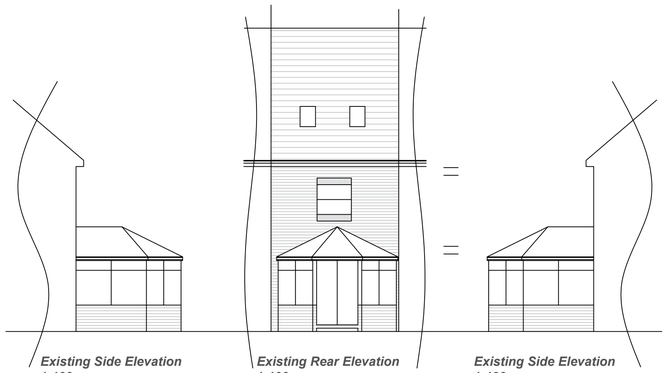
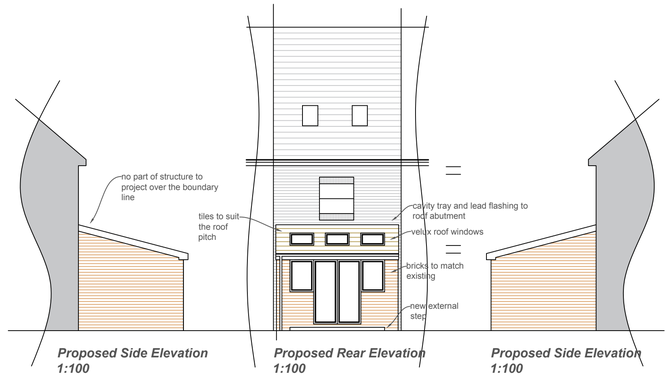


Existing Side Elevation
1:100

Existing Rear Elevation
1:100

Existing Side Elevation
1:100



Proposed Side Elevation
1:100

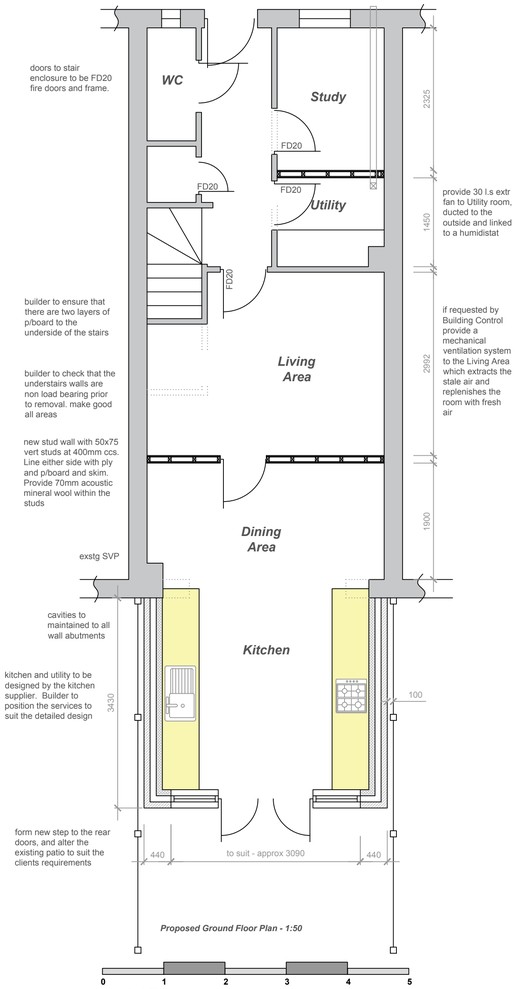
Proposed Rear Elevation
1:100

Proposed Side Elevation
1:100

Scale Bar 1:100

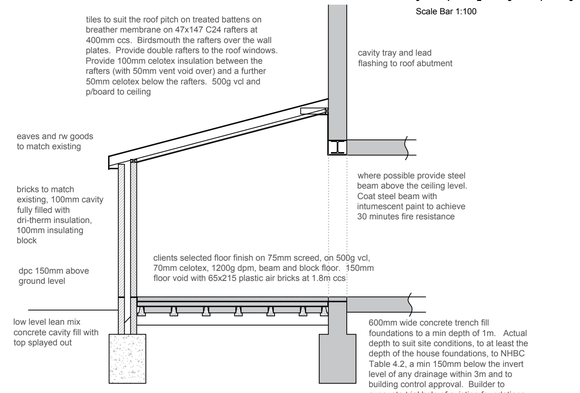


Site Plan - 1:500

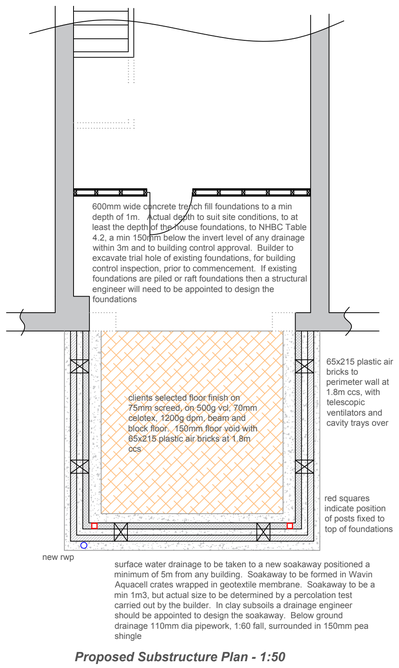


Proposed Ground Floor Plan - 1:50

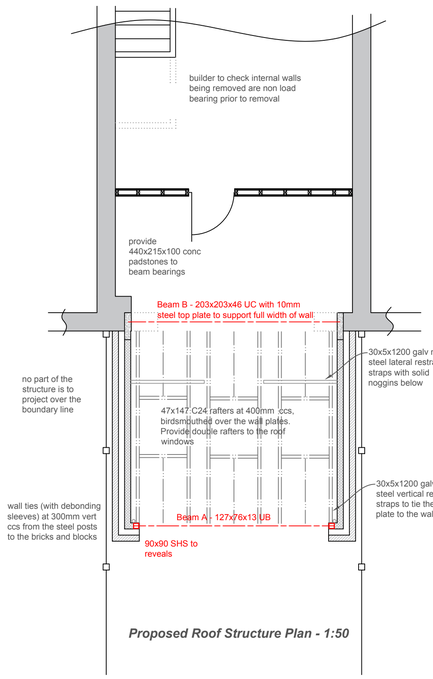
Scale Bar 1:50



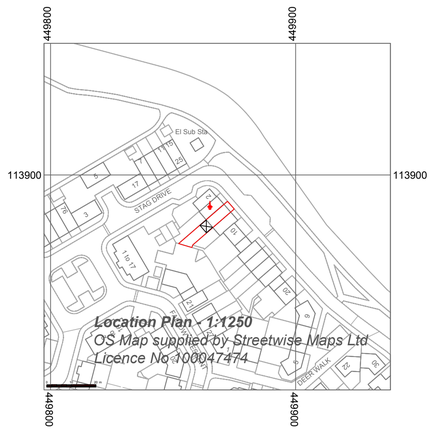
Section AA - 1:50

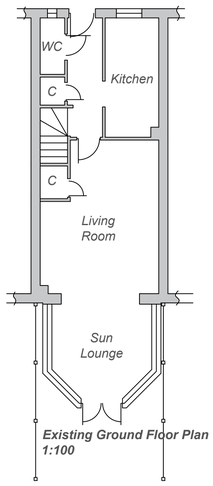


Proposed Substructure Plan - 1:50



Proposed Roof Structure Plan - 1:50





Existing Ground Floor Plan
1:100

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.

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 layout prior to commencement to ensure that the assumed layout shown in the plans is correct and that there is no drainage in close proximity to the proposed extension.

Foundations
New foundations to be 600mm wide concrete trench fill foundations to a minimum depth of 1m, to suit the site conditions and to Building Control approval. 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. The type and depth of the foundations to the existing dwelling are unknown, therefore, prior to commencement the builder is to excavate trial hole, for Building Control inspection, to ascertain the precise ground conditions, to assess the existing foundations and to allow the foundation depths to be agreed. If the foundations need to be a raft or piled foundation then a structural engineer will need to be appointed to design the extensions foundations.

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. If the existing ground floor construction benefits from a gas membrane, the extension floor should also be provided with a gas membrane which is extended into the cavity to form a low level cavity tray (with weep holes)

Below Ground Walls
Walls below ground to be 100mm dense concrete block inner skin, with 100mm cavity and bricks to match existing. 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
Brickwork 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. Provide wall ties (with de-bonding sleeves) at 300mm vertical centres from the steel posts to the brick and blockwork. 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.

Internal Stud Walls
Provide 50x75 timber studs at 400mm centres with head and sole plates and intermediate noggins. Provide 70mm mineral wool within the studs. Provide ply bracing either side of the studs with plasterboard and skim finish.

Roof Construction
Provide a 50x100 treated timber wall plate strapped to the external walls. Provide 47x147 C24 rafters at max 400mm centres. Birdsmouth rafters over the wall plate and a 50x100 timber head plate which is bolted to the existing rear wall at 600mm centres. Between the rafters provide 100mm celotex insulation, maintaining a 50mm ventilation void over. Provide a further 50mm 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 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. Velux roof windows to be packed up to achieve a minimum 15 degree pitch/slope.

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.

Fire Safety
All doors to the stair enclosure to be FD20 fire doors in a suitable frame.

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 1.6W/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. Velux roof windows to be 780x980 windows, with double rafters either side. Roof windows to be packed up to achieve a minimum pitch of 15 degrees. Rear glazing to be upvc framed - and to be designed by the manufacturer.

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 which is linked to a humidistat. Kitchen to have extract ventilation of 60 litres per second (or 30 litres per second if part of the cookerhood). If required by Building Control provide mechanical ventilation to the Living Room which extracts the stale air and replenishes the room which fresh air at a rate of 6 l.s. All extract fans are to be ducted to the outside air (including any cookerhoods). Fans to be tested on completion with certificate issued to Building Control confirming that the fans achieve the specified extraction rate.

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 (if available) or to a new soakaway. 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. New soakaway to be positioned a minimum of 5m from any building and to be formed in waving aquacell crated wrapped in geotextile membrane. Soakaway to be a minimum of 1m3, but actual volume to be determined by a percolation test carried out by the builder. In clay subsoils a drainage engineer should be appointed to design the soakaway.

Foul Water Drainage
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 SVPs as necessary to accommodate the new waste pipes.

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 patio and step to the rear of the extension. Exact size, shape and surfacing to patio to be determined by the clients during the project.

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.

Project Title

Proposed Extensions & Alterations
6 Stag Drive
Hedge End
Southampton
Hampshire
SO30 2QN

Drawing Title

Proposed Plans

Client

Mrs S Bunn

Date:

November 2016

Scale:

1:50, 1:100, 1:500, 1:1250 at A1

Drawing No.

001 rev A

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SurveyingPlanDrawingConsultancy

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