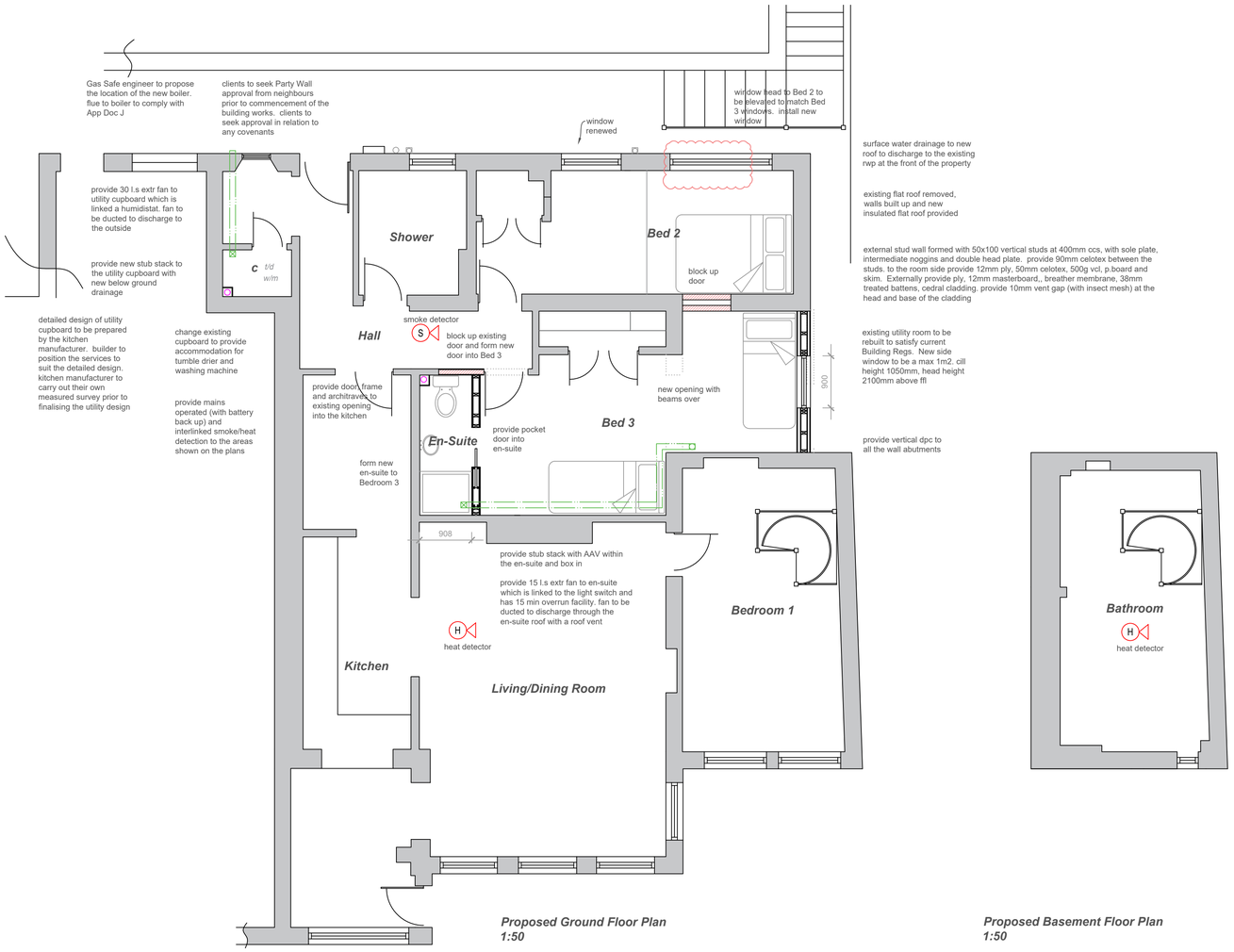
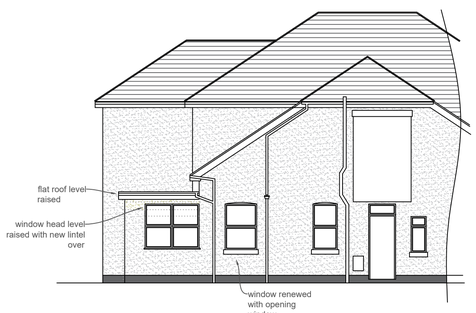
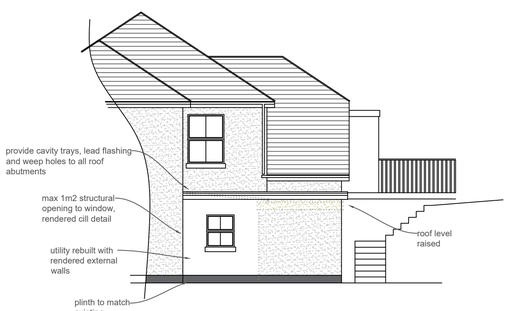


Proposed Ground Floor Plan
1:50

Proposed Basement Floor Plan
1:50



Proposed Front Elevation - 1:100



Proposed Side Elevation - 1:100

Building Notes/Specification

This is not a specification of works but has only been produced for gaining Planning and/or 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.

The existing below ground drainage is to be exposed on site prior to commencement to ensure that the drainage layout shown on the plans is correct.

Client should carry out an asbestos survey prior to commencement.

Prior to commencement the builder is to expose the walls/structures to establish which elements are load bearing. Builder to also expose the existing foundations to ensure that these are suitable to accept the additional loads.

Preliminary
Any existing lintels, walls, structural elements, etc taking additional load are to be exposed prior to commencement for Building Control Inspection. If Building Control consider the existing lintels to be inadequate then these should be replaced, or trimming provided within the new floor structure to remove the loads from these lintels.

Foundations
Prior to commencement the builder is to excavate a trial hole to assess the existing foundations and to ascertain the ground conditions. This trial hole should be inspected by Building Control who will determine the new foundation type and depth. If a piled or raft foundation is required a structural engineer will need to be appointed to design the foundations. The plans assume that a strip foundation will be suitable.

Provide new pad foundations below the piers/posts/bearings as detailed by the structural engineer. Foundations to be concrete trench fill foundations to a minimum depth of 1m. Actual depth of foundation to suit the subsoil conditions, to NHBC Table 4.2, a minimum 150mm below any drainage within 3m and to Building Control approval. Provide pcc lintels where pipes or services pass through the foundations and seal the void around with building board.

The existing foundations accepting additional loads are to be exposed to ascertain whether they are suitable to accept the additional loads.

New foundation below the external timber stud wall is to be a precast concrete lintel (to structural engineers design) with a min 3 courses of bonded brickwork over. Precast concrete lintel to be sited below ground level on the existing foundations/walls. Maintain any tanking membrane where building into the retaining wall.

New Ground Floor
Provide clients selected floor finish on 75mm screed on 500g vcl, on 100mm Celotex, on 1200g dpm on 100mm reinforced (2 layers of A142 mesh) concrete floor slab on 150mm sand blinded and well compacted hardcore. Provide 20mm Celotex skirted up around the perimeter of the floor to prevent cold bridging. Any existing subfloor vents obstructed by the extension are to be maintained by providing 100mm ducts through the oversite which terminate at air bricks (with telescopic ventilators and cavity trays over). Dpm to be lapped with the dpc and existing membranes. Structural engineer to assess the existing retaining wall to consider is suitability to support the new ground bearing slab

Make good existing floors following the removal of the walls, including any necessary latex screeds.

Below Ground Walls
Provide 215mm reducing to 100mm brickwork low level wall (off the precast concrete lintel) with a dpc 150mm above ground level.

Above Ground Walls
Provide 50x100 timber stud frame with sole plate, intermediate noggins and double head plate. Provide 90mm Celotex within the studs. To the room side provide 12mm ply, 50mm Celotex, 500g vcl, plasterboard and skim. Externally provide 12mm ply, 12mm masterboard, breather membrane, treated battens and cedral cladding. Cedral cladding colour and type to clients approval. Provide 10mm vent gap (with insect mesh) at the head and base of the cladding.

Raise existing external walls to suit the new flat roof level with matching render on 100mm dense concrete blocks external skin, cavity width to match the existing and provide partial fill Celotex insulation with min 50mm residual cavity, 100mm insulating block inner skin. Provide plasterboard and skim internally. Extend the wall insulation up to abut the flat roof insulation.

Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Provide wall ties (with de-bonding sleeves) at 300mm vertical centres from the steel posts to both the masonry skins. 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 and a vertical dpc. Provide a continuous horizontal dpc 150mm above ground level, and continuous with any existing membranes. Provide vertical restraint straps at 1.8m centres to the wall plates. Provide lateral restraint straps (with solid noggins below) over the rafters, ceiling joists and floor joists at 1800mm centres. Restraint straps to be 30x5x1200mm long galvanised straps. Lintels to be preformed, insulated, combined lintels with minimum 150mm end bearing. All lintels to be designed by the lintel manufacturers. Provide cavity trays (with stop ends and weep holes) over all external lintels and beams. Provide movement joints where the new walls abut the existing property and at 6m centres in the new external walls. Alter existing windows/doors as shown on the plans.

Internal Stud Walls
Provide 50x100 timber studs at 400mm centres with head and sole plates and intermediate noggins. Provide 75mm acoustic mineral wool within the studs. Provide 12mm ply bracing and plasterboard and skim finish. Ensure that the stud walls are braced at their heads to the floor and roof structures.

Roof Construction Extension
Provide a 50x100 treated timber wall plate strapped to the external walls. Provide 50x100 C24 flat roof joists at max 400mm ccs with doubled up ceiling joists to the extension. To the underside of the joists provide 500g vcl, plasterboard and skim. Over the joists provide 1:60 timber firrings, 18mm water resistant flat roof decking, vcl, 150mm Celotex insulation, 22mm water resistant decking, built up flat roof membrane/single ply membrane to achieve an AA fire rating. Type and position of vapour control layer to be verified by the roof membrane installer prior to the flat roof being constructed.

Provide lead flashing and cavity trays to all roof abutments. Provide a lead work in accordance with the LDA guidelines. Provide upvc fascia, soffits and rainwater goods to clients approval.

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 clad with two layers of fireline board or coated to achieve **60** minutes fire resistance.

Fire Safety
Provide new mains operated (with battery back-up) and interlinked smoke/heat detection within the property as shown on the plans.

Steel beams to be encased/coated to achieve 60 minutes fire resistance.

Windows/Glazing
Windows 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 1.4W/m2k. Provide safety glass in the critical areas. Maintain the dpc below the threshold and alter any subfloor air bricks to suit. 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. Bathrooms and En-Suites to have extract ventilation of 15 litres per second. All extract fans are to be ducted to the outside air (including any cookerhoods). Fans to windowless accommodation to be linked to the light switch and to have a 15 minutes over run facility Fans to be tested on completion with certificate issued to Building Control confirming that the fans achieve the specified extraction rate.

Heating & Hot/Cold Water
Heating and hot water system to be fully designed, installed and tested by a competent person. Clients to approve the heating and hot water designs by the subcontractor prior to installation. Provide TRVs to radiators. Type and position of radiators, or underfloor heating to be determined with the client prior to installation. Plumber to confirm the position of the boiler and the flueing arrangements. Existing water supply and stop cock to be investigated and plumber to provide separate supply and stop cock to property (client to seek any approvals from the utility companies)

Surface Water Drainage to be gutters and downpipes to client approval and to match existing

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. Lintel over all below ground drainage pipes as they pass through the foundations/walls. Stub stacks to be fitted with an air admittance valve positioned above the level of the wash hand basin. Provide access hatch and ventilation to the boxing enclosing the stub stacks. Wrap the SVP and stub stacks with acoustic mineral wool and box in with two layers of plasterboard and skim

Builder to expose below ground drainage prior to commencement to establish its exact position and condition.

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. 100% 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/fittings. Client to submit any necessary applications to the Utility companies in relation to any relocated meters/services.

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.

NOTES FROM AVB MANAGEMENT (HILL HEAD) CONSULTING STRUCTURAL ENGINEER:
Cutting away masonry can leave the remaining wall structure laterally unstable. Very often the internal walls themselves act as buttressing to the outside walls. In two places in the scheme, I would suggest that you consider the addition of either a galvanised wind post or galvanised SHS which may be concealed within the inner leaf of the cavity wall and fixed to the wall using shot fired wall ties, to provide the lateral stability to the masonry that remains.

☐ It is advisable that where a small section of masonry to be added to and existing wall to support structure over, that new section should be fully 'keyed-in', where each brick/block is interlocking with the existing structure in order to extend, as opposed to using a wall extension system. This should be added as a note to the builder on the drawing.

☐ The support to BEAM E is shown adjacent to a window opening. This appears to be a relatively small pier and may be the remnants of a part of a cavity wall. If this is the case, then it would be a more robust support to rebuild the masonry as a solid brick/blockwork pier and a note should be added to this effect as a guide.

☐ I understand that there has been no on-site exposure of the foundations. It may be necessary to locally strengthen the foundations that will be supporting the newly diverted load via the beam ends and it would add clarity for your builder to add a note to this effect to the structural package.

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 & Alterations
Flat 2, 39 Hill Head Rd
Hill Head
Fareham
PO14 3JJ

Drawing Title

Proposed Plans

Client

Mr & Mrs Aukett

Date:

August 2023

Scale:

1:50, 1:100 at A1

Drawing No.

002 rev C

PMG
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