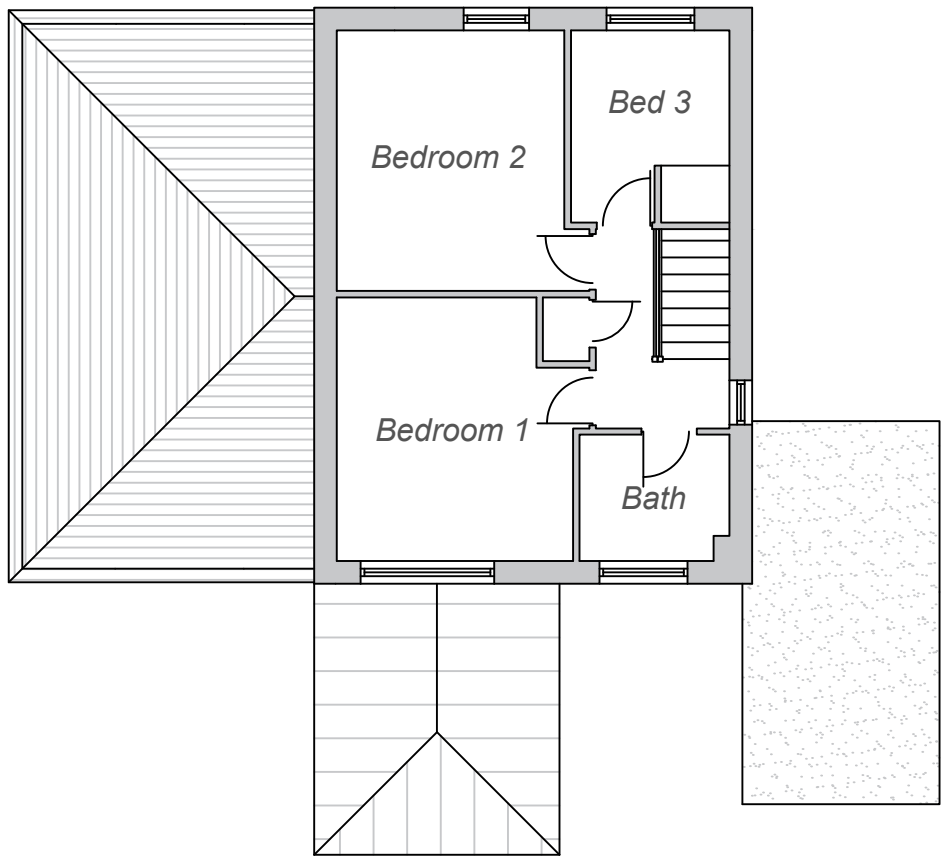
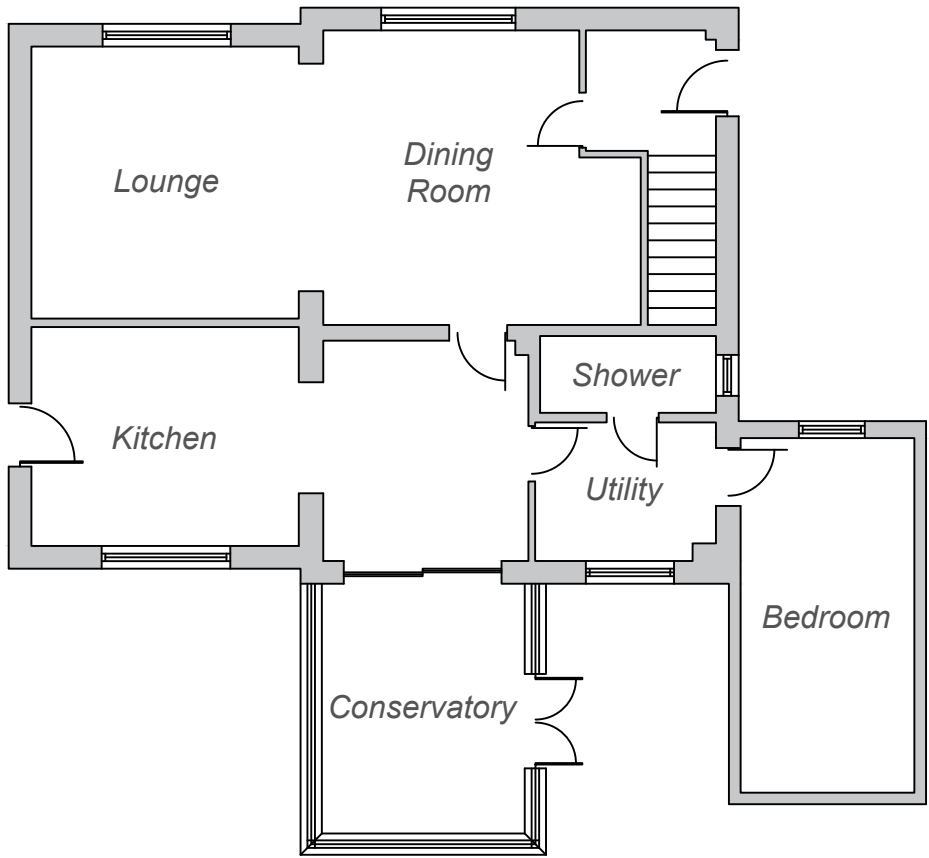




Building Notes/Specification

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 - including the alterations to the neighbours roof verge.

Existing below ground drainage to be exposed on commencement (to ascertain its exact line, depth and condition) and to assess whether the new surface water drainage can be taken to the existing drainage system.

The existing foundations have been exposed and inspected by Spire Building Control and the project structural engineer. The project structural engineer has provided a report (together with remedial works) to justify their suitability.

Foundations

Works to the existing foundations to be carried out as detailed by the structural engineer.

New Ground Floor

Existing floor to be exposed to establish its construction and whether parts of the floor can be retained. Floor to be lowered to achieve a finished floor level to match the floor level in the existing dwelling.

Where necessary remove and recast the existing floor - provide clients selected floor finish on 75mm sand cement screed on 100mm concrete on 500G vapour control layer on 100mm Celotex floor insulation on 1200G dpm (fully lapped with dpc and existing membranes) on 150mm sand blinded and well compacted hardcore. Maintain any existing subfloor vents obstructed by the extension by provide 100mm ducts within the floor which terminate at air bricks (with telescopic ventilators and cavity trays over)

Below Ground Walls

Walls below ground to be 100mm dense concrete block inner skin, with 100mm cavity and brick outer skin. 100mm cavity, filled with lean mix concrete (top played outwards) to 215mm below the lowest dpc. Provide a dpc 150mm above finished floor level.

Above Ground Walls

External brickwork and brick detailing to match existing. Provide 100mm cavity fully filled with Dri-Therm 32 Insulation Batts, 100mm insulating (thermalite shield) blocks, with 50mm insulated plasterboard on dabs and skim finish. 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 cavity closers 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 Purfil 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 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 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.

Roof Construction

Provide a 50x100 treated timber wall plate strapped to the external walls. Provide new 47x147 rafters at 400mm ccs as designed by the structural engineer, with rafters birdsmouthed over the wall plate and a joist hanger to the side of the ridge beam. Provide double rafters to the roof windows. Ridge beam to be elevated in the roof structure to achieve the gable glazing. Provide joist hangers either side of the ridge beam with rafters birdsmouthed over the hangers. To the sloping ceiling provide 120mm Celotex between the rafters (with a min 25mm void over) and a further 60mm Celotex below the rafters, then 500g vcl, p-board and skim.

Over the rafters provide a breather membrane, 25x38mm treated battens and tiles to clients approval. Where tiles are laid below their recommended roof pitch provide endline undertile vent in accordance with the manufacturers details. Provide lead flashing and cavity trays to all roof abutments. Provide a lead work in accordance with the LDA guidelines. Provide eaves dentil and rw goods to match existing. Pack the head of the velux roof windows up to achieve a min slope of 15 degrees.

Fire Safety

It is advised that mains operated (with battery back-up) and interlinked smoke detection is provided to the ground floor halls and first floor landing. Provide heat detector in the kitchen.

Beams to be coated with intumescent paint, or boxed in fire line plasterboard, to achieve 30 minutes fire resistance.

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 or coated to achieve 30 minutes fire resistance.

Windows/Glazing

Glazing 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. Glazing to be designed by the glazing manufacturer. 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. Bi-fold doors and gable glazing to be aluminium framed and designed by the glazing manufacturer, including threshold details.

Ventilation of Rooms

Habitable rooms to have trickle ventilation of 8000mm2.

Heating & Hot 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. Gas Safe engineer to alter the existing boiler flue as necessary to suit the new eaves.

Surface Water Drainage to be UPVC gutters and downpipes. 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. Builder to expose the surface water drainage system prior to commencement on site. Surface water drainage to discharge to the existing surface water drainage system (if suitable) or to a new soakways positioned a minimum of 5m from any building. Soakways to be formed in Wavin Aquacell crates wrapped in geotextile membrane. Builder to carry out a percolation test prior to commencement to ascertain the porosity of the soil. The results of this test can be handed to Wavin who will design the soakways. In the event that a clay sub soil is encountered a drainage engineer should be appointed to design the soakways.

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/fitings. 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. Pocket doors to be provided into the Utility and WC with pocket doors installed in accordance with the manufacturers details.

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 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
8 Exeter Close
Boyatt Wood
Eastleigh
SO50 4QT**

Drawing Title

Existing Plans

Client

Mr & Mrs Magee

Date:

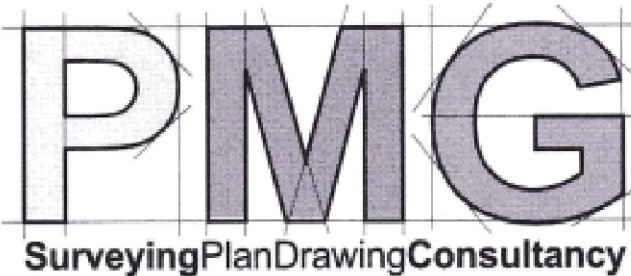
April 2023

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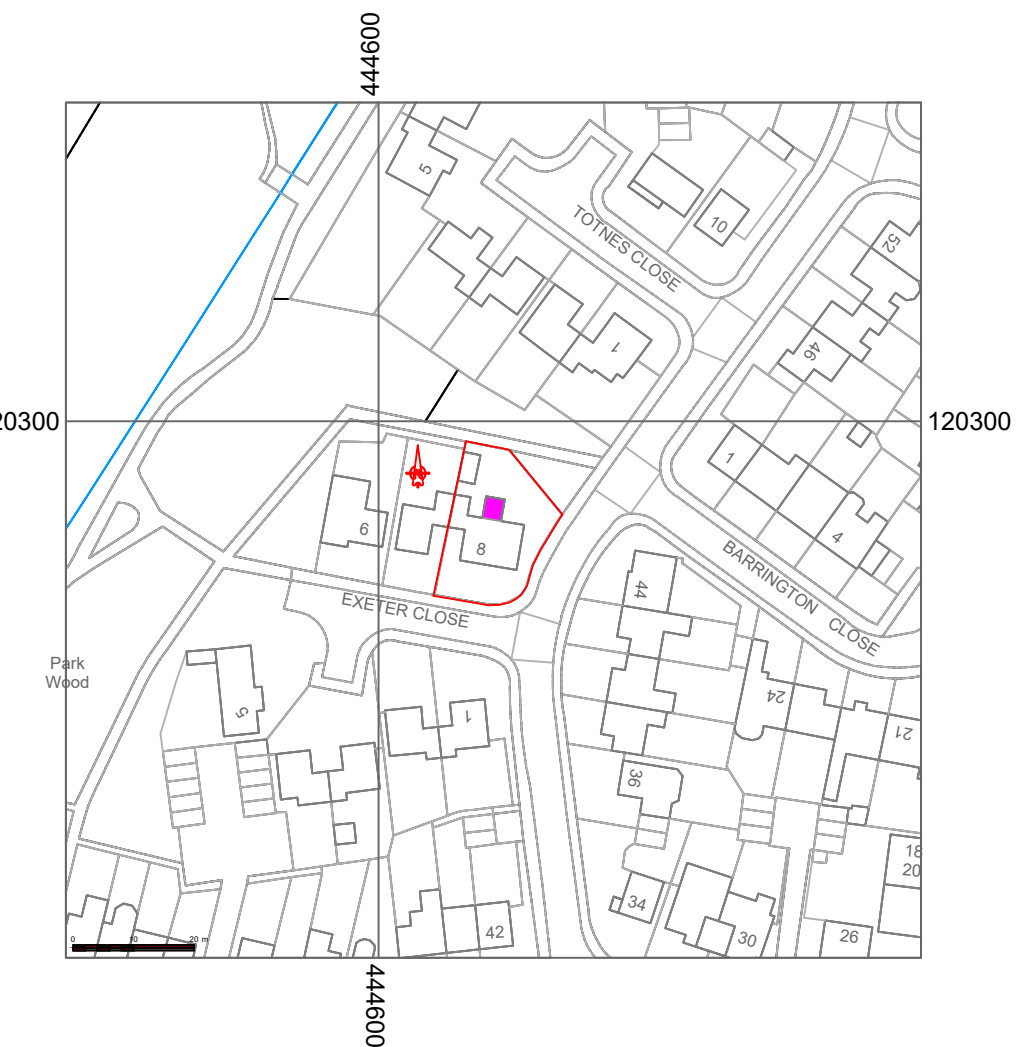
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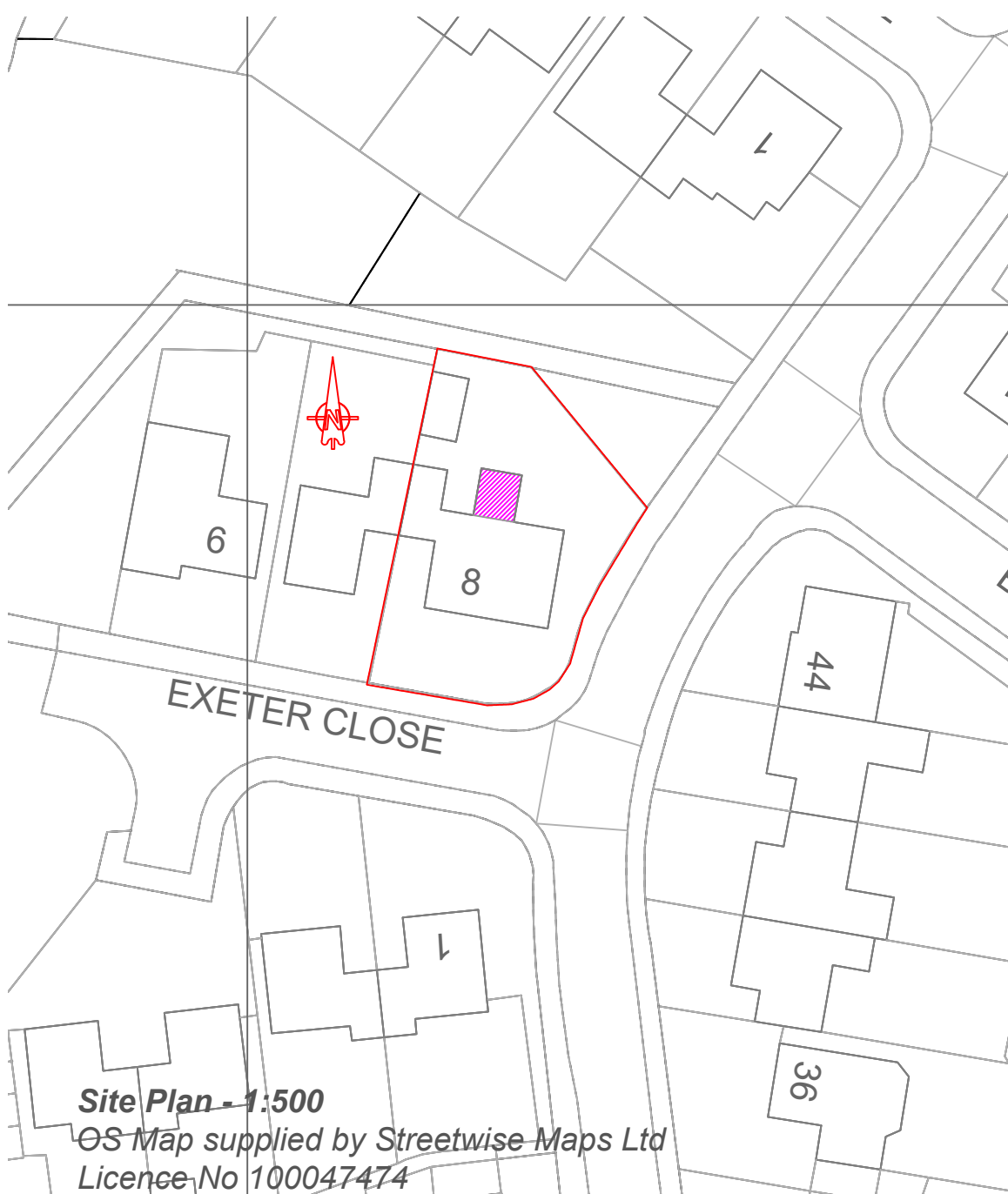


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Location Plan - 1:1250
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Site Plan - 1:500
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