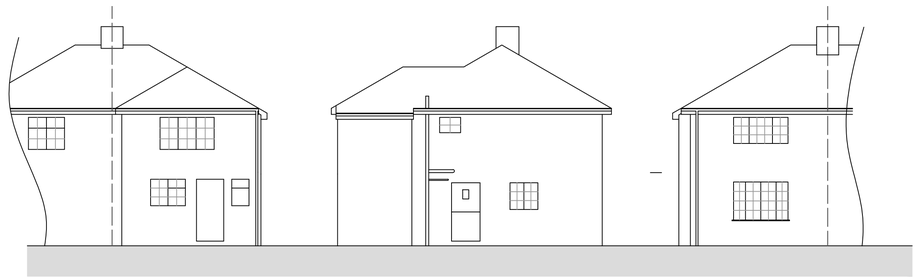


EXISTING GROUND FLOOR PLAN - 1:100

EXISTING FIRST FLOOR PLAN - 1:100



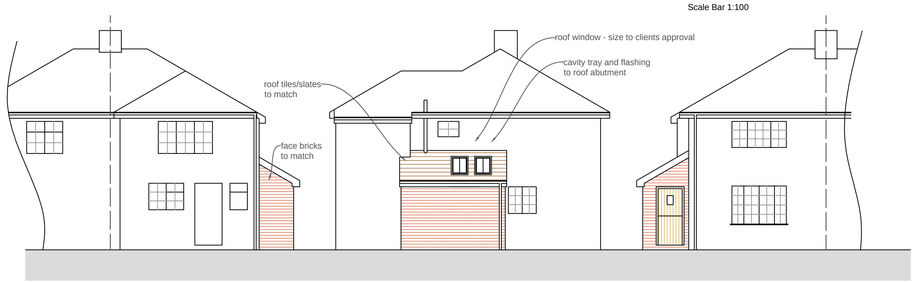
EXISTING REAR ELEVATION - 1:100

EXISTING SIDE ELEVATION - 1:100

EXISTING FRONT ELEVATION - 1:100

0 1 2 3 4 5

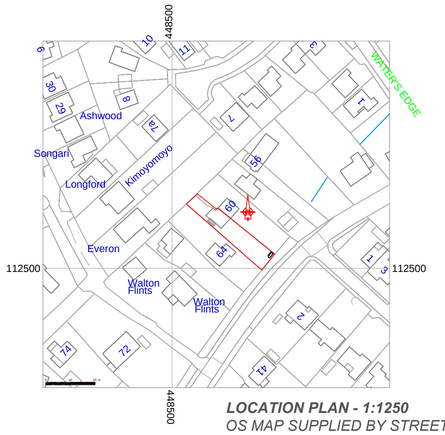
Scale Bar 1:100



PROPOSED REAR ELEVATION - 1:100

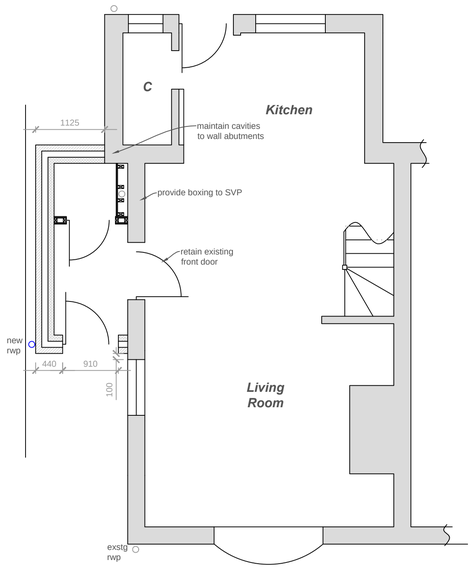
PROPOSED SIDE ELEVATION - 1:100

PROPOSED FRONT ELEVATION - 1:100



LOCATION PLAN - 1:1250

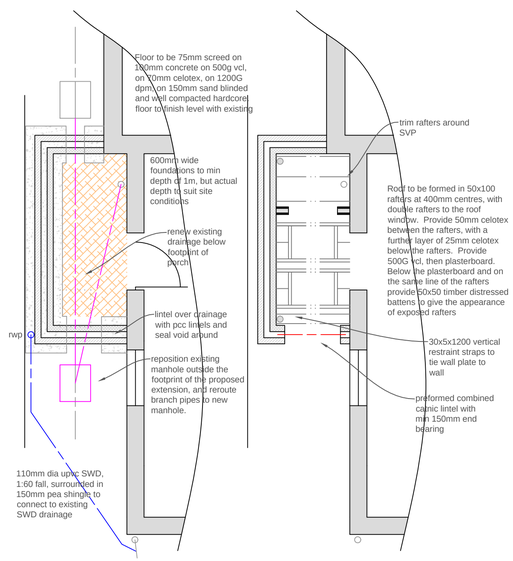
OS MAP SUPPLIED BY STREETWISE MAPS LTD
LICENCE NO 100047474



PROPOSED GROUND FLOOR PLAN - 1:50

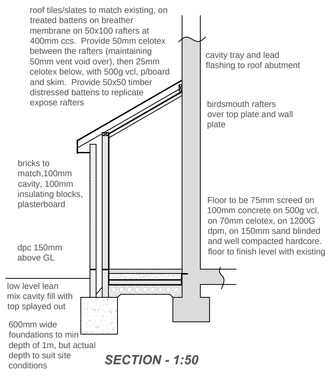
0 1 2 3 4 5

Scale Bar 1:50

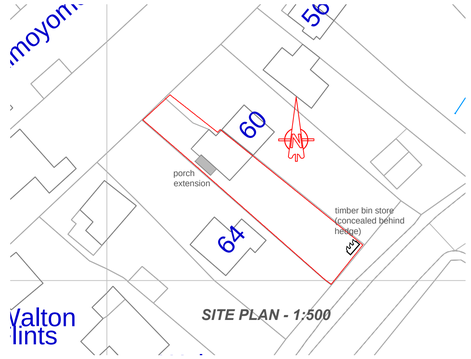


PROPOSED SUBSTRUCTURE PLAN - 1:50

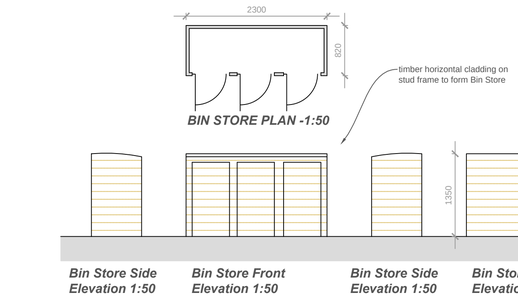
PROPOSED ROOF STRUCTURE PLAN - 1:50



SECTION - 1:50



SITE PLAN - 1:500



BIN STORE PLAN -1:50

Bin Store Side Elevation 1:50

Bin Store Front Elevation 1:50

Bin Store Side Elevation 1:50

Bin Store Rear Elevation 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.

Foundations
New foundations to be 600mm wide concrete trench fill foundations to a minimum depth of 1 and to suit the site conditions. In clay subsoil the foundations are to be constructed in accordance with the NHBC Table 4.2. Foundations within 1m of any drainage to be below the invert level of the drains. Where pipes and services pass through the foundations/walls they shall be lintleled over, 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 100mm GEN 1 concrete slab, on 500G vapour control layer on 70mm Celotex floor insulation on 1200G dpm (fully lapped with dpc and existing membranes) on 150mm sand blinded and well compacted hardcore. Provide 20mm Celotex insulation skirted up around the perimeter to prevent cold bridging. Any existing sub floor vents are to be maintained by providing 100mm diameter ducts within the ground floor hardcore which terminate at air bricks and telescopic ventilators. Provide cavity trays and weep holes over the air bricks.

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 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
External brickwork to match existing (to have brick detailing 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. 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. Restraint straps to be 30x5x1000mm long galvanised straps.

Internal Stud Walls
Provide 50x75 timber studs at 400mm centres with head and sole plates and intermediate noggins. Provide 100mm mineral wool within the studs. Provide ply bracing either side of the studs with plasterboard and skim finish.

Roof Construction - Dwelling
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 and a head plate (which is bolted to the wall at 600mm centres). 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. Provide a 500g vapour control layer then 12.5mm plasterboard and skim. Below the plasterboard provide 50x50 distressed timber battens on the line of the main rafters to imitate exposed rafters. 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. Provide upvc fascia, soffits and rainwater goods to match existing.

Leadwork
Provide cavity trays and lead flashings to all roof/wall abutments in accordance with the LDA guidelines.

Doors
Provide new front door to clients specification. Existing front door to remain in place in order to achieve the exemption from Building Control.

Heating/Gas
If existing heating is extended into the porch then the radiator should have a TRV. 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. Gas engineer to design the heating installation and any necessary re-routing of existing services/pipework.

Surface Water Drainage to be UPVC gutters and downpipes to match the existing. Rainwater pipes to be taken to a below ground drainage system, which connects to a the existing 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 sealed with a rubber junction piece.

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. Reposition the existing manhole outside the footprint of the proposed extension, and renew branch pipes to manhole. Renew the existing foul water drainage below the footprint of the proposed extension. Provide pcc lintels over all pipes and services passing through the extension, with the void around suitably sealed.

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.
Any external lighting is to be fitted with a sensor.

Bin Store
Provide NEXT Bin Store to the front of the site.

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.

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 & Bin Store
62 Granada Road
Hedge End
Southampton
SO30 4AN

Drawing Title

Proposed Plans

Client

Mrs E Maddox

Date:

May 2015

Scale:

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

Drawing No.

003 rev B

PMG
SurveyingPlanDrawingConsultancy

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