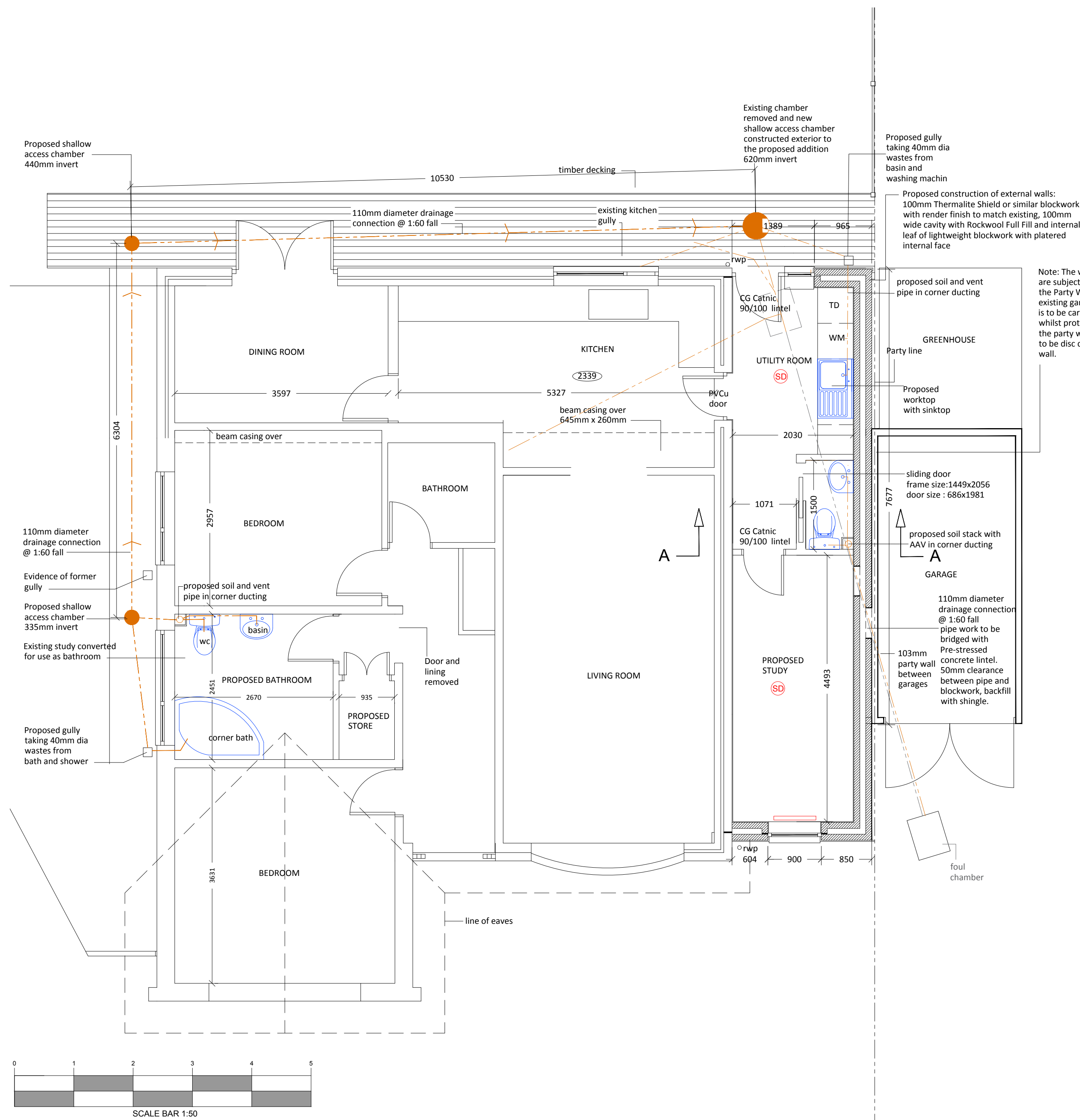




PROPOSED FLOOR PLAN 1:50

BUILDING REGULATIONS NOTES

Foundations
All foundations to be 450mm wide trench filled concrete strip foundations at 1000mm depth below ground or deeper to suit soil conditions as directed by Building Control Surveyor on site. 100mm concrete block work / faced brickwork cavity wall below ground up to DPC level.

Foundations to be shuttered around existing drains leaving 300mm gap, with walls building over with 100x65 prestressed concrete lintels and voids filled with pea shingle.

Drainage
Washing machine and utility room sink to connect to gully connecting to new shallow access chamber placed external to footprint of proposed extension - invert level at 620mm. Existing chamber under proposed utility room to be decommissioned.
Toilet and basin in extension WC to connect to new soil and vent stack connecting to existing foul chamber as shown. Drainage below garage and proposed utility room to be exposed for testing then bedded and surrounded with 100mm minimum thickener of dry and lean concrete.
Basin and WC in proposed bathroom to connect to new soil and vent pipe in corner ducting connecting to proposed shallow access chamber - invert level at 335mm as shown.
New gully taking 40mm diameter collecting waste from bath as shown. Gully and shallow access chamber connected via 110mm diameter pipe with 1:60 fall to shallow access chamber- invert level at 440mm as shown.

New External Walls
100mm Thermalite Shield or similar block work with render finish to match existing. 100mm wide cavity with Rockwool Full Fill and internal leaf of lightweight blockwork with plastered internal face. 250mm long stainless steel wall ties at 750mm centres horizontally and 450mm centres vertically staggered, with 225mm centres at door and window openings. 100mm polythene DPC at minimum 150mm above external ground level with 150mm vertical DPC at window opening with 25mm polystyrene insulation. New wall leaves to connect to existing brickwork with Furfix or similar wall connectors.

New Floors
150mm rolled selected hardcore, 25mm sharp sand blinding, 1200 gauge polythene DPM turned up at edge to lap with new and existing damp proof courses, 120mm insulation, 100mm concrete slab and 65mm cement/ sand screed. All to achieve 0.18W/m²K U-Value.

Roof
Existing eaves structure to be removed along the length extension. Flat roof to study and utility room to comprise of high performance felt on 12mm marine plywood decking 120mm insulation on vapour barrier on 20mm OSB decking. 50mm wide treated sawn softwood firings giving fall of 1:60 on 38mm by 170mm sawn softwood C24 ceiling joists at 400mm centres with 9.5mm plasterboard and set. All to achieve a U-Value of 0.16W/m²K.

External Doors and Windows
The new windows to comprise PVCu thermally broken frames incorporating minimum 8000mm² / 4000mm² trickle ventilation, stainless steel screw fixed into brickwork. Opening window sashes to be thermally broken PVCu with escape type friction stays allowing minimum 450mm clear opening and 0.33m² opening area. Glazing to comprise hermetically sealed double glazed units comprising low emissivity glass and argon filled void to provide minimum average U-Value of 1.6W/m²K or minimum Window Energy Rating Band C. Window manufacturer to provide written confirmation of compliance.

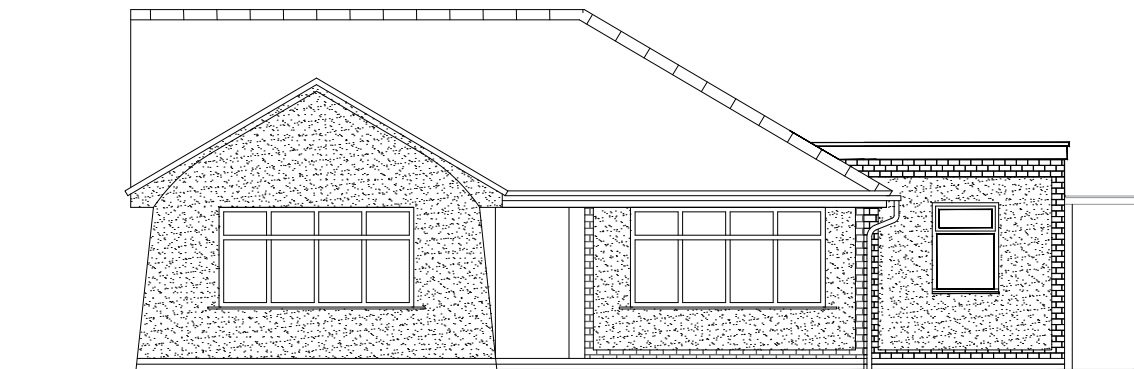
Mechanical and Electrical Services
All electrical services to be installed in accordance with current IEE Regulations. All wall mounted switches and sockets shall be fixed at minimum 450mm and maximum 1200mm high. All electrical work shall be in accordance with requirements of Approved Document P (Electrical Safety) and shall be designed, installed, inspected and tested by an NIC/EIC Qualified Electrician. Electrical certification to be provided for all new electrical installation. All plumbing shall be installed in accordance with BS EN 12056: 2000. New lighting must be energy efficient fittings suitable for lamps providing minimum 45 lumens per circuit watt.

Mechanical extract fan to be fitted in bathroom, utility room and WC, capable of extracting minimum 15 litres/second with a 15 minute overrun, ducted through external wall in 100mm plastic duct.

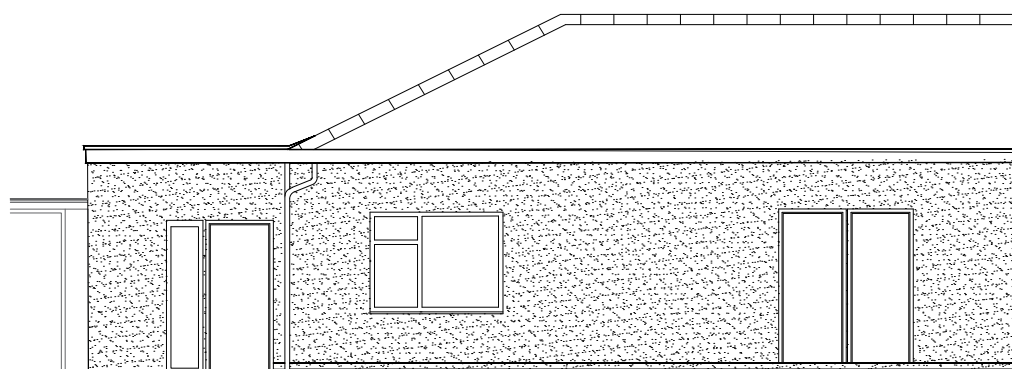
Any new radiators added to the existing central heating system shall be fitted with TRVs.

Main powered interlinked smoke detector with 3 hour battery back-up to be fitted to the new study and utility room ceiling.

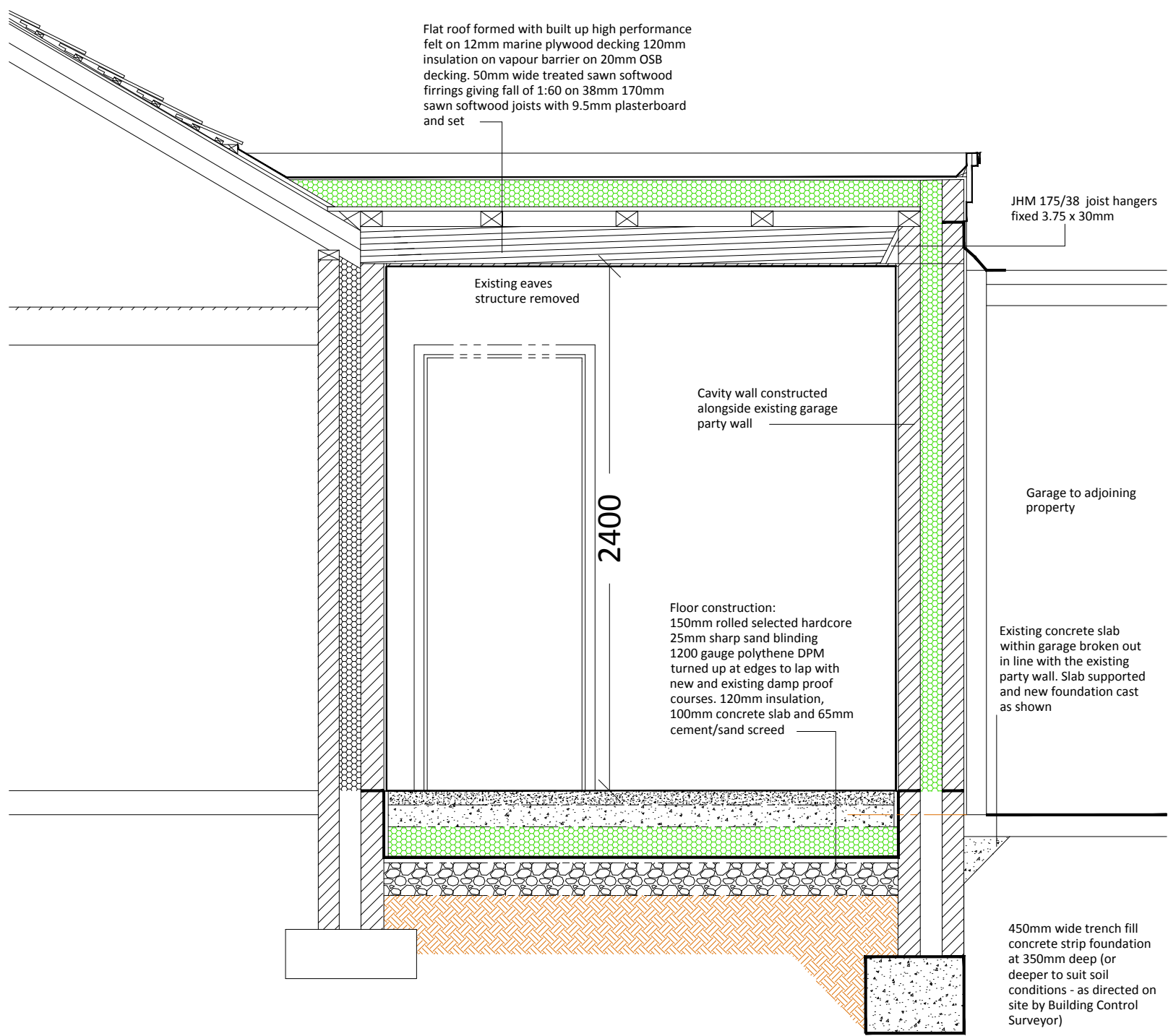
Note: The works to the party wall are subject to the provisions of the Party Wall Etc Act. The existing garage structure to No.25 is to be carefully demolished whilst protecting and supporting the party wall. The existing slab is to be disc cut along the line of the wall.



PROPOSED NORTH ELEVATION 1:100



PROPOSED SOUTH ELEVATION 1:100



CROSS SECTION A-A 1:25

NOTES:
All dimensions to be checked on site and any discrepancy notified to The Martin Ralph Group. Written dimensions are to be used in preference to scaled dimensions.
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It is essential that prior to commencement and during construction works, the contractor reviews the drawings and specification and discusses with the practice any inconsistencies, anomalies, non-industry standard features or other concerns.
For both pricing and construction purposes Structural, Mechanical and Electrical Engineers designs, calculations and sizes etc are to take preference over the layout drawings. Any discrepancies are to be brought to the immediate attention of The Martin Ralph Group.

AMENDMENTS		DATE
A	Building Control drawings	25/01/2017
B	Remove shower, extend study to match line of living room, add WC to extension	27/01/2017
C	Planning revisions	07/02/2017
CLIENT Mr D Hawkes 25 Lugano Close Waterlooville Hampshire PO7 7AT		
PROJECT Proposed Alterations to Existing Garage to form Single Storey Side Extension 25 Lugano Close Waterlooville Hampshire PO7 7AT		
DRAWING TITLE Existing and Proposed Plans and Elevations		
DATE 07.02.2016		
SCALE 1:100, 1:50 and 1:25 @ A1		
DRAWING No. 16.368.AK.PBR.02		REVISION C
THE MARTIN RALPH GROUP RICs CHARTERED SURVEYORS ARCHITECTS & ENGINEERS		
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