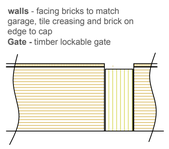
Proposed Front Elevation 1:100

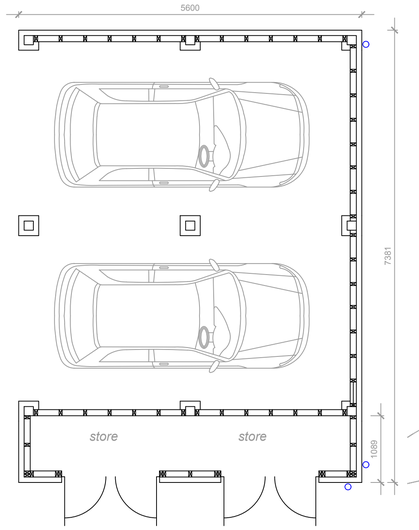
Proposed Side Elevation 1:100

Proposed Rear Elevation 1:100

Proposed Side Elevation 1:100



Proposed Wall Detail 1:100



Car Port Foundations
Reinforced concrete raft foundation to structural engineers design. Provide 1200g dpm below the raft foundation
Car Port Walls
Provide low level brick plinth, with timber stud wall over. Timber stud wall to be formed with 50x100 vertical timber studs at 400mm ccs, with head and sole plates and cross bracing. Internally provide two layers of 12mm moisture resistant fire resistant boarding. Externally provide ply bracing, moisture resistant fire resisting boarding, breather membrane, treated vertical battens and timber cladding to clients approval. Provide low level brick piers with 150x150 oak posts over
CarPort Roof
Provide plain tiles on treated battens on breather membrane on timber roof structure to be designed by the oak frame manufacturer or structural engineer.
Surface Water Drainage
Surface water drainage to connect to a new soakaway - refer to main notes
New Brick Wall/Landscaping
Form new boundary wall as shown on the plans of a style/height to match the existing. Form new gate in the wall with lockable timber gate. Form new path to swimming pool building

Carport Plan - 1:50

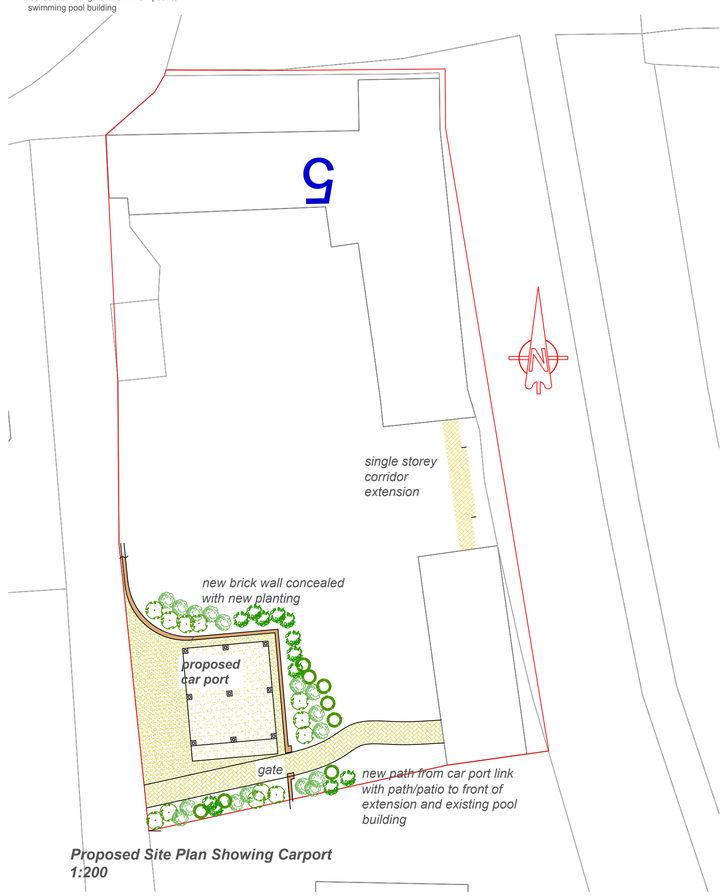
Meters/Services
Builder to allow for relocating/re-routing all existing services to suit the position of the new appliances/fittings. Client to submit any necessary applications to the Utility companies in relation to any relocated meters/services.

Landscaping
Builder to form a patio to the front of the extension, and a new path to the car port. Provide steps from the raised patio to the grass level.

Provide new brick wall on new foundation to match the existing brick walls. Install new lockable timber gate to the wall.

Car Port
New car port to be designed by the oak frame supplier. Walls to achieve 30 minutes fire resistance from the inside and outside of the stud frame. Raft foundation to garage to be designed by the structural engineer.

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.



Proposed Site Plan Showing Carport 1:200

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. Builder and client to check the precise below ground drainage layout prior to commencement to ensure that the assumed layout shown in the plans is correct.

Foundations
New foundations to be 600mm wide (450mm wide to the internal foundation) concrete trench fill foundations to a minimum depth of 1m. Actual depth of foundations to suit the subsoil conditions, to NHBC Table 4.2, and to Building Control approval. Foundations within 3m of any drainage to be below the invert level of the drains. Where pipes and services pass through the foundations/walls they shall be linteled over, with the void around the pipe suitability sealed. Prior to the commencement of any building works the client is to arrange for a trial hole to be excavated by the builder, for building control and structural engineer inspection, to ascertain the ground conditions and to allow the foundation type/depth to be agreed. If a clay sub soil is encountered the foundation depth may need to be in the region of 2m and 50mm clayboard will be required to the inside face of the foundations (starting 500mm above the base of the excavation).

Existing Wells
Structural engineer to detail the foundations/floor structures in close proximity to the existing walls. Wells to be capped as detailed by the structural engineer.

New Ground Floor
Extension floor level to finish flush with the swimming pool building floor level. Provide clients selected floor finish on 75mm sand cement screed on 500G vapour control layer on 100mm 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. It is advised that 50mm compacted hardcore ground cover/concrete to the sub floor void. Maintain a 150mm air gap below the beam and block floor. Any existing sub floor vents are to be maintained. Provide 65x215 plastic air bricks (with telescopic ventilators and cavity trays over) to external wall at 1.8m centres. To the internal steps provide timber floor joists directly over the beam and block floor at 400mm ccs, with solid noggins at mid span. Provide 22mm water resistant T&G boarding over. Infill the existing swimming pool by providing a suspended concrete floor (as detailed above) with the floor beams bearing onto the walls of the swimming pool. Ensure that new floor vents are introduced to vent the sub floor void. Ensure that the new membranes are well lapped to the existing membranes.

Below Ground Walls
Walls below ground to be 100mm dense concrete block inner skin, with 100mm cavity and rendered plinth detail to match existing on brickwork. 100mm cavity, filled with lean mix concrete (top splayed 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 bricks to match existing and to clients approval with 100mm cavity fully filled with Crown Dri-Therm Insulation Batts, 100mm Thermalite Shield insulating blocks, with plasterboard on dabs and skim finish. Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Provide wall ties with debonding sleeves from the steel posts to the external and inner masonry skin at 300mm vertical centres. Insulated damcore vertical dpcs 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. Provide a vertical dpc between the furfix connectors. Provide a continuous horizontal dpc 150mm above ground level, and continuous with any existing membranes. Elevate the dpc level in the area of the steps/raised patio in order to maintain the 150mm clearance between surface level and dpc level. Provide vertical restraint straps at 2m centres to the wall plates. Restraint straps to be 30x5x1000mm long galvanised straps. Lintels to be IG lintels with minimum 150mm end bearing. Lintels to suit the manufacturers span and load tables. Form a parapet wall to the front elevation, with aluminium capping profile (of a colour to match the colour of the bi-fold doors). Ensure that the lead flashing from the flat roof is dressed up under the coping profile. Provide movement joints to the external walls at 6m centres or as detailed by the structural engineer.

To the facade of the swimming pool building, provide breather membrane, vertical treated timber battens and cladding to the clients approval. Provide 10mm ventilation gap (with insect mesh) at the head and base of the cladding.

Internal Stud Walls
Provide 75x50 timber vertical studs at 400mm centres, with head and sole plates and intermediate noggins. Provide 70mm acoustic mineral wool within the studs. Line either side with plasterboard and skim. It is strongly recommended that a 12mm ply bracing is provided either side of the studs below the plasterboard.

Roof Construction - Dwelling
Provide a 50x100 treated timber wall plate strapped to the external walls. Provide 47x125 C24 (or as detailed by the structural engineer) flat roof joists at 400mm centres. Over the joists provide 1:60 timber firings, 50mm celotex insulation, 22mm water resistant boarding, and flat roof membrane. Type of flat roof membrane to be determined by the client. Between the flat roof joists provide a further layer of 100mm celotex which is pushed up tight to the upper layer of insulation, with the perimeter of the insulation boards sealed with mastic. Provide 500g vcl to the ceilings, plasterboard and skim. Extend wall insulation up to abut the flat roof insulation to prevent cold briding.

To the roof lanterns provide a 50x100 timber structural stud upstand, with 70mm celotex between the studs. Line the room side with 12mm ply, 20mm celotex, 500g vcl, plasterboard and skim. Externally provide 12mm ply and line with leadwork. Provide upvc fascia, soffits and rainwater goods to match existing.

The structure to the existing flat roof of the swimming pool building is to be exposed prior to commencement for structural engineers inspection. This will allow the structural engineer to design the timming to the new roof windows. Remove the existing roof membrane and decking to the swimming pool building and renew as detailed above.

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

Steel Beams
Provide steel beams, bearings, posts and piers in accordance with the structural engineers design. Steel beams to be coated with intumescent paint to achieve 30 minutes fire resistance.

Windows/Glazing
Windows to be upvc double glazed units. Glazing to be 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. 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. Roof lantern to be double glazed and to be designed by the glazing manufacturers. Provide self cleaning glass to the roof lanterns

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. Bathroom to have extract ventilation of 15 litres per second. Utilty/Kitchenette to have extract ventilation of 30 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
To be designed, installed and commissioned by a competent Gas Safe Engineer. All works to the boiler to be carried out by a Gas Safe Engineer. 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 to match the existing. Rainwater pipes to be taken to the existing surface water below ground drainage system (if available and adequate) or to a new soakaway. 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 gulley. Provide an ACO drainage channel to the patio area if required by the client. Soakaway to be positioned a minimum of 5m from any building and to be formed in Wavin Aquacell crates wrapped in geotextile membrane. Soakaway to be a minimum of 1m3 in volume, but actual size to be determined by a percolation test carried out by the builder with the results issued to Wavin to enable the soakaway design/volume to be calculated.

Foul Water Drainage
Foul water drainage to be 110mm diameter pipework, laid to a fall of 1in40 and bedded and surrounded in 150mm pea shingle. Foul water drainage to discharge to a new Kingspan Compact Pumping Station which will pump the drainage to the existing manhole in the garage. Pump to be designed by the supplier and to have an alarm system. Sinks, basins, baths, showers etc to have 38mm diameter waste pipes. Combined wastes to be minimum of 50mm diameter. WCs to have 100mm diameter waste. Remove and seal all disused drainage. Lintel over all below ground drainage pipes as they pass through the foundations/walls. Provide SVP to the bathroom which discharges 900mm above the windows heads at a plastic cage. Provide a sealed/internal floor gulley below the kitchen island.

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.

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. 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

Project Title

Proposed Extension & Alterations
5 Mill Lane
Langstone
Hampshire
PO9 1RX

Drawing Title

Proposed Car Port Details
Construction Notes

Client

Mr & Mrs W Cha

Date:

August 2016

Scale:

1:50, 1:100, 1:200 at A1

Drawing No.

005 rev D

PMG
SurveyingPlanDrawingConsultancy

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