type UPVC external valves with readable eye at base. Rain water goods to 1.15m UPVC half round gutters extending to 65mm UPVC downpipes into inlet gully with external vertical waste collection. All to be in accordance with Approved Doc H of the building regulations.

Electrical:
All work required to meet the requirements of Approved Document P (Electrical Safety) and must be designed, installed, inspected and tested by a competent person to do so. Prior to completion the circuit must be satisfied that either

A. An Electrical Installation Certificate issued under the Competent Person Self Certification Scheme has been issued or

B. Appropriate certificates and tests defined in BS 7571 have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7571, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

In the case of option B only, the competent person must be a member of NICEIC or ECA. In addition, in the case of minor work (as defined in BS 7571) the competent person at each location shall be a member of NICEIC or ECA (as defined in BS 7571) and must be considered to be a competent person to proceed with the electrical installation at fire risk stages and inspect and test prior to the installation being live.

Roof Plan

Heating:
New extension to be heated by wall mounted radiators connected to existing system & filled with thermosatic radiator valves as standard. New utility room to be heated by specialist underfloor heating system. New gas boiler to achieve a SEDBUK efficiency rating of 88%. All installations to be in accordance with gas and electric authorities, health and safety regulations, manufacturers instructions, the relevant british standards and approved doc J.

Smoke Detectors:
Smoke detectors to be fitted to top of stairs and hall detectors to be fitted with kitchen area. All to be wired into mains on a separate fused circuit and linked so that activation of one will trigger the other.

Mechanical Ventilation:
Wall mounted extract fan to utility room to provide a minimum intermittent extract rate of 30 L/s. Wall mounted extract fan to new WC to provide a minimum intermittent extract rate of 6 litres/second & linked to light switch with a 15 minute over run. All in accordance with part F of the building regs.

Lighting:
A minimum of one in four primary light fittings within the proposed development must be of a type that will only receive lamps having a luminous efficacy greater than 40 lumens per circuit-watt (eg compact fluorescent lamps). Energy light bulbs marked on plan with (E) prefix.

Important notice:
This drawing is for use in obtaining building regulations approval only. The successful building contractors to carry out a site survey, including all levels before commencing any works.

The successful building contractor has the responsibility for ensuring that all works including works shown on the approved drawings, regulations. All works must also meet the requirements and be approved by the local authority building control officer.

It should be noted that the designer will take no responsibility for any problems that may occur on site, and it is expected that the appointed building contractor will consult with building control to resolve any site or construction queries that may arise.

BOROUGH OF TRAFFORD
This approval does not constitute any decision under the Town and Country Planning Act, and where an application under this act has been made to the Council a notice giving the decision on such application will be forwarded in due course.

B-REGS
DRAWN BY: MV DATE: 20/05/09

Rev	Date	By	Comments

Client: M & Ms Fero
Project: Extension to Residential Dwelling
Drawing: 8/0 Emerald Drive, Ashton-Messery

Proposed Plans

Drawing Number	Scale
K/A - 3210_008	1:50 @ A1
Rev	Drawn
	MV

10 Edward Street
Ashton-Messery
Old Rd
Tel: 0782 377 1036 / 0782 377 0299
Email: info@kva-architectural.co.uk
Web: www.kva-architectural.co.uk