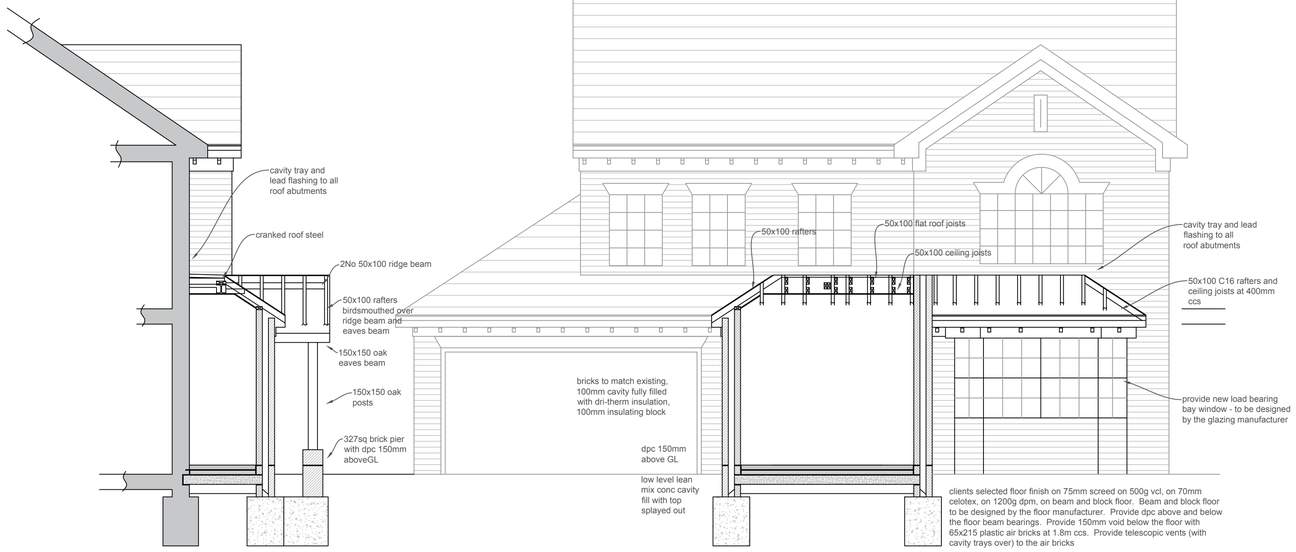
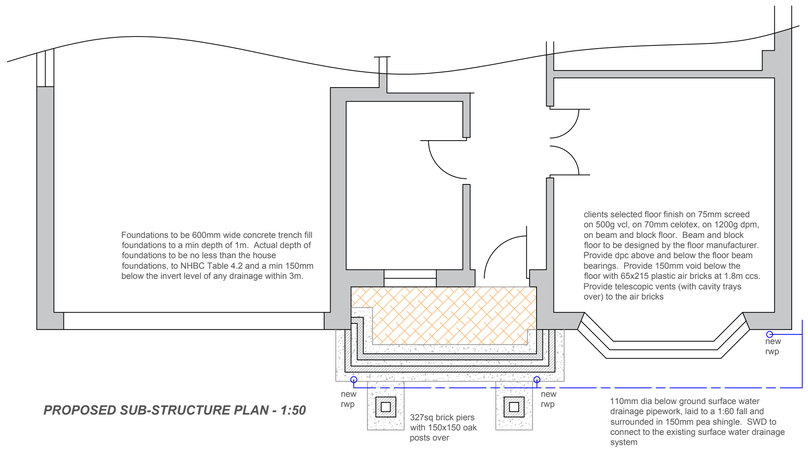
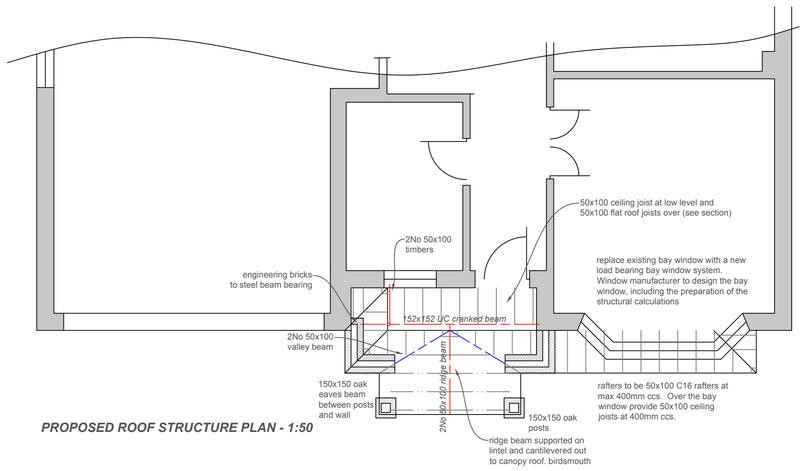


PROPOSED SECTION AA - 1:50

PROPOSED SECTION BB - 1:50



PROPOSED SUB-STRUCTURE PLAN - 1:50



PROPOSED ROOF STRUCTURE 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.

Builder and client to check the precise below ground drainage and services layout prior to commencement to ensure that on drainage or services will be below the footprint of the proposed porch. Any services below the footprint of the porch may need to be diverted.

Foundations
New foundations to be 600mm wide concrete trench fill foundations to a minimum depth of 1m, to suit the site conditions and to a minimum depth of the house foundations. 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 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.

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 70mm 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 skirted 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 spacings of the beams. Provide dpc above and below the beam and block floor bearings. Provide 50mm compacted hardcore ground cover/concrete to the sub floor void. Maintain a 150mm air gap below the beam and block floor. Provide 65x215 plastic air bricks (with telescopic ventilators and cavity trays over) at 1.8m centres. Any existing sub floor vents are to be maintained

Below Ground Walls
Walls below ground to be 100mm dense concrete block inner skin, with 100mm cavity and brick outer skin/rendered dense concrete block. 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
Bricks to match existing with 100mm cavity fully filled with Crown Dri-Therm Insulation Batts, 100mm Thermalite Shield insulating blocks, with plasterboard on dabs and skim finish. The external wall construction achieves a U value of 0.24W/m2k. Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. 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. Provide lateral restraint straps (with solid noggins below) over the rafters at 1800mm centres. Restraint straps to be 30x5x1000mm long galvanised straps. Lintels to be preformed insulated Catnic lintels with minimum 150mm end bearing. Lintels to suit the manufacturers span and load tables.

Roof Construction
Provide a 50x100 treated timber wall plate strapped to the external walls. Provide 47x100 C16 rafters at max 400mm centres. Birdsmouth rafters over the wall plate, roof beam and a ridge beam. Provide 47x100 C16 flat roof joists and 47x100 C16 ceiling joists as shown on the plans. Provide a cranked steel roof beam as detailed on the plans. Provide 2No 47x100 timber ridge beam to the porch canopy with rafters birdsmouthed over.

Between the rafters provide 50mm celotex insulation, maintaining a 50mm ventilation void over. Provide a further 25mm 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 flat roof joists provide 1:60 timber firings, 80mm celotex insulation, 22mm water resistant flat roof decking, built up roofing felt.

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. Provide new cavity trays and lead flashing.

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.

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. Bay window to be replaced with new load bearing system which is to be designed by the glazing manufacturer

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.

Surface Water Drainage to be UPVC gutters and downpipes to match the existing. Rainwater pipes to be taken to the existing below ground surface water 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 gulley. Builder to expose all existing below ground drainage prior to commencement to ascertain its exact position, depth and condition.

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

Landscaping
Builder to form steps up to the new front door. Builder to widen existing driveway as detailed by the client. Provide an ACO surface water drainage channel to the front of the site to prevent any surface water drainage discharging onto the highway. ACO channel to connect to a new soakaway.

Finishes
All finishes, including skirting boards, coving, doors, architraves, radiators, tiles, lights, etc are to be agreed with the client on commencement of the project.

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. 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 Porch Extension
25 Lime Gardens
West End
Southampton
Hampshire
SO30 3RG

Drawing Title

Proposed Details
& Construction Notes

Client

Mr L Robinson

Date:

July 2016

Scale:

1:50 at A1

Drawing No.

004 rev A

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