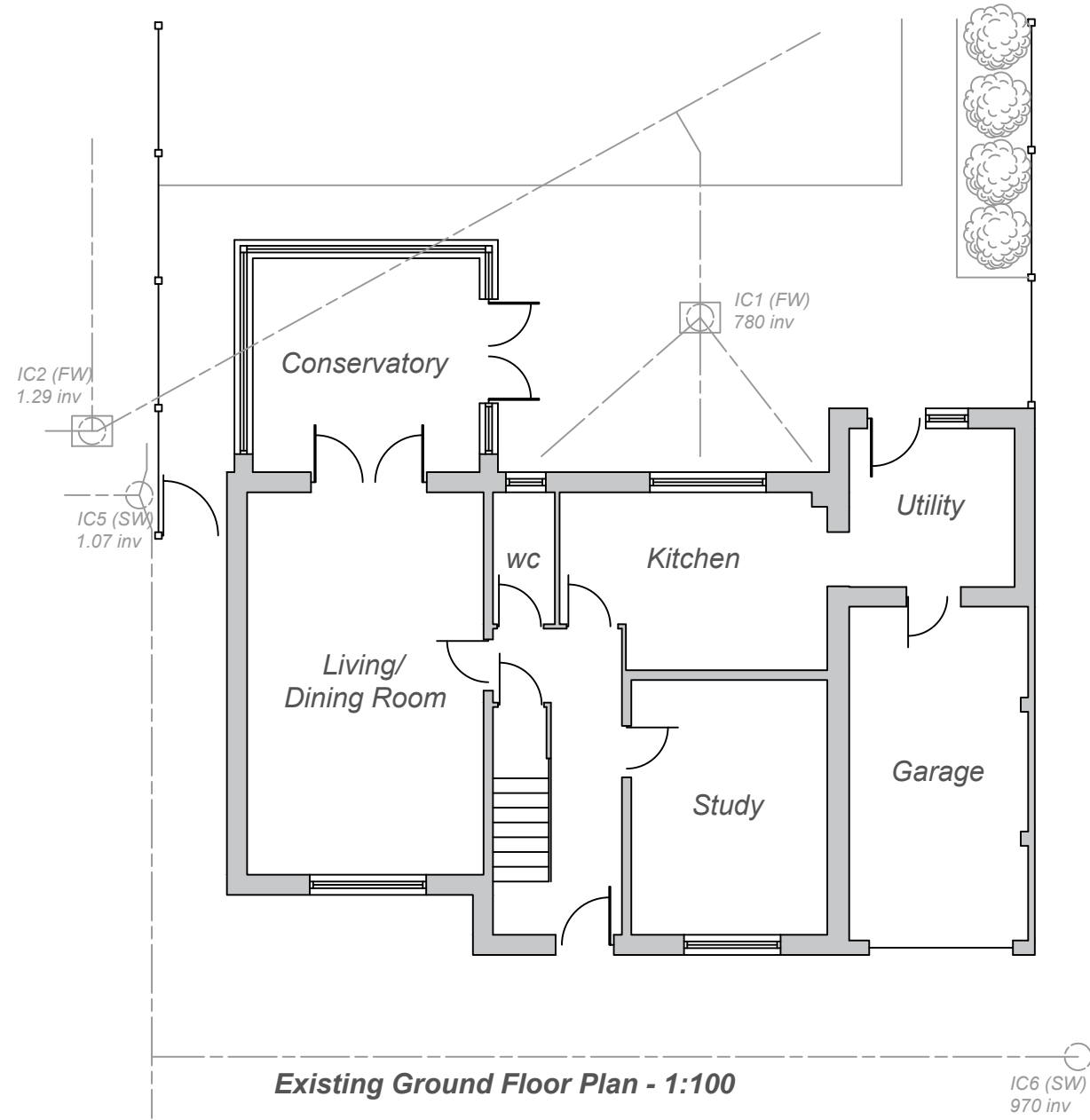




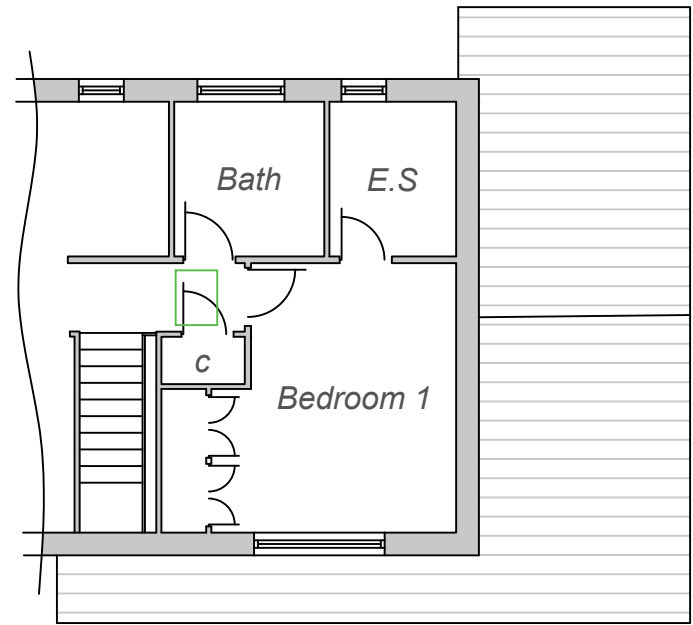
Existing Side Elevation - 1:100

Existing Rear Elevation - 1:100

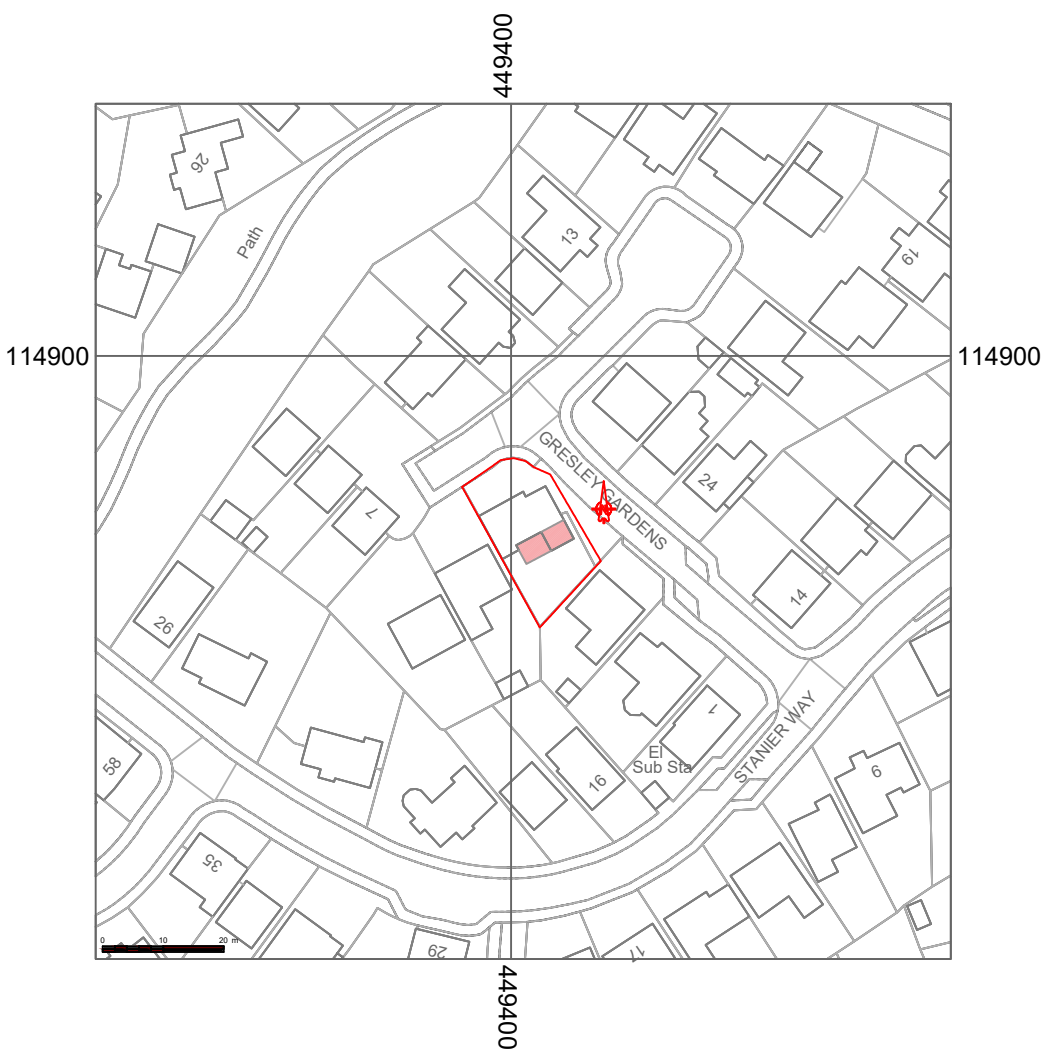
Existing Side Elevation - 1:100



Existing Ground Floor Plan - 1:100



Existing First Floor Plan - 1:100



Location Plan - 1:1250
OS Map supplied by Streetwise Maps Ltd
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Site Plan - 1:500
OS Map supplied by Streetwise Maps Ltd
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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 and structural engineer to ensure that existing walls accepting new loads are on a suitable foundation. Client is to ensure that any Party Wall Act notices are signed and resolved prior to commencement. Prior to commencement the builder is to expose the existing foul and surface water drainage to ensure that the drainage positions/layout shown on the plans is correct (the drainage layouts shown on the plans are based upon the results of a drainage survey and trace carried out by Insewer Surveys)

Foundations - Prior to commencement the builder is to excavate a trial hole to assess the existing foundations and to ascertain the ground conditions. This trial hole should be inspected by Building Control who will determine the foundation type and depth. If a piled or raft foundation is required a structural engineer will need to be appointed to design the foundations. The plans assume that a strip foundation will be suitable.

Foundations to be 600mm wide concrete trench fill foundations to a minimum depth of 1.45m. Actual depth of foundation to suit the subsoil conditions, to NHBC Table 4.2, a minimum 150mm below any drainage within 3m and to Building Control approval. Provide pcc lintels where pipes or services pass through the foundations and seal the void around with building board. Provide new pad foundations to the masonry piers and steel columns as detailed by the structural engineer. The existing foundations taking additional loads, or point loads from beams, are to be exposed prior to commencement for building control inspection and approval.

New Ground Floor Extension Provide clients selected floor finish on 75mm screed on 500g vcl on 100mm Celotex, on 1200g dpm, on beam and block floor. Beam and block floor to be designed by the floor manufacturer with structural details issued to Building Control for approval. Provide dpc above and below the floor beam bearings. Maintain 150mm void below the floor with 65x215 plastic air bricks (with telescopic ventilators and cavity trays over) at max 1.8m ccs. Any existing subfloor vents obstructed by the extension to be maintained. Make good the existing floors where walls are being removed, including any necessary latex screeds.

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

Above Ground Walls - External skin brickwork, brick detailing and mortar to match existing. Provide 150mm cavity fully filled dri-therm 32 insulation with 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. Provide wall ties (with de-bonding sleeves) at 300mm vertical centres from any steel posts to both the masonry skins. Insulated thermabate 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 Furfx 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, ceiling joists and floor joists 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 with stop ends and weep holes over all lintels and external beams. Provide movement joints where the new walls abut the existing property and at 6m centres in the new external walls.

Extension Roof Construction - Provide a 50x100 treated timber wall plate strapped to the external walls. Provide new rafters at max 400mm ccs as detailed by the structural engineer. Provide double rafters to the roof windows. Birdsmouth the rafters over the wall plate, the eaves beam and over a 50x100 timber head plate which is bolted to the house at max 600mm ccs. Provide 120mm Celotex between the rafters with a min 25mm vent void over. Below the rafters provide 50mm Celotex, 500g vcl, plasterboard and skim. Over the rafters provide Tyvek breather membrane, treated battens and tiles to suit the roof pitch. Build up the existing utility room external wall to suit the new roof pitch.

To the ceilings provide a 500g vapour control layer then 12.5mm plasterboard and skim. Renew/repair existing ceilings as necessary.

Provide lead flashing and cavity trays to all roof abutments. Provide a lead work in accordance with the LDA guidelines. Provide 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.

Fire Safety

Provide mains operated (with battery back-up) and interlinked smoke and heat detection as shown on the plan. Heat detector to be provided to the kitchen. Smoke detection to be provided to the ground floor hall and first floor landing

Beams to be coated in intumescent paint to achieve 30 minutes fire resistance or boxed in with two layers of plasterboard and skim

Steel Beams

Provide steel beams, bearings and piers in accordance with the structural engineer's design. Form new piers to steel beams as required by structural engineer. Steel beams to be coated or encased to achieve 30 minutes fire resistance.

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 1.4W/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. Habitable rooms to have rapid ventilation (i.e. a opening window) of an area equal to 1/20th of the floor area. Frames to be sealed externally and internally with mastic. Threshold to all doors to be level threshold. Sliding doors to be aluminium framed and to be designed by the glazing manufacturer (including the threshold detail). Threshold to the sliding doors to be recessed into the floor to achieve a max upstand of 10mm. maintain the dpc below the threshold.

Ventilation of Rooms

Habitable rooms to have trickle ventilation of 8000mm² and 4000mm² to non habitable rooms. Kitchen to have extract ventilation of 30 litres per second. Utility to have extract ventilation of 30 l/s (if no extract ventilation currently exists). WC to be provided with 6 l/s extract ventilation. Extract fans to windowless accommodation to be linked to the light switch and have a 15 minute over run facility. 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 gutters and downpipes to match the existing. 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. The intention is to connect the new surface water drainage to the existing surface water drainage system, where this is not possible provide a new soakaway in the rear garden. New soakaways positioned a minimum of 5m from any building. Soakaways 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 soakaways. In the event that a clay sub soil is encountered a drainage engineer should be appointed to design the soakaways.

Foul Water Drainage

Prior to commencement the client is to expose the existing foul water drainage to establish its exact position and depth. 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 be a trapped gully. Builder to expose the surface water drainage system prior to commencement on site. The intention is to connect the new surface water drainage to the existing surface water drainage system, where this is not possible provide a new soakaway in the rear garden. New soakaways positioned a minimum of 5m from any building. Soakaways 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 soakaways. In the event that a clay sub soil is encountered a drainage engineer should be appointed to design the soakaways.

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

Finishes

All finishes, including skirting boards, dado/picture rails, coving, doors, architraves, radiators, sanitaryware, tiles, lights, floor finishes etc are to be agreed with the client on commencement of the project.

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.

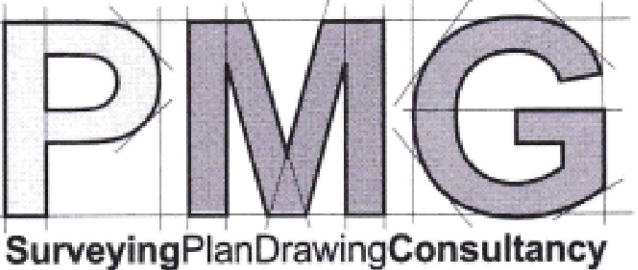
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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

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 4 Gresley Gdns Hedge End SO30 2XG
Drawing Title	Existing Plans
Client	Mr & Mrs Stewart
Date:	August 2023
Scale:	1:100, 1:500, 1:1250 at A1
Drawing No.	001 rev A
	
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