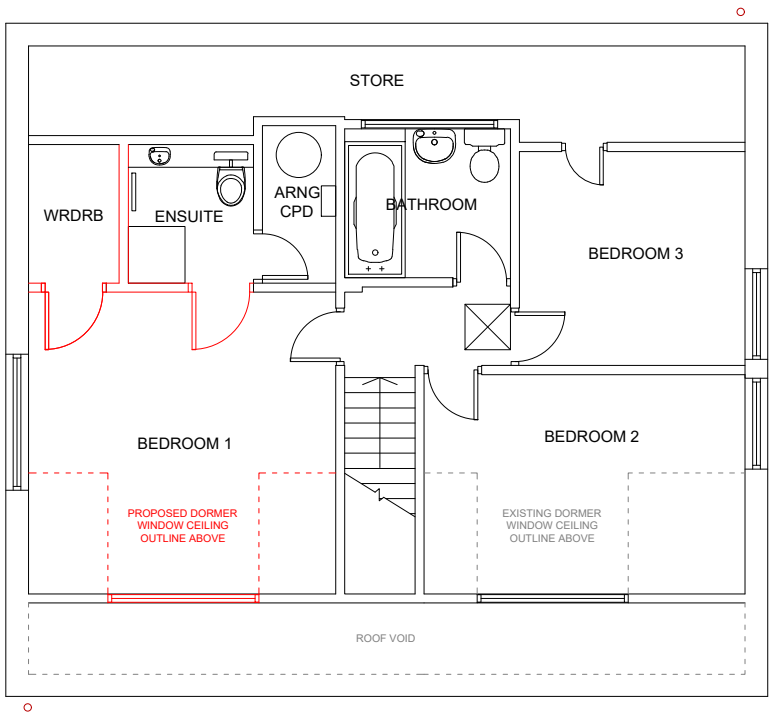
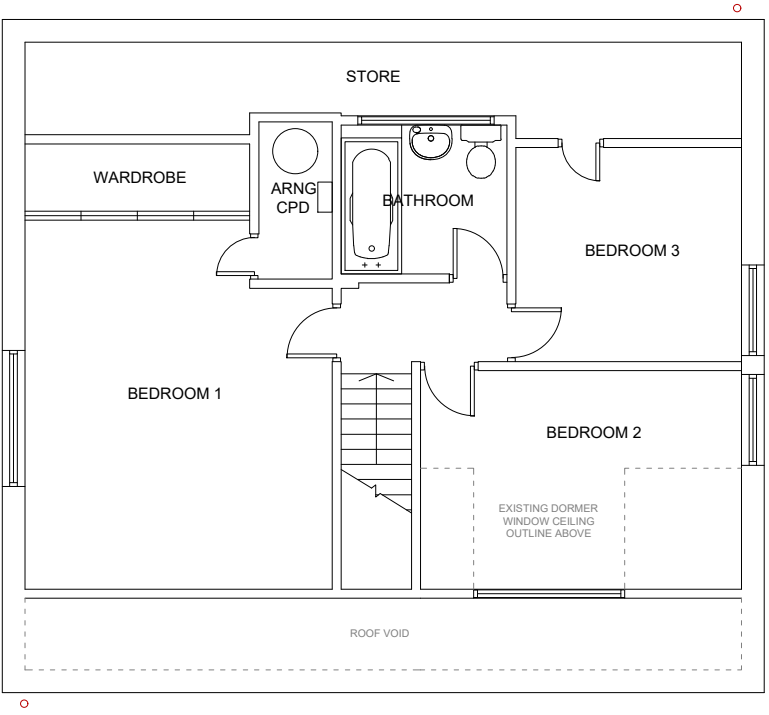
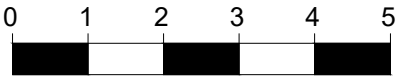




PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN



SCALE IN METRES

SITE PREPARATION

The ground within the foot print of proposed extension shall be cleared of all tarmac and vegetable matter.

The integral garage ceiling to be tested for possible asbestos lux sheeting used for fire protection, prior any works being undertaken on conformation asbestos lux is present arrange removal by licence contractor.

FOUNDATIONS

All foundations to be located centrally under external walls with regard to sub soil conditions. Excavate trench, to a depth of 1000 mm and construct concrete strip foundations at 600mm width x 300mm depth to suit soil conditions and approval of local Authority's Building Control / Inspector. Where building over soil / drainage the foundation should go below invert level. When drains passing through the foundation to be separated from concrete to allow movement and bridged with two 100 x 150mm deep concrete lintels. Should any adverse soil conditions found or any major tree roots in excavations to be compliant with NHBC.

GROUND FLOOR CONSTRUCTION

Oversite to be prepared by removing any vegetation matter and soil. To a minimum depth of 250mm and compacted with clean selected granular fill hard core no bigger than 75mm with a mechanical plate compactor, compact in layers not exceeding 100mm. Lay blinding layer of sand min 40mm. Lay 1,200 gauge polythene damp proof membrane, with joints lapped and tapped minimum 150 mm, turn up wall and lap with damp proof course to walls. Lay Celotex FI 5000 or equal to achieve a U value 0.15 W/m²K over the damp proof membrane. Installed as per manufacturer's instructions .Cover insulation board with 500 gauge polythene sheets, lapped and sealed at all edges.

Lay 1:3:6 20 mm aggregate, concrete slab min 100mm with reinforced mesh. Finish with cement sand screed 1:3 min 65mm thick. Floor level to match existing finished floor, Edge insulation of 20 mm thick, Celotex or equal. To be provided between the edge of the slab and the inner face of the external walls. At the same, depth as slab and screed up-stand to be provided at all perimeters.

Ensure cross ventilation to existing sub-floor voids to be maintained to timber floors by providing using min 100mm diameter UPVC ducts and terminating with 65 x 215 air bricks situated in new external walls.

WALLS

Below DPC level construct using 100mm thick blocks laid in 1:4 mortar until just below ground level. Form 100mm wide cavity off blocks using 440 x 214 x 100mm, Celcon super solar blocks to inner leaf and facing bricks to external skin to match existing brickwork. Cavity to be filled with weak mix concrete, up to 225 mm below DPC level. Alternative is to use 300mm Dense concrete blocks to just below GL.

Above DPC level use 102 mm thick facing brick on outer leaf, to match existing brickwork with 102mm thick standard bricks to inner leaf. Walls to be built with in 1:4 mortar. Cavity to be insulated with 60mm thick Celotex CG 5000 rigid insulation board fixed to inner leaf so to provide air gap of min 30mm to achieve a U valve of 0.20 W/m²k.

Walls ties to be stainless steel BS 1243 spaced at 450 c/c's vertically and 750 c/c's horizontally each row staggered. Provide wall ties at each block course at corners, reveals and movement joints.

Provide horizontal strip damp proof course to both leaf walls minimum 150 mm above ground level. New DPC to be made continuous with existing DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

Provide insulated keystone or similar lintels with bottom plate to close cavity trays over openings and installed on packed lintel bed allowing a 150mm minimum end bearing at each end. All cavities to be closed at eaves and around openings using Thermabate or similar non- combustible insulated cavity closures

Cavities to new walls to existing to be made continuous with existing where possible

STRUCTURAL TIMBERS

All timbers where concealed are to be tanalised or equal and approved. All structural timbers to be Grade C 24 to BS 5268.

SURFACE WATER DRAINAGE

Rainwater from new roof is to be discharged into new soak away formed in read garden via new gutters and rain water down pipe

Existing guttering to main roof to be extended to serve section of new roof.

Rainwater gutters, downpipes and fittings shall be the half round clip master system, or similar in White U-PVC to match existing manufactured by Marley and installed in accordance with their instructions.

The soffit boards are to be white Upvc to match existing.

Soakaway to be a minimum of 5 mtrs from any part of new or existing building. Soakaway to provide minimum of 1m³ capacity

PITCHED ROOF

Pitched Roof Construction wall plates 100 x 75 mm bedded on top of internal cavity wall skin and held down with 30 x 5 mm galvanised straps at 1.2 mtrs centres (900 mm long) bent at right angles to give a minimum 75 mm fixing to top of wall plate plugged and screwed.

Roof class C24 graded preservative treated timber; 47x 150 mm rafters at 400mm centres bird mouthed over wall plate fixed all spiked together. All dimension and pitches to be checked and confirmed.

Roof tiling manufactured by Marley to match existing and interlocking roof tiles fixed to manufacturer's recommendation ridge and valleys to match existing. Roof battens to be regularized tanalised 38x25 mm softwood.

The roof is to be cross vented by proprietary eaves ventilator equivalent to 50 mm continuous air gap within eaves. Proprietary over rafter ventilation trays are to be fixed between rafters. Ceiling to be PL400 thickness 65 mm plus 12.5mm backed plasterboard with plaster skim to achieve 0.15 mm W/m²K. Provide 50 x 50 mm softwood noggins to perimeters, joints and light fittings.

Upvc fascia's and soffits to match existing in size and in white fixed to rafters and softwood battens.

Lay 100mm insulation between rafters and.

Breather membrane to Underlay: [LR VAPOUR PERMEABLE - Harcon VPU, Tyvek Supro, Klobor Permo Air - which must have a BBA Certificate].

BS 4016 Proprietary eaves ventilator system (or equivalent) to be provided at eaves to maintain 50 mm air gap.

GARAGE DOOR

Single up and over steel door and frame manufactured by Garador Ltd approx. size 2.4 x2.1m complete with additional locking kit, finish in Chartwell green.

CEILINGS

Ceiling joist 50 x 150 C16 grade timber @400 centres supported off joist hanger fixed to internal walls. Timber noggins at mid span and to ends. Lay 100 mm rock wool between joist for sound insulation and insulation.

Integral garage ceiling use two layers of 15mm Gyproc fire line board overlaid with 30mm stone mineral wool (minimum 24 kg/m3). For 60 minutes fire resistance in accordance with BS 476: Part 22. In all other areas use 12.5 mm Gyproc board.

RAINWATER DRAINAGE

Existing rainwater half round guttering on main roof to be extended to serve extension to new roof. Rainwater from roof is to be discharged via rain water down pipe, connected into existing soak away. The dormer rainwater guttering ogee profile and down pipe to match adjacent existing dormer. The soffit boards and rainwater system are white UPVC to match existing.

DORMER WINDOW CONSTRUCTION

Dormer cheeks to be build off 2 in number C16 150 X 50 mm rafters, bolted through at 600 crs. Headers and sole plates constructed from C16 150 x 50 timbers, where opening for window double up header and trimmer. Timber studwork grade C16 100 x 50 mm (with noggins)at 400mm crs. Insulate between studs with 100mm Celotex GA4000 . Fix to external studwork 20 mm WBP External quality ply sheeting and attached breathable felt membrane. Fix tanalised 38 x19 battens for tiles to match existing dormer window elevations, front elevation finished in shiplap. Internal fix 30 mm Celotex to studwork all taped and sealed. Finish with 12.5 foil backed plaster board and 3 mm skin coat of finishing plaster to the under sides of all ceiling.

FLAT ROOF CONSTRUCTION

Roof joists to be 150 x 50 mm c16 timbers at 400 mm centres. Insulate dormer roof with 120 mm Celotex between joists and 30 mm below. Provide finning pieces to provide a minimum fall of 25mm/m. Fix external finish 20 mm external quality ply sheeting. Provide ventilation gap 25mm above fascia with proprietary ventilators.

FLASHING AND LEAD WORK

All flashings soakers, valleys and abutments to dormer to be in code 4 lead. All joints to be lapped minimum of 150mm and lead dressed 200mm under tiles.

WINDOWS

All glazing is to comply with Approved Documents L1B and Section 4K of approved document K Edition 2013.

Install white Upvc double glazed unit to opening of the same design and proportions as existing Upvc window on front elevation of building. Large end elevation window to be double glazed with 36 mm sealed double glazed (low E emissivity of 0.15) units with a min U value of 0.8 W/m²k.

External double glazed French doors to be similar but with a min U value of 1.2 W/m²k.

Ventilation via trickle vent to BS EN 13141-3 within the window frame to be provided at a rate of 8000mm².

Roof Velux window installed in accordance to manufacturer's instructions. Include all proprietary flashings and aprons and vapour barriers. Provide double rafters and trimmers to all side of windows. Window ref code, CK 02 550 x 778 exterior finish grey, interior finish in white. Roof window to conform to U values as defined in Approved Document L1B.

Ventilation to shower and bath room provided by mechanical ventilation capable of extracting at a rate not less than 15 l/sec operated from PIR sensor with run on timer set for 10 minutes.

ELECTRICAL INSTALLATION

The installation to comply with the latest 18th edition of the IEE Regulations for the Electrical Equipment. To be installed inspected and tested by a registered Electrician or competent person registered under a competent person self -certification scheme of a recognised trade body NICEIA / ECA. An appropriate BS 7671 Electrical Installation Certificate to be issued for the works. A copy of the certificate will be given to the Council.

Wiring generally shall be carried out using PVC sheathed cables complying with BS 6004:2000. Cables concealed in plastered walls shall be protected by plastic capping and as far as possible run vertically from floor or ceiling to the fittings or as designated "safe zones" to 17th Edition under 522.6 groups of the regulations.

Switch plates and socket outlets, flat-plate pattern, brushed Stainless steel fittings manufactured by Knightsbridge Limited, on concealed galvanised steel installation boxes fixed squarely and flush with wall surfaces. Double socket outlets 4 off, positioned 350 mm above floor level, switches plates not less than 1200mm above floor level. Locations to be discuss and agreed with client.

Install low energy light fittings All ceiling LED down lights outlet shall be 60 minutes fire rated with a white bezels finished.

External PIR controlled light fittings to be switched on from inside, quantity and final locations to be agreed with client.

MASTER BEDROOM

Internal stud partitions softwood treated timbers constructed from 100mm x 50 mm at 400mm c/crs with 50 x 100 mm head and sole plates with solid intermediate horizontal noggins at 450 mm. Provide 100 mm rockwool insulation in all voids. Partitions built at right angles double up on upright. Walls faced throughout with 12.5 plaster board with 3 mm plaster skim finish. Taped and jointed complete with beads and stops.

INTERNAL DOORS & IRONMONGERY

Doors to be Genoa Oak doors H 1981 x W762 by Howdens Ltd, 35mm thick. Softwood door architrave and framing to match existing. Provide 10 mm gap on bottom of on- suite door to provide natural ventilation for mechanical extract fan. Door furniture Garda satin nickel rose lever handles with mortice lock with thumb turn locked to on-suite door. Teak hardwood doors thresholds to match existing.

ENSUITE

Specification of on suite and sanitary ware to be agreed and confirmed with the client.

INTERNAL SOIL VENT BRANCH PIPES

Carry out alteration to existing adjacent 110 mm soil and vent pipe to accommodate new sanitaryware, toilet, 40 dia, waste to shower, and 32 dia, to handbasin, all with deep seal traps. Provide accessible trap to shower tray. Mainly all waste pipework to be concealed any exposed to be boxed in and finished with plaster skim.

HEATING & PLUMBING SERVICES

Relocate existing HWS indirect cylinder and carry out alteration to heating, and hot & cold water pipework, modify and extend hot and cold water pipework services for on suite specification to be discuss with client . All pipework in unheated spaces to be insulated with 13mm thick polyethylene foam. Install flow and return pipework connect into existing heating system. Supply new chrome towel radiator, sized to maintain 21°C room temperature with thermostatic valve and lockshield valve.

INTERNAL JOINERY

Door architraving and skirting boards to match existing hardwood window boards to windows and doors thresholds

INTERNAL FINISHES

Supply and fix softwood skirting to match existing to masonry walls. Apply primer, two undercoat and white gloss coat

Apply one thinned mist coat of emulsion to plastered ceiling and masonry walls and two full coats of emulsion paint - white ceiling and colour to walls to be agreed with client

Supply and install door lining to opening and architrave to match existing.

Apply primer, two undercoat and white finishing gloss coat to all timber surfaces

Supply and fix hardwood window boards to windows and doors thresholds Apply two coats to clear satin oil.

Flooring apply latex finish to be level with existing flooring in preparation of laminated flooring, colour and design to be agreed with client.

EXTERNAL WORKS

Entrance to drive remove existing brick pillars and construct new pillars.

Level surrounding ground in preparation of relaying tarmac drive way reinstatement up to perimeter of building.

Legend or Notes:

INFORMATION ONLY

FIGURED DIMENSIONS ONLY TAKEN FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS MDP001, 2, 3, 5 & 6.

All work shall comply with the current edition of the Building Regulations.

All work shall be completed to the satisfaction of the Building Inspector or Approved Inspector.

The work shall be carried out in a manner to minimise any inconvenience to the Client and the adjoining owners. The existing building will be occupied during the works. The Builder and Client will need to agree dates and times when services can be temporarily terminated as part of the works.

The Contractor will be responsible for contacting the Building Inspector or Approved Inspector and all statutory authorities to ensure all works are inspected and approved in accordance with normal practice and to obtain the required Certificates of Approval.

The Builder is to provide and maintain as necessary all temporary works during construction (Protection of surfaces, roof sheeting, boarding, scaffolding and propping etc.) so as to facilitate construction of the works and to maintain the stability, water tightness and use of all existing and new construction. All temporary works are to be to the satisfaction of the Client owner.

All building materials are to be stored in a position agreed with the Client. To remove all unwanted waste materials from the site during and on completion of the works.

CDM REGULATIONS 2015 - DOMESTIC CLIENT REQUIREMENTS - Contractor must produce a Construction Phase Plan, prior to starting. WC facilities must be allowed for and client will advise on siting and any service connections required .

<http://www.hse.gov.uk/pubns/cis80.pdf>

02	Highlight dormer roof alteration.	15/04/19	M. PLANT
01	First issue	14/03/19	M. PLANT
Rev	Description	Date	Approved

AMENDMENT RECORD

Site/Project:

MR & MRS PLANT

16 Third Avenue,
Denville
Havant
PO9 2QS

Drawing Title:

PROPOSED GARAGE
EXTENSION &
DORMER WINDOW
FIRST FLOOR PLAN

Drawing No. or Filename:		Rev:
MDP004		02
Scale:	1:100 @ A3	
Drawn:	Alex Tucker	Date: 15/04/2019
Checked:	Mike Plant	Date: 15/04/2019
Approved:	NA	Date: NA