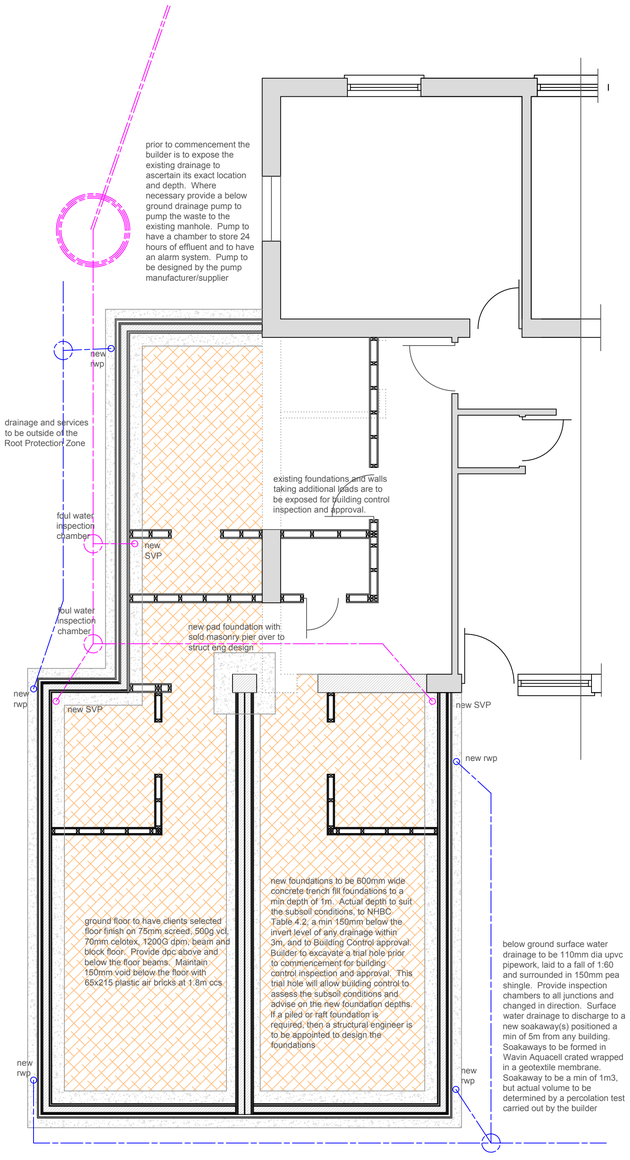
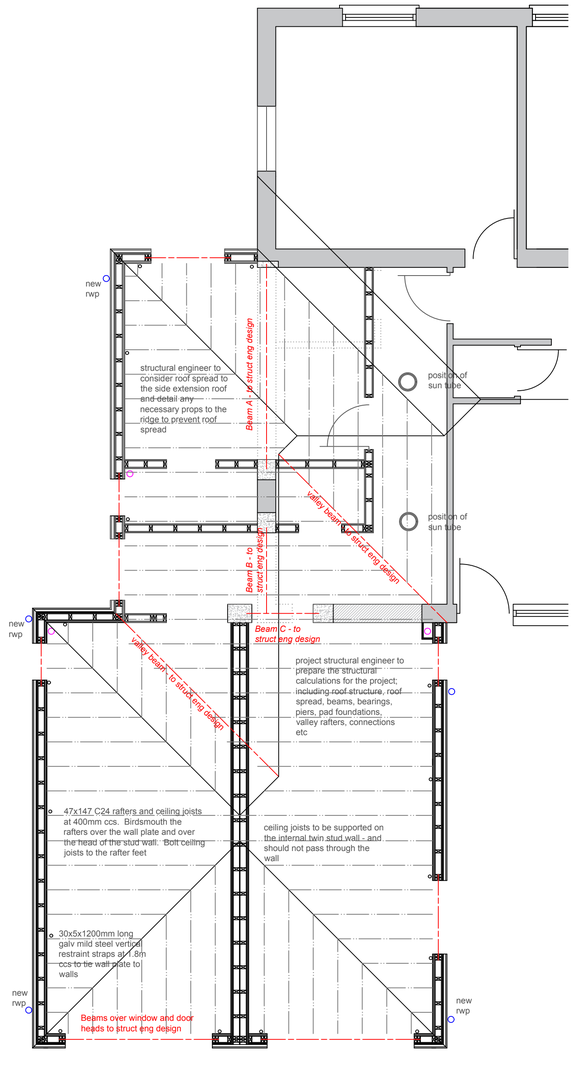


Proposed Substructure Plan - 1:50



Proposed Roof Structure Plan - 1:50

Construction Notes

This is not a specification of works, but has only been produced for the purposes of gaining Local Authority approvals. Building work should not commence until Planning and Building Regulation approval has been granted and any relevant conditions discharged. Any work commenced prior to the approvals being granted is done so entirely at the clients/builders own risk.

The client/builder, and any specialist suppliers are responsible for checking, prior to commencement, all scaled and stated dimensions.

The client is responsible for serving any necessary notice/agreements under the Party Wall Act, and resolving all legal aspects, including drainage connections, rights of way/access, boundary lines etc…

Builder to work with the client in relation to the phasing of the works, and ensuring that disruption to the home is kept to a minimum, and occupation kept to a maximum, whilst building works are carried out.

The client and builder are both responsible for addressing their obligations under the CDM Regulations, including the appointment of CDM Co-ordinator.

Care Quality Commission
The client is to issue a set of the plans to the Care Quality Commission prior to commencement to secure their approval, if required, for the layout, facilities and size of the rooms, and the height/level of the windows serving the rooms.

Foundations
Generally (but subject to confirmation by the Project Structural Engineer) the new strip foundations are to 600mm wide concrete trench fill foundations to a depth to suit the ground conditions and Building Control. Any foundations within 3 metres of any drainage are to be a minimum of 150mm below the invert level of the drainage. Provide concrete prestressed lintels where pipes/ducts pass through foundations and walls, with the void around the pipe suitably sealed with a building board. Foundations into a clay subsoil, where trees are present, to be constructed in accordance with NHBC Chapter 4.2.

New Ground Floor
Finished floor level to the proposed extensions is to be set 150mm above the external ground level. Clients selected finish on 75mm sand cement screed, on 500G damp proof membrane (fully lapped with the main dpm) on 100mm GA4100 Celotex insulation, on 1200G damp proof membrane (fully lapped with dpc to wall), on concrete beam and block floor. Provide Beam and block floor to be fully designed by the floor manufacturer with details and calculations of the floor issued to Building Control for approval. Provide dpc's above and below the bearings of the beam and block floor. Maintain a 150mm ventilated air void below the floor, served by 65x215 plastic air bricks (with telescopic ventilators, and cavity trays over) at 1.8m centres.

Below Ground Walls - Extension
Walls below ground to be 215mm brick external skim. Provide a continuous horizontal dpc 150mm above the external ground level. Provide dpc above and below the floor beams. DPC to be stepped up at external door openings so that the dpc is 150mm above the approach path level (i.e. 150mm above door threshold level).

External Walls
External skin to be 50x100 vertical timber studs at 400mm centres, with sole plates, intermediate noggins and a double head plate. Provide 70mm celotex between the studs. To the room side of the studs provide 12mm ply, 20mm celotex, 500g vcl, plasterboard and skim. Externally provide 12mm ply, 9mm masterboard, breather membrane, treated battens, render mesh and render to match existing. Render to be installed in accordance with the manufacturers details. Provide insect mesh at low level to the wall construction. Provide vertical dpcs where the walls abut the existing walls. Provide timber lintels over the windows and doors, supported on double studs, as detailed by the structural engineer.

Party Wall Construction
Provide two skins of 50x100 timber stud walls. Provide 70mm acoustic mineral wool within the studs. Either side of the studs provide 12mm ply and two layers of 15mm sound block board and skim. Extend wall up to the underside of the roof covering and fire stop with rockwool. Ceiling joists not to pass through the walls. Rafters to be supported on the head of the wall.

Internal Stud Walls Enclosing En-suites
Stud walls to be formed in timber studwork. Provide 100mm x 50mm timber studs at 400mm centres with head and sole plates and intermediate noggins, lined wither side with 12mm bracing ply and then 12.5mm plasterboard and skim. Provide 75mm sound insulating mineral wool (min density 10kg/m3) within the studwork.

Pitched Roof
Provide roof tiles/slates to match the existing. Tiles/slates to be laid no shallower than their minimum pitch. Provide 38x25mm treated timber battens then breather membrane over the rafters. Provide 50x150 C24 rafters at 400mm centres. Provide 50x150 ceiling joists at max 400mm centres. Structural engineer to design the roof structure and verify the timber sizes. To the ceiling provide 280mm mineral wool, 500g vapour control layer to the ceiling, then plasterboard and skim. Provide insulated loft access hatches to the loft areas as required by the client. Eaves areas to have upvc soffit and fascia board.

Vertical Restraint
All wall plates and roof joists to be strapped to the external walls at 1800mm centres using 30x5x1200mm long restraint straps, fully screwed to the wall structures.

Roof Ventilation
All pitched roof areas are to have a breathable roofing underlay to provide ventilation.

SBEM Calculation
An accredited thermal consultant is to be appointed to prepare Energy Performance Certificates for the nursing home

Acoustic Design
As the nursing home also provides treatment for its residents it is understood that the bedrooms are not classified as `rooms for residential purposes` under Approved Document E, Resistance to the Passage of Sound`. As such there is no need to achieve compliance with the requirements of this Approved Document or to have the internal walls/floor acoustically tested on completion of the project. It should also be appreciated that a reasonable degree of sound transmission between spaces is recognised as a benefit as care staff will become aware of any patients/residents in distress at an earlier stage.

Leadwork
All leadwork to be carried out in accordance with the lead development association guidelines.

Above Ground Drainage
Provide 100mm diameter soil and vent pipe and stub stacks with 200mm long radius bend at base. The soil and vent pipes are to be extended up into the roof construction, between the rafters, to penetrate through the roof covering to discharge at a plastic cage. Stub stacks to be fitted with an air admittance value located at a height above the highest flood plain. Internal soil and vent pipes to be wrapped in 25mm unfaced mineral wool (min density 10kg/m3) and boxed in with two layers of 12.5mm plasterboard and skim.

Baths, sinks and wash hand basins to have 38mm diameter deep seal traps, upvc pipework, laid to a fall. Combined waste pipes to be 50mm in diameter. Drainage pipes of an excessive length to have anti-vac traps. WCs to have a 100mm diameter waste. Showers to have a trapped floor gulley with waste taken via, 100mm below ground drainage pipework to the below ground drainage system.

Below Ground Drainage
The below ground drainage layout show is an assumed layout - the client is to appoint a drainage company to carry out a CCTV of the existing drainage prior to commencement to ensure that the existing system is in a reasonable condition, to check the line/level of the assumed existing drainage and to ensure that the proposed drainage layout is suitable.

100mm diameter below ground upvc pipes bedded and surrounded on 150mm of pea shingle and laid to a fall of 1 in 40. Encase pipes with little cover or pipes below roads/drives with lean mix concrete, incorporating expansion joints. Pipes passing through walls and foundations to be linteled over using 65mm deep prestressed concrete lintels, with the void around sealed with a non combustible building board.

New inspection chambers to be 450mm diameter upvc shafts and bases. Builder to ensure that the main channel of the inspection chambers is always used.

Ground floor level floor gulleys in the wet rooms to be served by 100mm diameter below ground drainage.

Once the invert level of the existing foul water manhole has been established we will be able to determine whether a drainage pump is required to pump the drainage to an elevated level. Drainage pump, if required, should have a storage chamber to receive 24 hours of effluent, and should be fitted with a twin pump and an alarm.

Surface Water Drainage
Provide 100mm diameter half round black upvc gutters with 68mm black round downpipes. Provide rubber sealing pieces where the above ground rainwater drainage meets the below ground drainage. Below ground surface water drainage to be 100mm diameter upvc pipework bedded and surrounded in 150mm pea single, and laid to a fall of 1:60. Provide 300mm diameter plastic inspection chambers to the locations shown on the plans. Provide rodding access to the head of each branch pipe.

Location of existing soakaways to be determined on site prior to commencement. Provide a new soakaways a minimum of 5 metres from any building. The new soakaway is to be formed in the Osma Aquacell system, wrapped in geotextile membrane. The builder is to carry out a percolation test prior to commencement of the project, with the results of the test issued to Osma - who will then design the soakaway construction/size.

Fire Safety Report
A fire safety consultant is to be appointed at Building Regulation approval stage to prepare a statement to accompany the Building Regulations application. This fire safety statement is to justify a reasonable degree of means of escape and fire safety precautions within the building.

Fire Safety
All walls enclosing bedrooms, corridors, cupboard etc are to achieve 60 minutes resistance and are to extended up to the underside of the roof over and be suitably fire stopped.

Provide fire exit signage in accordance with BS5499-1:2002 and as required by Building Control. Provide emergency lighting in accordance with BS5266-1:2005 to all areas shown on the fire strategy plans. Provide detection/alarm system (L1 system - i.e. throughout all areas of the whole building) in accordance with BS5839-1:2002 which is linked to the detection in the main property. Provide call points to all external doors and storey exits to BS 5839-2:1083.

Builder to hand Building Control copies of commissioning certificates for the fire alarm and emergency lighting on completion.

It will be necessary for a fire safety consultant to be appointed on this project to prepare the necessary fire safety information required under Regulation 16B of the Building Regulations. On completion (and prior to occupation of the new rooms) the fire safety consultant should hand full details of the fire safety provisions to the responsible person at the nursing home, with this information maintained on the premises.

Windows/Doors
Upvc double-glazed windows and doors. Glazing to have low E glass with a 16mm air gap and a warm edge spacer bar to achieve a U value of 1.4w/m2k. Provide trickle vents giving 8000mm2 background ventilation to all rooms. Windows to provide a minimum ventilation opening of 1/20th of the floor area. Windows and doors to be sealed internally and externally with mastic. Provide safety glass in the critical locations..

All doors to have safety glass and level access thresholds. External doors to provide a minimum clear opening width of 775mm. Door handles to be of a colour which contrasts with the colour of the door surface. Glazed doors to be provided with two rows of manifestation 900mm and 1500mm above floor level. The manifestation is to be of a distinguishable colour and to be continuous.

Ventilation
All en-suites to have extract ventilation of 15 litres per second. Kitchen area to have extract ventilation of 30 litres per second which is part of the cookerhood. In windowless accommodation ensure that the extract fan is linked to the light switch and have a 15 minute over-run facility. Provide a 10mm gap below the en-suite door to create an air inlet.

All extract fans to be ducted to the outside air to terminate at a tile vent or wall grille. Any ducting passing through fire resisting walls is to be provided with a 60 minute fire resisting damper.

All extract fans to be tested on completion to demonstrate that they achieve the extraction rate detailed. Certificates confirming the extract fan performance to be issued to Building Control on completion.

Heating & Hot Water
The heating and hot water system is to be fully designed by a mechanical services engineer. Full mechanical drawings and specifications are to be forwarded to the Building Control Authority for approval.

Copies of all commissioning certificates are to be issued to the Building Control Authority on completion of the project.

Electrics/Lighting
The electrical system is to be fully designed by an electrical engineer. Full electrical drawings and specifications are to be forwarded to the Building Control Authority for approval.

Copies of all commissioning certificates are to be issued to the Building Control Authority on completion of the project.

Electrical engineer to work with the client to ensure that all rooms/areas have the necessary sockets, switches, light fittings, emergency call points/buzzers, tv aerials, emergency lighting, security equipment etc.

Switched and sockets to be positioned 450-1200mm above floor level. Lighting to be energy efficient lighting.

Disabled Access - All new external and internal doors to achieve a minimum clear unobstructed opening width of 775mm. Door to have a maximum opening force on the leading edge of 20N. Doors to have handles of a colour which contrast with the door surface, and also a door frame and architrave of a colour which contrasts with the surrounding walls.
All external doors to have a paved approach at a maximum gradient of 1:21, with an ACO channel provided to the door threshold. Alternatively provide a ramped approach with a maximum slope of 1:12 with level top and bottom landings 1.2m in length.

Grab and support rails will be provided in the rooms and en-suites as specified by the client

Switches and sockets to be positioned 450-1200mm above floor level.

Services - Mechanical and electrical consultants to detail gas/water/electric/etc.. connections, including the provision of meter boxes/stop cocks etc..

CCTV security cameras and intercom/call system to be designed by the electrical contractor.

Hygiene - All en-suites, bathrooms, shower rooms, WCs to be provided with hot and cold water. Kitchen to be provided with sink with hot and cold water. All kitchens, bathrooms, en-suites, WCs etc, to have a non slip vinyl floor which is skirted up the walls 150mm. Joints to be fully welded.

Provide tiled splash backs to all wash hand basins.

Specialist Design Elements
- Structural Design - foundations, wall stability, piers, movement joints to walls, floor joists, roof structures, steels etc)
- Mechanical ventilation and mechanical services
- Electrical services (lighting, emergency lighting, power supplies, call system, cctv, fire alarm system, IT equipment, TV aerials, telecom, security systems etc)
- Heating systems

The drawings, details and specifications are soley 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
Oak View Nursing Home
Hayling Island
Hampshire

Drawing Title

Proposed Details

Client

Oak View Nursing Home

Date:

March 2018

Scale:

1:50 at A1

Drawing No.

006 rev B

PMG
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