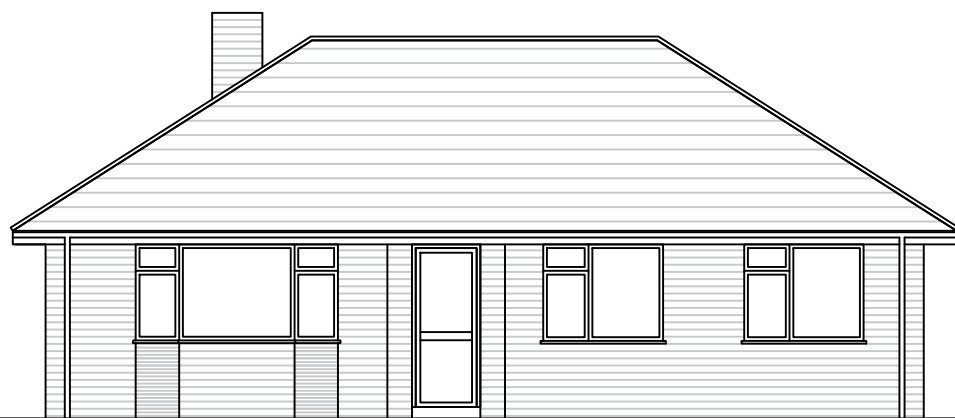




Existing Side Elevation - 1:100



Existing Rear Elevation - 1:100



Existing Front Elevation - 1:100



Existing Side Elevation - 1:100

Building Notes/Specification

This is not a specification of works but has only been produced for gaining Planning & Building Regulation approval. The builder/client is responsible for checking prior to commencement all scaled and stated dimensions, with any discrepancies being reported to the designer. The builder/client is also responsible for checking all structural elements (walls, foundations, lintels etc) prior to commencement. Structural design is to be in accordance with the structural engineers details. Client is to ensure that any Party Wall Act notices are signed and resolved prior to commencement. Client to arrange for the existing below ground drainage to be surveyed and traced prior to commencement to ascertain its exact line, depth and condition, and to ensure that the assumed drainage layout shown on the plans is correct

Preliminary

Any existing lintels, beams, walls and foundations taking additional load are to be exposed prior to commencement for Building Control inspection. If Building Control consider the existing lintels to be inadequate then these should be replaced, or trimming provided within the new floor structure to remove the loads from these lintels. Builder and structural to check that the internal walls shown as accepting new loads from either floor joists or beams are masonry walls which extend down to a suitable foundation

Foundations

Prior to commencement the builder is to excavate a trial hole to assess the existing foundations and to ascertain the ground conditions. This trial hole should be inspected by Building Control who will determine the foundation type and depths. If a piled or raft foundation is required a structural engineer will need to be appointed to design the foundations. The plans assume that a strip foundation will be suitable.

Foundations to be 600mm wide concrete trench fill foundations to a minimum depth of 1m. Actual depth of foundation to suit the subsoil conditions, to NHBC Table 4.2, a minimum 150mm below any drainage within 3m and to Building Control approval. Provide pec lintels where pipes or services pass through the foundations and seal the void around with building board. New pad foundations to piers/posts to structural engineers design

The existing foundations to the conservatory and property have been exposed and approved by building control.

New Ground Floor Extension

Existing ground floor construction to conservatory to be exposed on site for building control inspection and approval. If unsuitable the floor is to be broken out and reconstructed.

Provide clients selected floor finish on 75mm sand cement screed on 500g vapour control layer on 70mm Celotex floor insulation on 1200g dpm (fully lapped with dpc and existing membranes) on beam and block suspended floor to manufacturers details and calculations. Provide 20mm Celotex insulation skirted up around the perimeter to prevent cold bridging. Builder to provide set of the manufacturers structural details for the beam and block floor system to Building Control for approval. Beam and block manufacturer to determine whether the beam and block floor is 150 or 225mm in depth, and also to determine the spacings of the beams. Provide dpc above and below the beam and block floor bearings. Maintain a 150mm air gap below the beam and block floor. Any existing sub floor vents are to be maintained

Porch floor to be clients selected floor finish on 75mm screed, on 100mm concrete, on 500g vcl, on 70mm Celotex, on 1200g dpm on well compacted and sand blinded hardcore. Skirt 20mm celotex around the perimeter to prevent cold bridging.

Below Ground Walls

Walls below ground to be 100mm dense concrete block inner skin, with 100mm cavity and brick outer skin. 100mm cavity, filled with lean mix concrete (top played outwards) to 215mm below the lowest dpc. Below ground walls to internal walls to be 100mm blockwork. Provide a dpc at floor level which is lapped to the existing dpcs.

Above Ground Walls

External brickwork to match existing. Provide 100mm cavity fully filled with Dri-Therm Insulation Blatts, 100mm Thermalite Shield insulating blocks, with plasterboard on dabs and skim finish. The external wall construction achieves a U value of 0.24W/m2k. Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Provide wall ties (with de-bonding sleeves) at 300mm vertical centres from the steel posts to both the masonry skins. Insulated damcore vertical dpc to be used at reveals to prevent cold bridging. All cavities to be continuous with existing, and new work to be bonded to existing with Furfix slip connectors to create a movement joint and a vertical dpc. Provide a continuous horizontal dpc 150mm above ground level, and continuous with any existing membranes. Provide vertical restraint straps (with solid noggins below) over the rafters, ceiling joists and floor joists at 1800mm centres. Restraint straps to be 30x5x1000mm long galvanised straps. Lintels to be performed, insulated, combined lintels with minimum 150mm end bearing. All lintels to be designed by the lintel manufacturers. Provide movement joints where the new walls abut the existing property and at 6m centres in the new external walls.

Roof Construction To Ground Floor Extension & Porch

Provide a 50x100 treated timber wall plate strapped to the external walls.

To porch pitched roof provide 47x100 C24 rafters and ceiling joists at 400mm ccs. Birdsmouth the rafters over the wall plates and secure the rafter feet to the ceiling joists. To the level ceiling provide 280mm mineral wool insulation to the roof space. Over the rafters provide a breather membrane, 25x38mm treated battens and interlocking roof slates to suit the roof pitches. Where tiles are laid below their recommended undertile vent in accordance with the manufacturers details.

Flat roof to be formed in 47x147 C24 (to be verified by the structural engineer) flat roof joists at 400mm ccs, built into the web of the roof beams and supported on the external walls/wall plates. Over the joists provide 1:60 timber firings, 120mm celotex insulation, 22mm water resistant T&G boarding and built up flat roof membrane. To the ceilings provide a 500g vapour control layer then 12.5mm plasterboard and skim. Renew/repair existing ceilings as necessary.

Provide lead flashing and cavity trays to all roof abutments. Provide a lead work in accordance with the LDA guidelines. Provide upvc fascia, soffits and rainwater goods to match existing.

Internal Stud Walls

Provide 50x100 timber studs at 400mm centres with head and sole plates and intermediate noggins. Provide 75mm mineral wool within the studs. Provide ply bracing either side of the studs with plasterboard and skim finish.

Loft Conversion Floor

Provide new timber floor joists alongside the existing ceiling joists, and packed 12mm above the existing ceiling. Provide new floor joists at 400mm ccs as detailed by the structural engineer. Provide double joists below the stud walls. Provide trimming to the stairs as detailed by the project structural engineer. Provide strutting to joists at one-third span and provide straps at 2m centres to support the existing ceiling joists to prevent sagging. Joists to be covered in 22mm t&g moisture resistant floor boarding, with boarding extending out to the eaves area to maintain the fire resistance of the floor. Provide 100mm sound insulating rockwool (min density 10kg/m3) between the new floor joists. To the exposed areas of the floor provide 280mm mineral wool

Sloping Ceilings

Provide new 47x147 C24 rafters at 400mm ccs, with rafters birdsmouthed over the wall plates and structural ridge stud. Provide double rafters to the roof windows. Provide triple rafters to the dormer checks. To the sloping ceiling provide 100mm Celotex between the rafters with a min 50mm vent void over. Provide a further 50mm of celotex GA4000 insulation to the underside of the rafters with joints taped, with a vapour control layer and 12mm plasterboard and skim finish.

Dwarf Stud Wall

Ashtar/dwarf stud walls enclosing the loft room to be constructed off the new floor beam. Studs to consist of 100 x 50 studs at 400mm centres, with double head plate, sole plates and intermediate noggins, and ply bracing. Provide 70mm celotex GA4000 insulation within the stud work. To the room side of the stud provide 12mm bracing ply, 20mm Celotex TB4000 insulation with 500g vcl, 12mm plasterboard and skim finish. Ensure rafters are birdsmouthed over the wall plate of the ashtar studs. Provide insulated access panels/doors with the dwarf stud walls as requested by the client.

Gable Walls

Gable end walls to be constructed with 100x50mm studs at 400mm centres with double head plate, sole plates, intermediate noggins and cross bracing. Provide multiple posts in the stud work below the beam bearings as required by the client. Provide 70mm GA4000 celotex insulation within the studs, and a further 20mm TB4000 of Celotex insulation to the room face of the stud (joints taped), with 500g vapour control layer and 12.5mm plasterboard and skim internally. Externally line gable walls with, ply, 12 mm masterboard, breather membrane, battens and **tile hanging or weather boarding**. Provide lead flashing to the dormer checks in accordance with the LDA guidelines.

Dormer Roof

Rear dormer flat roof to be formed with flat roof joists as detailed by the structural engineer. Joists at max 400mm c/ces with firing pieces over, (to provide a fall of 1:60). Over the firings provide 120mm celotex, 22mm moisture resistant flat roof boarding then three layers felt finish (to achieve an AA fire rating. Terminate the insulation on the line of the dormer wall with an angled fillit - this is to reduce the depth of the fascia board. Extend the wall insulation to abut the flat roof insulation. Seal the junction of the flat roof and pitched roof with mineral wool insulation. Below the joists provide 500g vcl, plasterboard and skim to ceiling.

Dormer Walls

Dormer walls/checks to be constructed with 100x50mm studs at 400mm centres with double head plate, sole plates, intermediate noggins and cross bracing. Dormer checks to be built off triple rafters. Provide 70mm GA4000 celotex insulation within the studs, and a further 20mm TB4000 of Celotex insulation to the room face of the stud (joints taped), with 500g vapour control layer and 12.5mm plasterboard and skim internally. Externally line dormer with, ply, 12 mm masterboard (to side checks only), breather membrane, battens and **tile hanging**. Provide double studs either side of the window openings in the dormer, with double 50 x 125mm timbers over as lintel. Provide lead flashing to the dormer checks in accordance with the LDA guidelines.

Stairs

Provide a new timber staircase to comply with Part K of the Building Regulations. Stair to have a maximum rise of 220mm and a minimum going to 220mm, but a maximum pitch of 42 degrees. All treads and risers to be equal. Provide a continuous handrail 900mm above the pitchline of the stairs. Maintain an unobstructed 2m headroom over the staircase. Alter the existing balustrading to suit the new stairs. Detailed stair design to be prepared by the stair fabricator prior to installing the floor joists. Stair fabricator will dictate the position of the trimmers. Structural engineer to detail structural newel post

Fire Safety

Provide mains operated (with battery back-up) and interlinked smoke and heat detection to all floor level as shown on the plan.

Any existing or proposed downlighters are to be provided with fire hoods over. Any existing or proposed ceiling mounted extract fans are to be have collars fitted.

Beams to be coated with intumescent paint to achieve 30 minutes fire resistance.

All first floor bedrooms to be provided with means of escape windows. Escape windows to have a cill level of 800-1100mm above floor level. Opening windows to provide a min clear unobstructed opening width of 450mm, and a minimum unobstructed opening height of 740mm. Windows to have egress hinges. Provide flying mullions as necessary to achieve the means of escape opening size.

Leadwork

Provide cavity trays and lead flashings to all roof/wall abutments in accordance with the LDA guidelines.

Steel Beams

Provide steel beams, bearings and piers in accordance with the structural engineers design. Form new piers to steel beams as required by structural engineer. Steel beams to be clad or coated to achieve 30 minutes fire resistance.

Windows/Glazing

Windows to be upvc double glazed units with a 16mm air gap, soft low E coating argon filled and warm edge spacer bar to achieve a U value of 1.6W/m2k. Provide safety glass in the critical areas. Bi-fold doors and roof lanterns to be fully designed (including structural design) by the window/glazing manufacturer. Windows/doors to habitable rooms to have trickle vents giving background ventilation of 8000mm2. Window to the non-habitable rooms to have 4000mm2 trickle vents. Frames to be sealed externally and internally with mastic.

Ventilation of Rooms

Habitable rooms to have trickle ventilation of 8000mm2 and 4000mm2 to non habitable rooms. Kitchen to have extract ventilation of 60 litres per second (or 30 litres per second if part of the cookerhood). Bathroom and En-Suite to have extract ventilation of 15 litres per second. All extract fans are to be ducted to the outside air (including any cookerhoods). Fans to be tested on completion with certificate issued to Building Control confirming that the fans achieve the specified extraction rate.

Heating & Hot Water

Heating and hot water system to be fully designed, installed and tested by a competent person. Clients to approve the heating and hot water designs by the subcontractor prior to installation. Provide TRVs to radiators. Type and position of radiators, or underfloor heating to be determined with the client prior to installation.

Surface Water Drainage to be UPVC gutters and downpipes. Below ground surface water drainage to be 110mm diameter drainage laid to a fall and on a bed and surround of 150mm of pea shingle. Junction of the below ground drainage with the above ground rainwater downpipes is to be a trapped gully. Builder to expose the surface water drainage system prior to commencement on site. Surface water drainage to discharge to new soakaways positioned a minimum of 5m from any building. Soakaways to be formed in Wavin Aquacell crates wrapped in geotextile membrane. Builder to carry out a percolation test prior to commencement to ascertain the porosity of the soil. The results of this test can be handed to Wavin who will design the soakaways. In the event that a clay sub soil is encountered a drainage engineer should be appointed to design the soakaways.

Foul Water Drainage

Foul water drainage to be 110mm diameter upvc pipework, laid to a fall of 1 in 80 and bedded and surrounded in 150mm pea shingle. Baths, Showers, Basins and Sinks to have 38mm diameter waste pipes. Combined wastes to be minimum of 50mm diameter. Provide 100mm diameter waste pipe to WCs. Above ground drainage pipes to have deep seal traps and to be laid to a suitable fall. Provide sealed gully/stub stack to the kitchen island. After the existing below ground drainage as detailed on the plans. Lintel over all below ground drainage pipes as they pass through the foundations/walls. Stub stacks to be fitted with an air admittance valve positioned above the level of the wash hand basin. Provide access hatch and ventilation to the boxing enclosing the stub stacks. SVPs to extend above the roof line to discharge to a plastic cage. Wrap the SVP and stub stacks with acoustic mineral wool and box in with two layers of plasterboard and skim

Electrics

Electrical installations to be in accordance with the latest edition (17th) of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project. Locations of sockets and switches to be determined on site. 75% of all lights are to only accept low energy light bulbs. Any external lighting is to be fitted with a sensor.

Meters/Services

Builder to allow for relocating/re-routing all existing services to suit the position of the new appliances/fitings. Client to submit any necessary applications to the Utility companies in relation to any relocated meters/services.

Finishes

All finishes, including skirting boards, coving, doors, architraves, radiators, kitchen units, tiles, lights, etc are to be agreed with the client on commencement of the project.

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title
Proposed Extension & Loft Conversion
82 Silvester Road
Cowplain
Waterlooville
Hampshire
PO8 8TS

Drawing Title
Existing Plans

Client
Mr P Sibley

Date:
May 2020

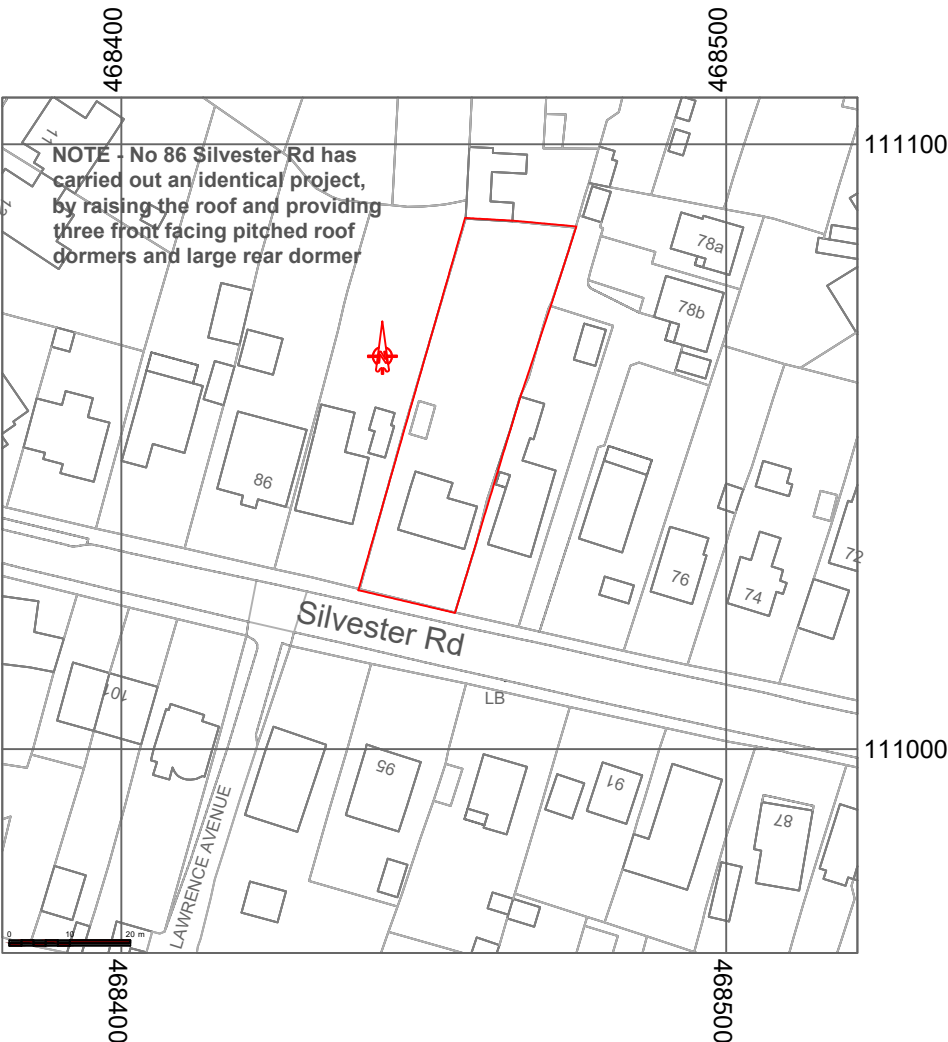
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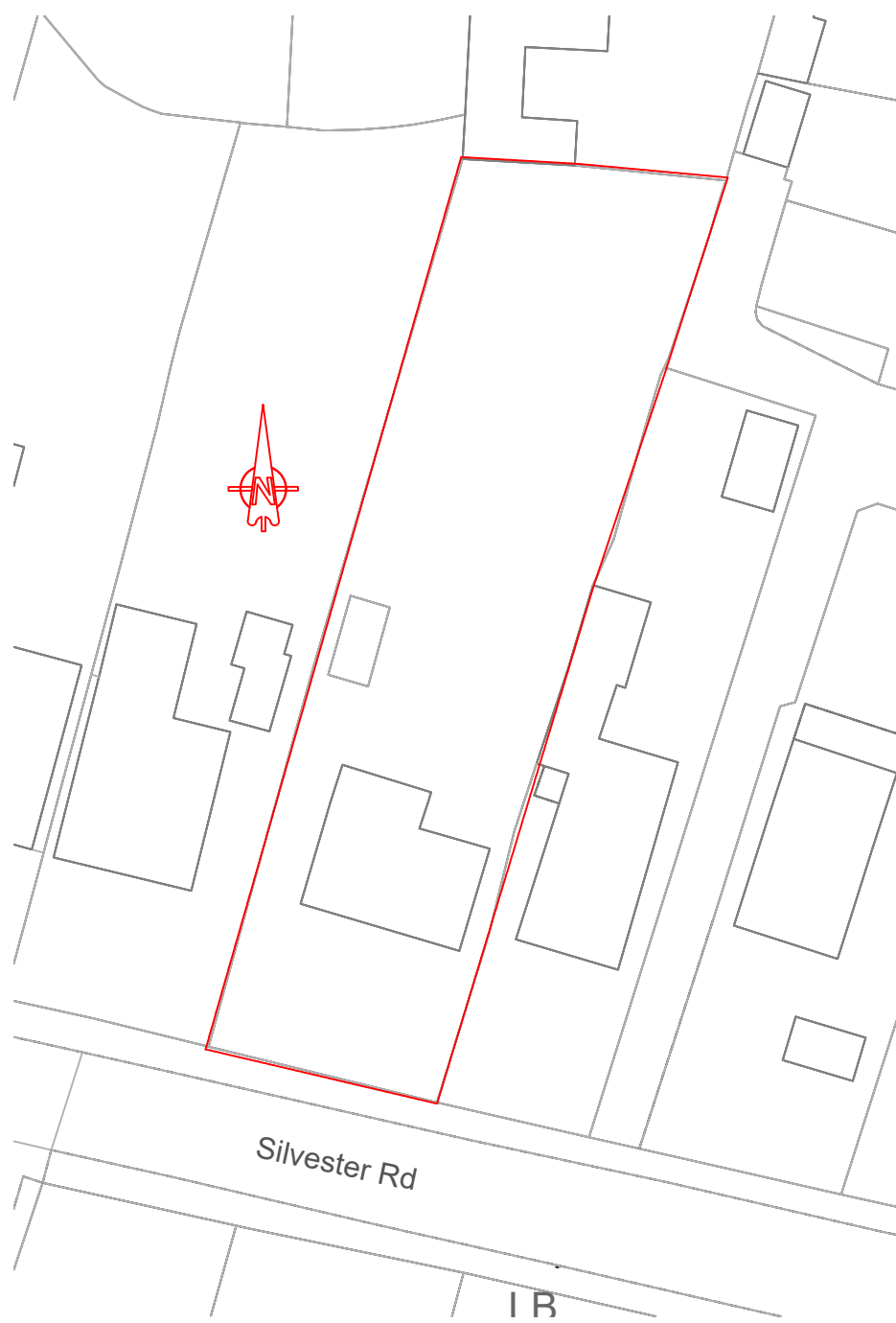
PMG
SurveyingPlanDrawingConsultancy

PMG (Building Design & Consultancy)Ltd
Woodlands
10 Persian Drive
Whiteley
Fareham
Hampshire
PO15 7BJ

07796124247
paul@pmg ltd.uk.com
pmg ltd.uk.com



Location Plan - 1:1250
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Site Plan - 1:500