



SERVICES

Any alterations to the existing gas, electric and water supplies are to be carried out by a competent person in accordance with the Statutory Undertakers requirements and specifications.

RAINWATER DISPOSAL

100mm half round gutter to 65mm dia downpipes to connect into the existing surface water sewer the position of which is to be verified on site.

PARTY WALL AC 1996

The owner is to serve written notification on Mr Darren Nagle of 3 Hebbecastle Down under the Party Wall Act 1996 and this should be given a minimum of 28 days before works on site commence.

Written approval is to be given before works commence on site.

The owner is to appoint a Surveyor as necessary.

RAINWATER DISPOSAL

An ACO channel drain is to be run round the rear and side elevation at the back. This is to connect into the surface water sewer and the front of the house position of which is to be verified. The existing garage slab is to be broken out to accommodate the new 100mm diameter UPVC pipework.

MECHANICAL VENTILATION

Mechanical extract ventilation is to be provided to the following rooms:
 Shower Room extracting at a rate of 15 litres per second activated via the light switch with a 20 minute overrun. Provide a 10mm gap at the bottom of the door for air intake.
 Utility Room extracting at a rate of not less than 30 litres per second.

STUB STACK

100mm diameter stub stack taken above basin height and terminating with an air admittance valve Durgo or equivalent. Wastes 100mm WC, 38mm shower and 32mm basin all with 75mm deep seal traps and rodding access at bends and changes in direction.

NEW STUD WALLS

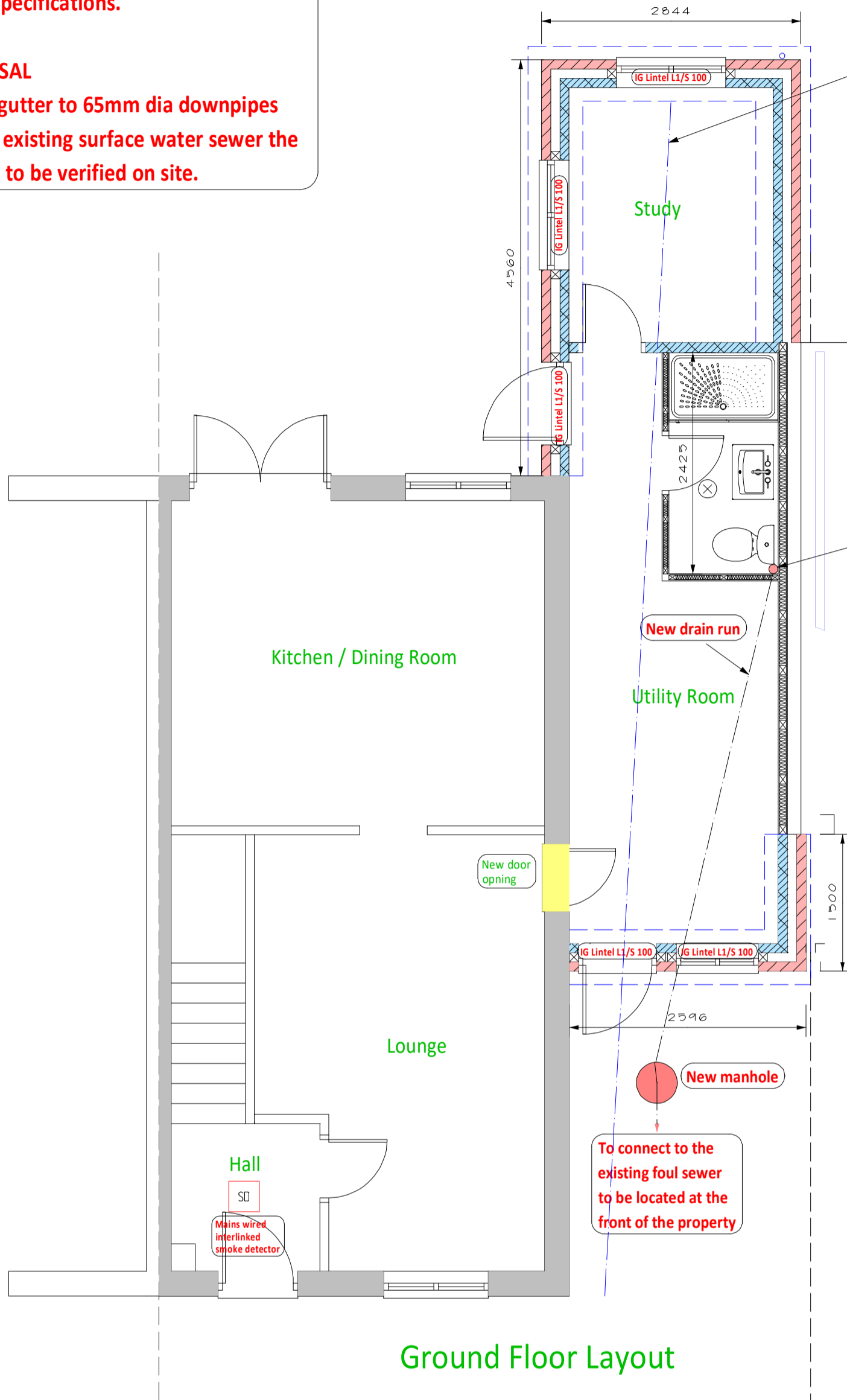
100 x 50 vertical SW studs @ 450mm c/c 100 x 50 SW noggins @ 750mm c/c vert
 100 x 50 SW sole and head plates. Provide 2No 200 x 50 SW timbers beneath the stud walls bolted together with 13mm dia bolts & double toothed connectors @ 450mm c/c. Insulate with 100mm Celotex.
 Finish either side with 13mm Gyproc plasterboard and 5mm plaster skim finish.

GROUND FLOOR

65mm sand/cement screed on 500 gauge polythene on 100mm Celotex insulation on 1200 gauge polythene membrane on Supreme precast block and beam flooring system details and calculations are to be submitted to Building Control when available from the supplier. Leave a minimum 150mm void to surface of the ground and ventilate with telescopic air bricks at 1800mm c/c. Lay 50mm lean mix concrete on a 1200 gauge polythene membrane on top of the ground.

PLEASE NOTE

This drawing must not be reissued, loaned or copied without the written consent of DME Designs (the originator). All errors, omissions, discrepancies should be reported to the originator immediately. All dimensions are to be checked before site fabrication by the contractor, his sub-contractor or supplier. Do not scale plans use figure dimensions where given. Any deviation from the drawing to be reported to the originator immediately. The Principal Contractor shall carry out a risk assessment of the proposed work and liaise with the principal designer before the works commence if there is any doubt as to being able to complete the project in a safe manner compliant with the Construction Design and Management Regulations 2015.



Ground Floor Layout

TRIAL HOLES

A trial hole must be excavated to expose the type and depth of the existing foundations and to verify the soil type and ascertain the required depth and type of the new foundations.

FOUNDATIONS

600mm & 450mm wide trench fill foundations taken down to a satisfactory loadbearing strata with minimum depth down to the bottom of the existing foundations and not less than 1000mm deep. If clay soil is encountered the new foundation depths are to be in accordance with NHBC & Zurich guidelines and a tree survey will be carried out plotting the location and species of all trees within 30 metres of the new work.

FOUL DRAINAGE

The invert levels of the existing drains are to be verified, and are believed to be at the front of the property. New drainage 100mm diameter Osma underground PVCU bedded and surrounded in 150mm layer of pea shingle fall to be minimum 1 in 40. New inspection chambers 450mm Osma with preformed base bed and surround in lean mix concrete.

DME DESIGNS

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CLIENT	HELEN SPENDLOVE 2 HEBBECastle DOWN WARFIELD BRACKNELL BERKSHIRE RG42 2QD	
PROJECT	SINGLE STOREY FRONT SIDE & REAR EXTENSIONS.	
DRAWING	PROPOSED GF LAYOUT BUILDING REGULATIONS	
DRG. No	DMED 4-21(6)	REVISION
SCALE	1:50 @ A2	DATE 23rd JULY 2023