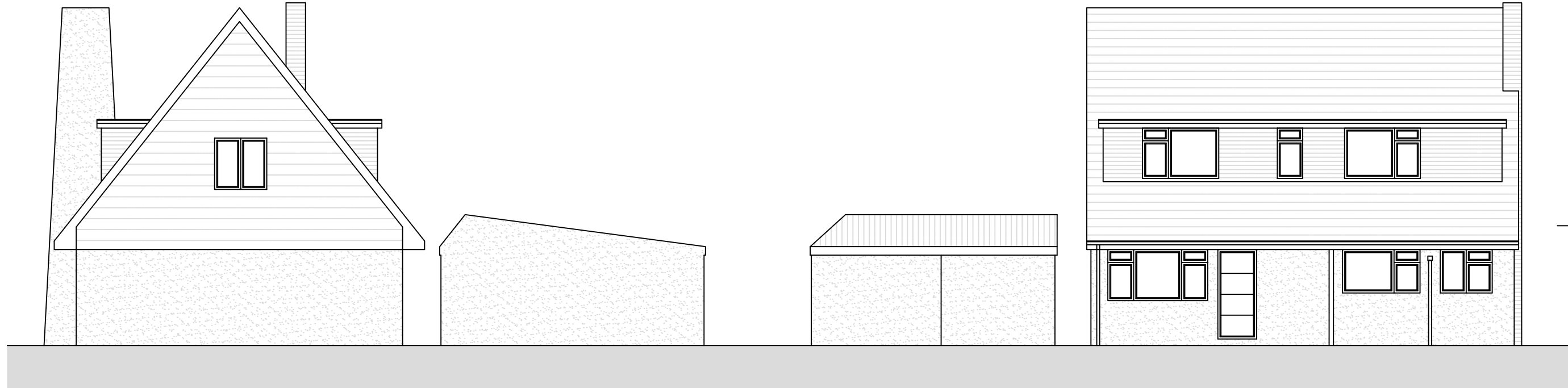




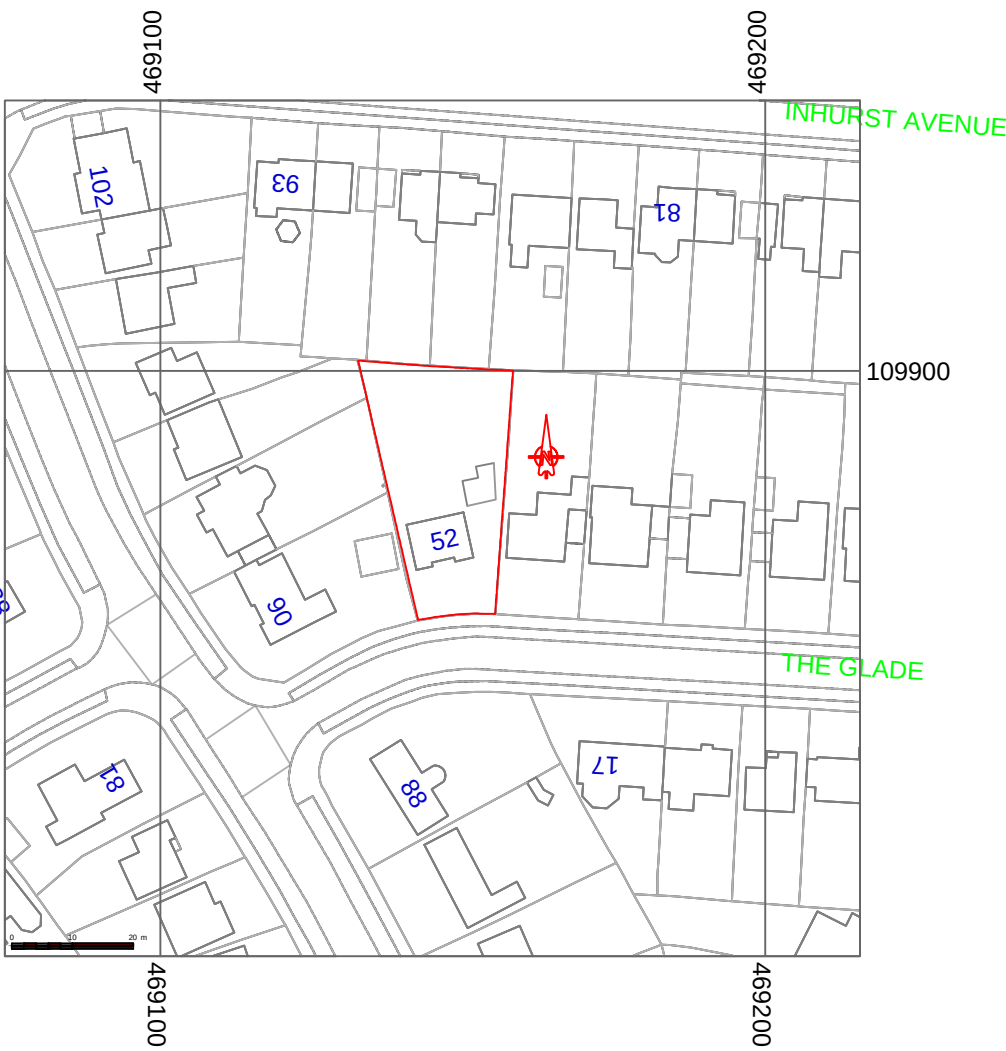
EXISTING SIDE ELEVATION - 1:100

EXISTING REAR ELEVATION - 1:100

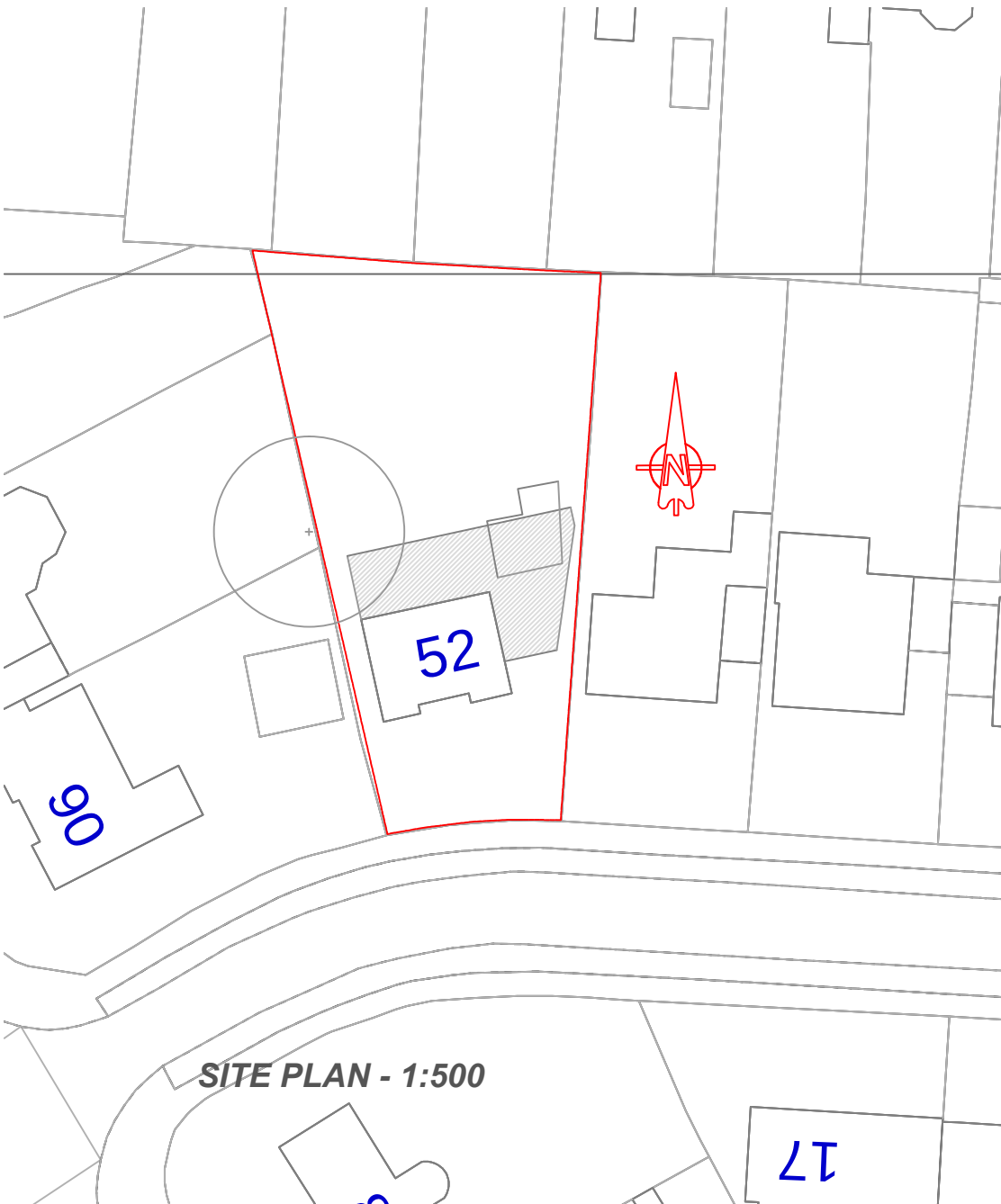


EXISTING SIDE ELEVATION - 1:100

EXISTING FRONT ELEVATION - 1:100



LOCATION PLAN - 1:1250
OS MAP SUPPLIED BY STREETWISE MAPS LTD
LICENCE NO 100047474



SITE PLAN - 1:500

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 and layout of any below ground services prior to commencement to ensure that the assumed layout shown in the plans is correct.

Structural Design

To be in accordance with the structural engineers details and calculations

Tree Protection

Tree protection to comply with the tree report.

Foundations

New foundations to rear corner to be piled and reinforced ring beam foundations, which are to be fully designed by the piling contractor. Piling contractor to provide structural calculations and details to building control prior to commencement for approval. Piling contractor to determine the need for compressible materials to the sides and underside of the ring beams. On completion of the piling the piling contractor is to provide copies of the pile logs to building control. Remainder of foundations to be 600mm wide concrete trench fill foundations to a min depth of 1m, actual depth to suit site conditions, to NHBC Table 4.2, min 150mm below invert of any drainage within 3m and to building control approval. Piling contractor to design abutment of traditional strip foundations with piled foundations to address issues of differential movement

New Ground Floor

Extension floor level to finish flush with the existing floor. Garage floor to finish flush with external ground level at front of the garage. 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 skirting 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 specs of the beams. Provide dpc above and below the beam and block floor bearings. It is advised that 50mm compacted hardcore ground cover/concrete is provided 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) to the sub floor walls at 1.8m centres.

Garage floor to be set lower than the finished floor level of the dwelling to respect the external ground level at the front of the building. Garage to have beam and block floor, 1200G dpm and a structural reinforced concrete/screed topping to a thickness/design specified by the beam and block floor manufacturer. Provide ventilated subfloor void and air bricks as detailed above.

Below Ground Walls

Walls below ground to be 100mm dense concrete block inner skin, with 100mm cavity and block outer skin. Low level block to be either painted black, or rendered to clients approval. 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 render to match existing (and installed in accordance with manufacturers details) on 100mm dense concrete blocks with 100mm cavity fully filled with Crown Dri-Therm Insulation Batts, 100mm Thermalite Shield insulating blocks, with plasterboard on dabs and skim finish. The wall dividing the Garage and Utility Room is to have two skins of insulating blockwork, with a 100mm fully insulated cavity. Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Provide wall ties from the steel columns to both skins of masonry 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 continuous horizontal dpc 150mm above ground level, and continuous with any existing membranes. Provide vertical restraint straps at 2m centres to the wall plates. Restraint straps to be 30x5x1000mm long galvanised straps. Provide insulated preformed combined lintels over openings with 150mm end bearing. Lintels to suit the manufacturers span and load tables.

Roof Construction - Dwelling

Provide a 50x100 treated timber wall plate strapped to the external walls. Provide 75x225 C24 flat roof joists at 400mm centres, with joist hangers to the trimmers. Over the joists provide 1:60 timber firings, 100mm celotex insulation, 22mm water resistant flat roof decking, rubberised flat roof membrane. Flat roof membrane to be installed in accordance with the manufacturers details. Omit the insulation to the roof over the garage. To the ceilings provide a 500g vapour control layer then 12.5mm plasterboard and skim. Renew/repair existing ceilings as necessary. Provide upvc fascia, soffits and rainwater goods to match existing. Extend the wall insulation up to abut the flat roof insulation.

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 to achieve 30 minutes fire resistance.

Fire Safety

Provide new mains operated (with battery back-up) and interlinked smoke/heat detection within the property; one detector to be provided on the first floor landing and a single detector in the ground floor hallway. A heat detector should also be provided to the kitchen.

Steel beams to be encased/coated to achieve 30 minutes fire resistance.

Internal door between the garage and the accommodation to be a self closing FD30S fire door (i.e. to have intumescent strip and smoke seals). Internal wall enclosing the garage to extend up to the underside of the floor covering and be fire stopped with rockwool.

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. Bi-fold doors to be aluminium framed doors to clients approval.

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.

Ventilation of Rooms

Habitable rooms to have trickle ventilation of 8000mm2 and 4000mm2 to non habitable rooms.

Utility Room to have extract ventilation of 30 litres per second. Kitchen to have extract ventilation of 60 litres per second (or 30 litres per second if ducted to the outside air). HETAS engineer to determine if extract ventilation can be provided to the kitchen, as this may disrupt the flow of combustion air to the log burner. 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 to be fully designed, installed and commissioned by a gas safe engineer. Existing boiler to be replaced by a Gas Safe Engineer. New gas combination condensing boiler within the Utility Room (or alternative position to suit clients). Boiler to have a minimum efficiency of 92%. Boiler to have a timer, thermostat, zone controls and TRVs to radiators. The boiler to be fuelled in accordance with Part J. 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 deep flow UPVC gutters and downpipes to match the existing. Rainwater pipes to be taken to the existing below ground combined drainage system. 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 gully. Surface water drainage to discharge to a new soakaway positioned a minimum of 5m from any building. Soakaway size to be determined by a percolation test carried out by the builder, with the size calculated by Wavin. Form soakaway in waving aquacell crates wrapped in geotextile membrane.

Foul Water Drainage

Foul water drainage to be 110mm diameter upvc pipework, laid to a fall of 1in40 and bedded and surrounded in 150mm pea shingle. Baths, Showers, Basins and Sinks to have 38mm diameter waste pipes. Combined wastes to be minimum of 50mm diameter. Provide 100mm diameter waste pipe to WCs. Above ground drainage pipes to have deep seal traps and to be laid to a suitable fall. Alter the existing below ground drainage as detailed on the plans. New below ground drainage to be 110mm diameter drainage, laid to a fall of 1:40 and bedded and surrounded in 150mm of pea shingle. Lintel over all below ground drainage pipes as they pass through the foundations/walls. Encase internal SVP with two layers of plasterboard and wrap pipe with acoustic mineral wool.

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.

Meters/Services

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

Log Burner

HETAS engineer to design, install and commission the log burner. Provide combustion ventilation to the Family Area as required by the log burner manufacturer. Provide a carbon monoxide detector to the Dining Room. Provide a suitable hearth to the log burner. HETAS engineer to determine if extract ventilation can be provided to the kitchen, as this may disrupt the flow of combustion air to the log burner

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.

The drawings, details and specifications are solely 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 Rear & Side Extensions
52 The Glade
Waterloville
Hampshire
PO7 7PE**

Drawing Title

Existing Plans

Client

Mr & Mrs Kneller

Date:

September 2015

Scale:

1:100, 1:500, 1:1250 at A1

Drawing No.

001 rev C

PMG
SurveyingPlanDrawingConsultancy

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