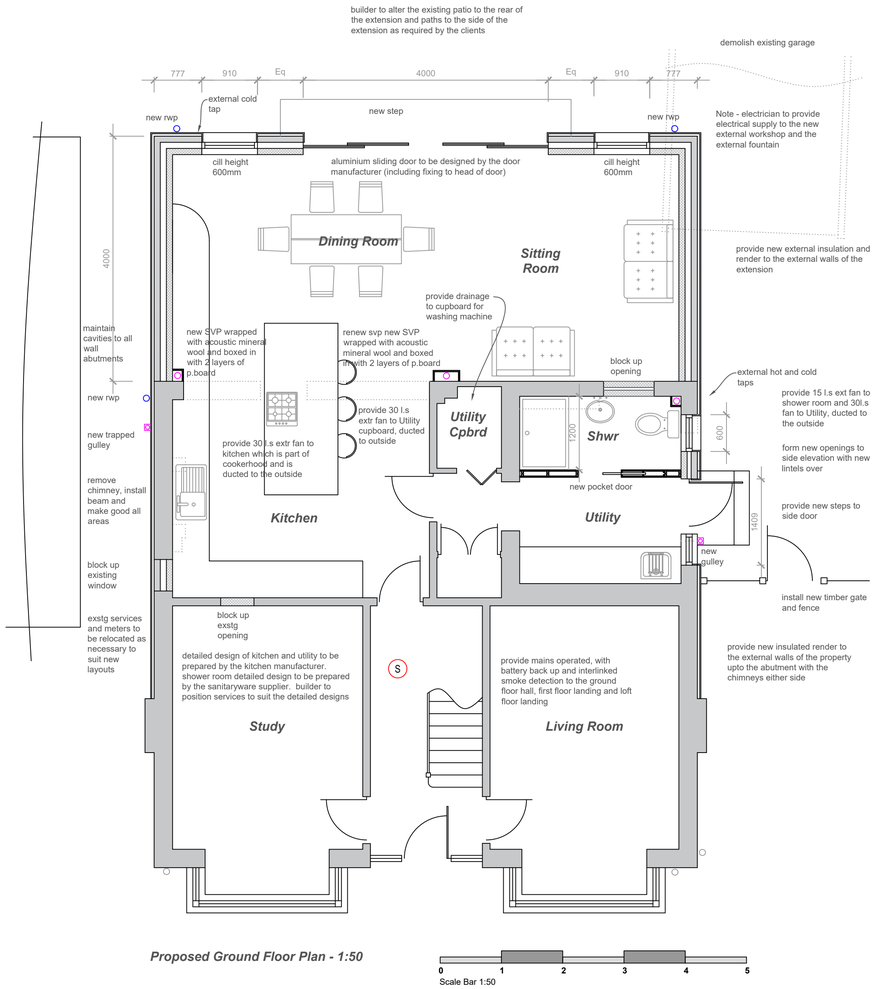


Proposed Ground Floor Plan - 1:50

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.

Prior to commencement the builder is to expose the existing building ground foul and surface water drainage to ensure that the assumed layout shown in the plans is correct.

Foundations
The builder is to excavate trial hole prior to commencement, for Building Control inspection, to ascertain the precise ground conditions and to allow the foundation depths to be agreed. If the foundations need to be a raft or piled foundation then a structural engineer will need to be appointed to design the extensions foundations. These plans assume that a strip foundation will be suitable.

New foundations to be 600mm wide concrete trench fill foundations to a minimum depth of 1m, to suit the site conditions and to Building Control approval. Provide new pad foundations below the new piers/posts as detailed by the structural engineer. In clay subsoil the foundations are to be constructed in accordance with the NHBC Table 4.2. Foundations within 3m of any drainage to be a min 150mm below the invert level of the drains. Where pipes and services pass through the foundations/walls they shall be linteled over with precast concrete lintels, with the void around the pipe suitability sealed.

Existing foundations accepting additional loads are to be exposed prior to commencement for building control inspection and approval to ensure their suitability for accepting the additional loads. Where necessary provide new pad foundations below the piers/posts.

New Ground Floor
Extension floor level to finish flush with the existing floor. Provide clients selected floor finish on 75mm sand cement screed on 500G vapour control layer on 100mm celotex insulation on 1200G 300mu radon membrane dpm (fully lapped with dpc and existing membranes). Extend the gas membrane into the cavity to form a low level cavity tray with weep holes. Below the membrane provide beam and block floor, which is to be designed by the floor manufacturer with structural details issued to Building Control prior to installation. Provide dpc above and below the floor beam bearings. Below the floor provide 150mm void with 65x215 plastic air bricks (with telescopic ventilators and cavity trays over) at max 1.8m ccs. Make good existing floors were existing walls/chimneys etc are removed/altered

Below Ground Walls
Walls below ground to be 100mm dense concrete block inner skin, with 100mm cavity and dense concrete block outer skin with through coloured render. Render to be installed in strict accordance with the manufacturers details. Provide a stop bead in the render at dpc level. 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, and second dpc 150mm above floor level.

Above Ground Walls
External through coloured render on 40mm external Kingspan insulation on 100mm dense concrete blocks, 100mm cavity partially filled with 50mm Celotex (with 50mm residual cavity to external face of insulation), 100mm Thermalite Shield insulating blocks, with plasterboard on dabs and skim finish. External render to be installed in strict accordance with the manufacturers details. 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) at 300mm vertical centres from the steel posts to the brick and blockwork. 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 vertical restraint straps at 1.8m centres to the wall plates. Provide lateral restraint straps (with solid noggins below) over the rafters at 1800mm centres. Restraint straps to be 30x5x1200mm long galvanised straps. Lintels to be preformed insulated Catnic lintels with minimum 150mm end bearing. Lintels to suit the manufacturers span and load tables.

To the existing side walls (up to adjoin the chimneys) provide new through coloured render on 40mm Kingspan external insulation. Render and insulation to be installed in accordance with the manufacturers details. Render to be installed by an accredited installer. Render installer to confirm the type and fixing for the insulation prior to commencement.

Provide stop bead in the render at dpc level. Omit insulation from render below dpc level.

To the existing rear upper gable wall - remove the existing cladding and provide new cladding to clients approval. cladding to the upper walls on treated battens on breather membrane on 40mm insulation. Provide 10mm vent gap (with insect mesh to be head and base of the cladding

Roof Construction
Provide a 50x100 treated timber wall plate strapped to the external walls. Provide 65x175 C24 rafters at max 400mm centres (size to be verified by the structural engineer). Birdsmouth rafters over the wall plate and a 50x100 timber head plate which is bolted to the wall at 600mm ccs. Provide double rafters to the roof windows. Between the rafters provide 125mm celotex insulation, maintaining a 50mm ventilation void over. Provide a further 50mm celotex below the rafters with the joints fully taped. To the ceiling provide a 500g vapour control layer then 12.5mm plasterboard and skim. Renew/repair existing ceilings as necessary.

Over the rafters provide a breather membrane, 25x38mm treated battens and roof tiles to match colour of the extension but to suit the roof pitch. **NOTE**: if the tiles used for the single storey roofs are below their recommended roof pitch provide the Onduline undertile roof system installed in strict accordance with the manufacturers details. Provide lead flashing and cavity trays to all roof abutments. Provide upvc fascia, soffits and rainwater goods to match existing. Velux roof windows to be packed up to achieve a minimum 15 degree pitch/slope.

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 coated with intumescent paint or boxed in with 2 layers of plasterboard 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. 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. Velux roof windows to be 780x980 windows, with double rafters either side. Roof windows to be packed up to achieve a minimum pitch of 15 degrees. Rear sliding doors to be aluminium framed - and to be designed by the manufacturer. Colour of doors to clients approval.

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). Shower room to have extract ventilation of 15 litres per second. Utility to have extract ventilation of 30 l.s 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 designed, installed and commissioned by a competent engineer. Existing boiler to be assessed by a Gas Safe Engineer. Provide TRVs to radiators. 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. Boiler to be renewed as part of the project. Provide external taps as noted on the plans.

Surface Water Drainage to be UPVC gutters and downpipes to match the existing. Builder to expose the existing surface water drainage prior to commencement to establish its exact position/depth and to confirm if the new rwp's can discharge to the existing system. Rainwater pipes to be taken to the existing below ground surface water drainage system (if available) 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. New 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, but actual volume to be determined by a percolation test carried out by the builder. Connect existing rainwater pipes to the soakaway

Foul Water Drainage
Sinks, basins, showers, etc to have 38mm diameter waste pipes. Combined wastes to be minimum of 50mm diameter. 100mm wastes to WCs. Above ground drainage pipes to have deep seal traps and to be laid to a suitable fall. Provide new SVPs and stub stacks as detailed on the plans. Alter the existing waste pipes from the first floor bathroom to suit the position of the new SVP. Provide new stub stack to the shower room capped with an air admittance valve which is positioned above the highest flood plain. SVP to be capped with an external air admittance valve. Wrap SVP with acoustic mineral wool (where within the building) and box in two layers of plasterboard. New below ground drainage to be 110mm dia pipework, laid to 1:40 fall, surrounded in 150mm pea shingle. Alter drainage as shown on the plans.

Fire Safety
Provide mains operated (with battery back up) and interlinked smoke detection to the ground floor hall, first floor landing and loft landing. Beams to be coated/encased to achieve 30 minutes fire resistance.

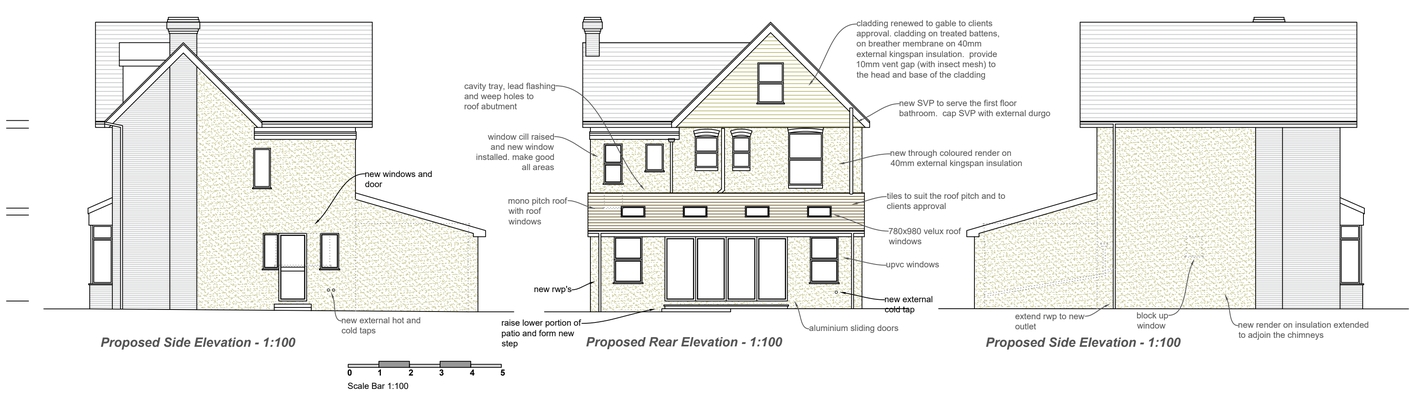
Electrics
Electrical installations to be in accordance with the latest edition (18th) of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project. Locations of sockets and switches to be determined on site. 75% of all lights are to only accept low energy light bulbs. Any external lighting is to be fitted with a sensor. Provide electrical supply to a new external store and to an external water fountain

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 patio to the rear/side of the extension. Exact size, shape and surfacing to patio to be determined by the clients during the project.

First Floor Bathroom
Existing first floor bathroom to be refitted as required by the clients. New SVP being provided to serve this new bathroom. Detailed design of bathroom to be prepared by the sanitaryware supplier.

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 Side Elevation - 1:100

Proposed Rear Elevation - 1:100

Proposed Side Elevation - 1:100

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
2 Beach Road
Emsworth
Hampshire
PO10 7JS

Drawing Title

Proposed Plans

Client

Mr Webb & Ms Ellul

Date:

April 2022

Scale:

1:50, 1:100 at A1

Drawing No.

002 rev C

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