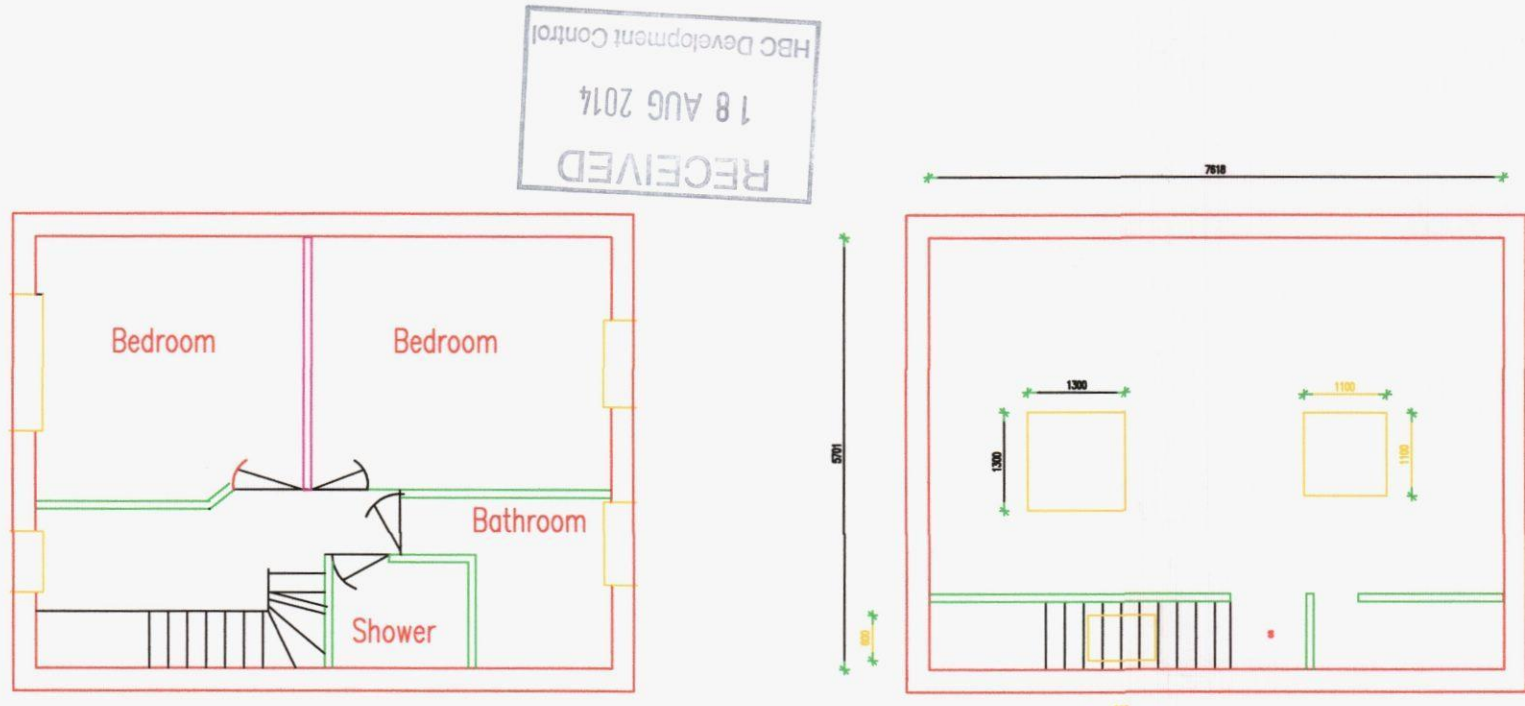
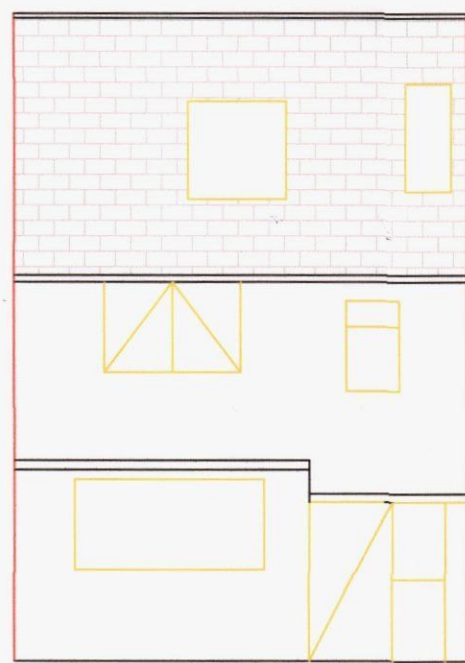


All dimensions to be checked on site prior to commencement of any construction works. Figured dimensions are to be used in preference to scaled dimensions.

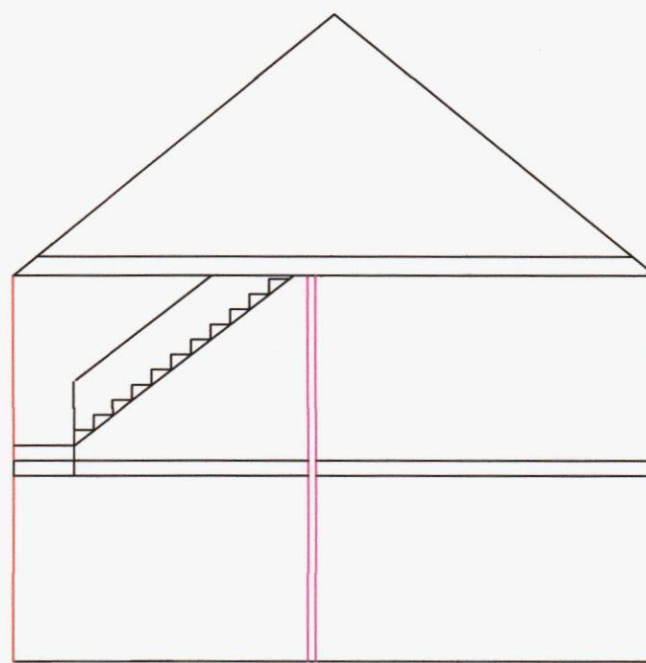


EXISTING 1st FLOOR PLAN

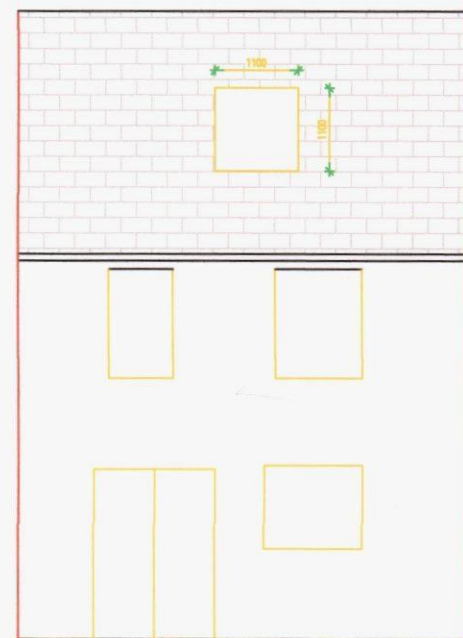
EXISTING 2nd FLOOR PLAN



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

EXISTING PLANS & ELEVATIONS 1:100

Building Regulation Notes

General

All materials and workmanship shall comply with the current building regulations, standard codes of practice and all relevant British standards, signed certificates. All materials shall be fixed in accordance with manufacturer's instructions and specifications. All materials shall be suitable for the purposes required. All electrical installations and work shall comply with the current regulations and recommendations of the respective statutory authority.

3. Sub-Structure Walls

External Walls below ground to be:-
100mm dense concrete blockwork outer skin up to 150mm below finished ground levels, and then 102.5mm facing brickwork above.
100mm dense concrete blockwork inner skin with 100mm wide cavity filled with lean mix concrete to within 150mm of finished ground levels.
Internal Walls below ground to be 100mm dense concrete blockwork (7N), laid flat to form 215mm wide deeper walls.

Note: Blockwork strength subject to Structural Engineer confirmation.
Lean-Mix Concrete to cavity to a level min 150mm below DPC, with Weepholes at ground level @ 1500mm c/c.

4. DPC

Horizontal dpc's to be minimum 150mm above adjacent ground level and to be 500 microns black polythene (2000g) to be BS151:1984. Dpc to be stepped up as necessary to maintain 150mm clearance above level platform adjacent to principal entrances. Unless proprietary cavity closers are used, vertical dpc's to be installed at joints of all external openings, lapped to back of frame, built into vertical joint and lapped over end of cavity wall insulation. Adjoining DPM must be lapped up under DPC.

8. Flashings

All flashings to be constructed to the relevant British Standard and to Lead Association guidelines and treated with patination oil to prevent staining. All leadwork to be built into masonry structure to be coated with bituminous paint to all exposed surfaces where in contact with masonry or cement based materials. All in accordance with Lead Association guidelines.

9. Linets

Insert cavity or similar galvanised and insulated linets over openings in external walls with a minimum 150mm bearing at each end, dress over the linet preformed cavity trays with proprietary stop ends by cavity trays limited or similar, with concealed type weep vents set at centre to suit prep joints as recommended by the manufacturer. Insert cavity or similar box type linets to internal masonry partitions. Existing linets to be checked by engineer where new leads over.

10. Internal Partitions

Internal partitions will be 75mm softwood partition, or similar with all necessary head and sole plates and batten sections to all openings. Studing to be fixed to both sides with 12.5mm thick plasterboard achieves the required minimum mass per unit area of 10 kg/m². Plasterboard finished with 3mm finishing skim coat in preparation for decoration.

11. Internal Walls

Loadbearing Walls - 100mm lightweight aggregate blockwork inner skin, strength to be 7N (as specified by structural engineer), with 12.5mm Knauf Wallboard (8.3 kg/m²) on 15mm Dabs. Joints taped and d).

12. Windows, Doors & Glazing

New upvc windows & doors of a style to match that shown on the elevations. All glazed areas will have double glazing of either a 16mm air gap with a 'soft' low-e coating or 2mm air gap, argon filled and a 'soft' low-e coating. All opening units will be draught stripped with sealmaster or similar proprietary system. All window opening to be mastic sealed to prevent air leakage.

To BS 6262:1982 (code of practice for glazing buildings). All windows to be double glazed to be 5713 and 761 5713" to be marked on every unit, be skinned to be visible when glazing complete. Glazing at low level up to 800mm above floor level in partitions and 1500mm above floor level in doors and side panels to be safety glass to be 6206:1981 (specification for impact performance requirements for safety glass and safety plastics for use in buildings) or alternatively glazing in accordance with part n of the building regulations. Obscured glazing to bathrooms and en-suite. Pvcu windows must be in accordance with BS 7412 (or its accredited and identified as such) (permanently marked on frame or casement).

13. Upper Floors (Houses)

Typical floor - 22mm moisture resistant chipboard (min mass 15 kg/m²) (or similar approved) on floor joist to engineers details with 15mm Wallboard (15.2 kg/m²) to ceiling.

14. Ceiling

15mm Wallboard plasterboard with filled and taped jointed finish.

15. Steelwork

All steelwork shown to be to Structural Engineers details and calculations. Steel beams protected with one coat of high build zinc-phosphate primer and touched up on site after erection.
All steelwork within service voids (ie floor voids of houses, etc) to have service voids protect to structural engineers specifications.
Steel supporting beams to be painted in intumescent paint Firetherm freestee 47-7 (or equal approved) to provide 1hr fire resistance, or encased within two layers of 13mm plasterboard with staggered joints and skim plaster finish to give the fire resistance.

16. Background Ventilators & Intermittent Extract Fans

Provided in addition to operable windows to each habitable room. This can be achieved by trickle vents located in the window head systems and should be fitted with insect guard integrated.

allow a min 32.500m² equivalent ventilator area

- Bathrooms and kitchens will be artificially ventilated by approved fittings to provide the acceptable levels of ventilation.
- The kitchen should be installed with a cooker hood to provide 30 litres per second ventilation.
- Bathrooms extract should provide not less than 15 litres per second ventilation, operated from the light switch with a time delay and humidistat control.
- Internal cloakrooms containing w.c's to have an extract to provide not less than 6 litres per second ventilation, operated from the light switch and with a time delay.

20. Internal Water Use:

The estimated consumption of wholesome water for the dwelling must not exceed 125 litres/person/day in accordance with regulation 17K and requirement C2. All hot water systems are commissioned in accordance with the approved procedure in the domestic heating compliance guide and a copy of the commissioning documentation passed to building control on completion. Baths to be fitted with in line blending valve or other appropriate temperature control device that limits the supply of hot water to a maximum of 48 deg c. WCs to have 64 litres flush; showers to have a flow rate of between 4.5 and 6 l/sec; taps to wash hand basins be fitted with integral aerating heads.

17. Pitch Roof

Roofing tiles laid with pitch and lap in accordance with manufacturers instructions on 50x35mm battens on tyvek breathable waterproof membrane to BS 147:2000 on SV rafters and bracing at max 600 cts. 30x5 galvanised m.s. restraint straps at verges and ceiling level. 100x50mm SVV treated rafters with restraint straps to wallplate at max 2 m cts. to be 5628 part 1. Gyp preformed valley sections.

Flat ceilings occur allow for the following:-

- 270mm glass fibre insulation quilt (100mm between and 170 over).

To achieve a min. U-value of 0.18W/m²K

Roof eaves soffits or facias to be provided with permanent ventilation slots equal to 10mm continuous gap regulation F2.

where sloping ceilings occur allow for the following:-

- Min. 90mm celotex between the rafters
- With a minimum 50mm ventilation gap should be provided above the insulation
- 40mm celotex under the rafter
- 12.5mm plasterboard
- Tapped filled and set

To achieve a min. U-value of 0.18W/m²K

To vertical stud walls separating roof void from habitable areas. fit 80mm of self celotex FR5000 insulation (0.023W/m²K) between studs. face with 12.5mm vapour check fire resisting plasterboard. any service penetrations to be well sealed.

To achieve a min. U-value of 0.18W/m²K

Allow minimum equivalent of a 25mm continuous over eaves ventilation and 5mm at ridge level.
Upvc fascias, bargeboards and soffit boards throughout all as indicated on elevations.

18. Dormers

Dormer cheeks - Code 5 Lead finish on geotextile underlay on 18mm WBP plywood fixed back to dormer timber framing.

- 60mm Celotex GA4000 between 100mm timber framing with vapour control layer and 12.5mm Celotex plasterboard finish.

To achieve U-value of 0.20W/m²K

- Dormer Flat roof areas to be filled with 270mm Rockwool Insulation

To achieve U-value of 0.10W/m²K

19. Flat Roof

Provide single ply membrane or 3no. layers of bituminous felt to 747 over 12mm marine plywood up grade fixed over 124mm Celotex TD4000 flat roof insulation or similar eqval. Code 4 lead flashing with min 150mm of roof abutments.

To achieve U-value of 0.18W/m²K

20. Waste Plumbing

To be in accordance with BS 5572:1978 and all connections are to be agreed with the local building inspector. Waste sizes - bath, sink, shower - 40mm, basin - 32mm. Where a waste pipe length exceeds 1700mm, the diameter of the pipe is to be increased to 40mm. 75mm deep seal traps are to be incorporated to all fittings and with separate connections where applicable to 110 mm diam. Pvcu trap or stub stack. Suitable access covers are to be fitted where necessary. The trap will be taken up within the roof void and discharge min 900mm above window head. All pipework and fittings are to comply with BS 4514, 1983 and BS 5225:1985.

21. Staircase (Houses)

Staircase to be of Timber Construction and to specialist manufacturers specifications/design.
Maximum rise to be 220mm, min going to be 220mm, maximum pitch to be 42°, minimum headroom of 2000mm. Handrail to be min 900mm above platform and FTL. 100mm dia spigots shall not be able to pass through balustrade, balustrade capable of resisting horizontal forces given in BS 6399 part 1, 1996.

22. Rainwater Goods:

Will be 100mm dia half round pvcu guttering and matching 68mm dia rainwater down pipes with all necessary stop ends, running outlets etc, as required for a complete installation and fixed in accordance with the manufacturer's specification.

23. Heating Installation

Allow to extend the existing heating system into new extension. Allow all new radiators to be installed with 1hr. The approved installer should involve existing system can manage increased loads from new installations. All heating and hot water systems must be fully commissioned to ensure they are operating at maximum efficiency. Full instructions must be provided to the end-user along with details of maintenance.

24. Electrical Installations

All electrics to be installed in strict accordance with Part P of the Building Regulations and carried out by approved electrical contractor registered with the IEE. Works are to include the production of electrical installation diagrams and the completion of BS7871 & IEE model forms during and after construction works to ensure conformity with Part P of the Building Regulations.
All electrical fittings to be installed in compliance with Part M of the Building Regulations, as specified on the working drawings.

25. Lighting

Energy Efficient Lighting shall be used throughout the development, and comply with Parts B, E, L1 of the Building Regulations. All external lighting fixed to the dwelling to be PIR controlled.

26. Fire:

Smoke detectors to be provided with two mains operated, self-contained, smoke detector and alarm units, of optical detection design, 240 volt ac operated. To be installed in accordance with the smoke detector's act 1991, and building regulations pt. 3 (fire) 1992. Units will conform to be 5445 p.i. and have a rechargeable battery operated supplementary power supply. The units wired on a separate circuit and connected to a damp inch in the consumer unit.

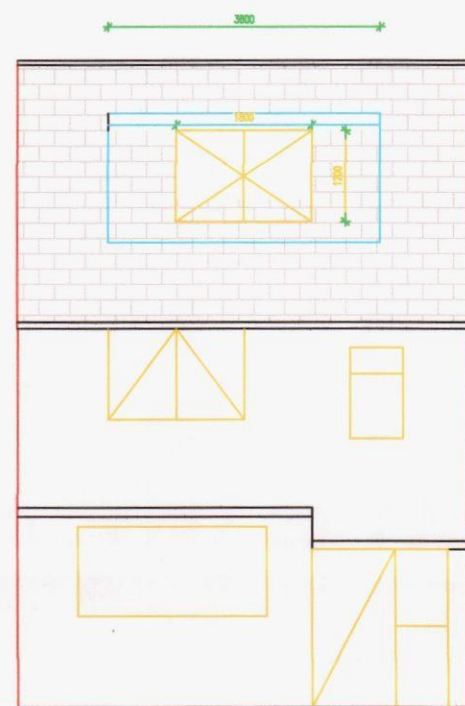
27. Carbon Monoxide Detectors

For carbon monoxide detectors, use honeywell sfl6000 battery operated unit, which can be fixed within the property. These are sealed units, which have a life span of six years; the batteries in the units do not require replacing. Each unit carries specific user instructions including details of the helpline if required.

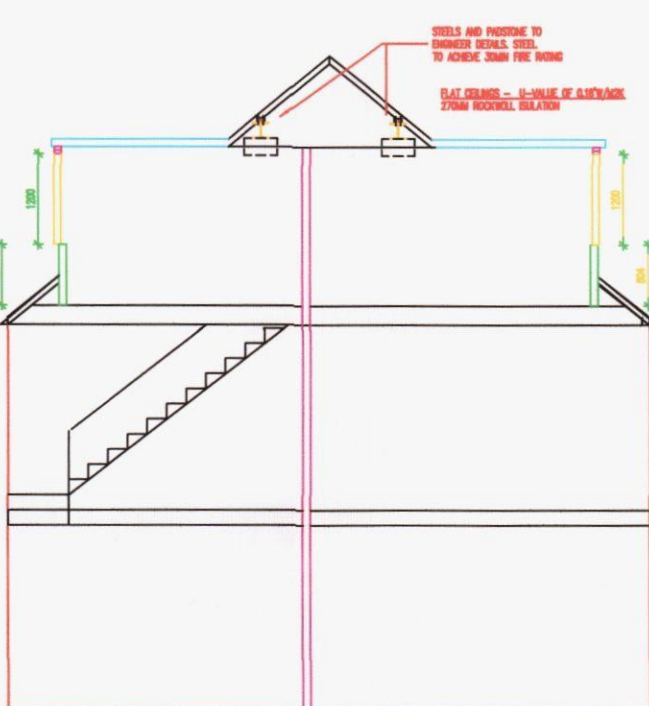
28. Limiting Air Leakage

The cavity wall insulation must be taken down to below damp proof course level, finishing at the level as the underside of the floor slab insulation. The cavity wall insulation and roof insulation must meet at the top of the wall (the detail used must also comply with the domestic heating compliance guide and a copy of the commissioning documentation passed to building control on completion). Baths to be fitted with in line blending valve or other appropriate temperature control device that limits the supply of hot water to a maximum of 48 deg c. WCs to have 64 litres flush; showers to have a flow rate of between 4.5 and 6 l/sec; taps to wash hand basins be fitted with integral aerating heads.

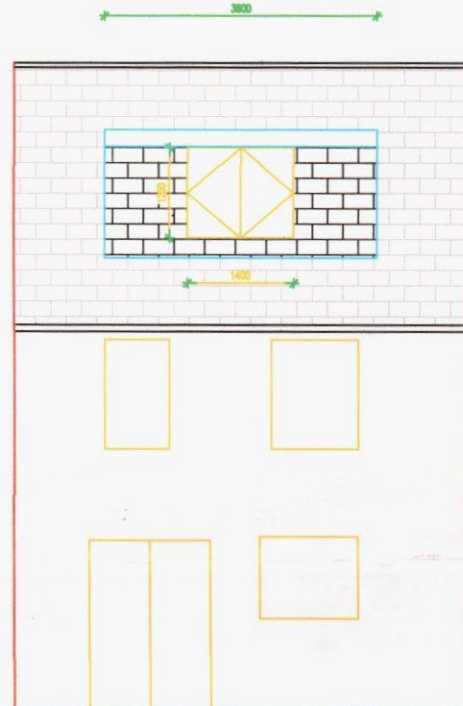
All windows, doors and loft hatches along with main service entry and end points to be draught sealed. Drafting to be sealed at junction with window/door frames at perimeter of all walls, junctions, around openings and under window boards.



PROPOSED SOUTH Elevation



PROPOSED EAST Elevation



PROPOSED NORTH Elevation

PROPOSED ELEVATIONS 1:100

LEGEND

Windows / glass doors

EXTERNAL WALL - NEW WALL (0.28W/M²K)

INTERNAL WALLS

STUDWORK

100mm BLOCKWORK MEDIUM DENSE (1350-1800kg/m³, 0.47W/m²K)

75MM S/W STUD PARTITION WITH THICKNESS 12.5MM GYPROC WALLBOARD TEN BOTH SIDES TO ACHIEVE MINIMUM 10KG/M²

18. Dormers

Dormer cheeks - Code 5 Lead finish on geotextile underlay on 18mm WBP plywood fixed back to dormer timber framing.

- 60mm Celotex GA4000 between 100mm timber framing with vapour control layer and 12.5mm Celotex plasterboard finish.

To achieve U-value of 0.20W/m²K

ENERGY EFFICIENT LIGHT FITTING

HEAT DETECTOR

SMOKE DETECTOR

Toilet Waste

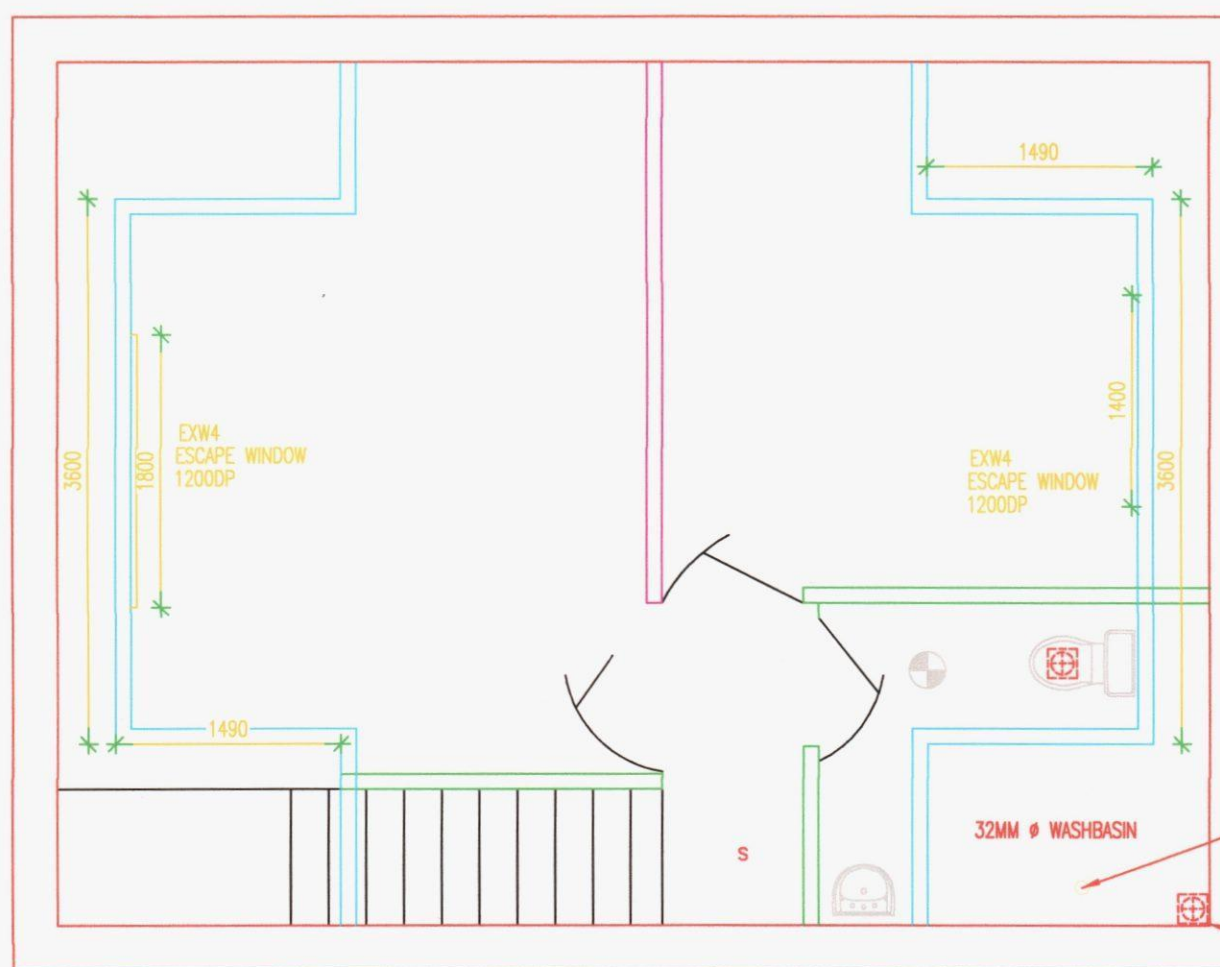
APPROVED DOCUMENT PART G (2009 EDITION) REQUIREMENTS:

a) THERMOSTATIC MIXING VALVE DEVICE TO BE FITTED TO BATH

IN ACCORDANCE WITH APPROVED DOCUMENT G (Apr 2010)

b) WATER USAGE WILL NOT EXCEED 105 LITRES PER PERSON

PER DAY TO COMPLY WITH APPROVED DOCUMENT G (Apr 2010)



PROPOSED FIRST FLOOR

ON SITE MEASUREMENTS TO BE CHECKED PRIOR TO ORDERING OF MATERIALS

Existing electrical sockets to stay, any additions will be placed between 450 - 1200mm from finished floor level

NOTE: ALL RAD'S TO HAVE TRYS

BATHROOM EXTRACT SVP TO TILE VENT

BATHROOM EXTRACT TO ACHIEVE MIN 15 L/S EXTRACT RATE

Internal soil stack

Revision	Description	Date	DRAWN
Project: Residential Development Mr Moon 96 Hambledon road Waterlooville hants po7 6up			
Drawing Title: Proposed Plans & Elevation			
Drawn By T.M	Date 15/08/14	Checked By	Date
Approved By	Date	Scale 1:50/100/200	Revision: C
Drawing No: FULL 01.01			
Planning			

PROPOSED FLOOR PLANS 1:50