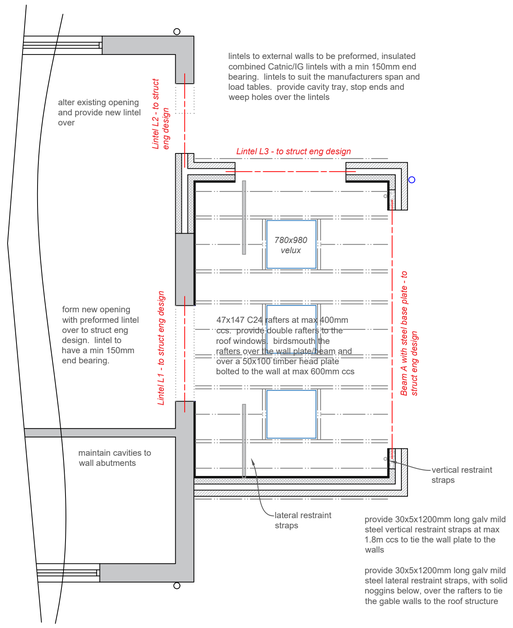
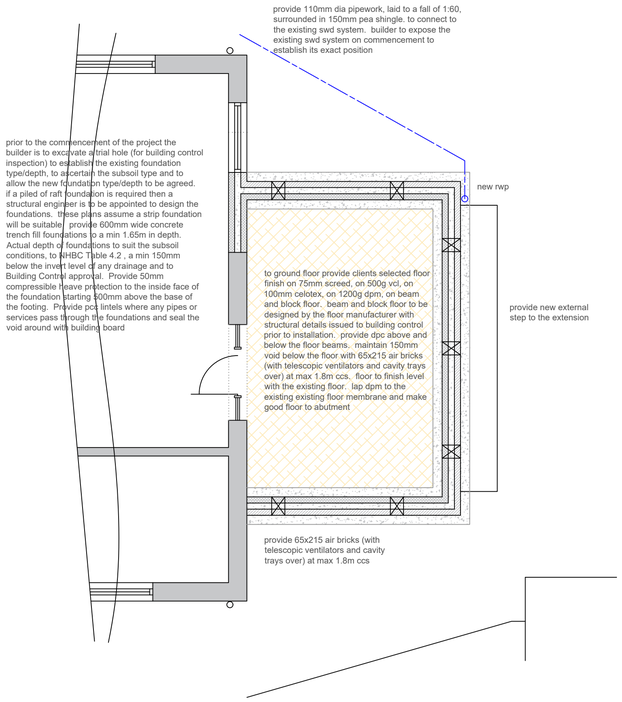
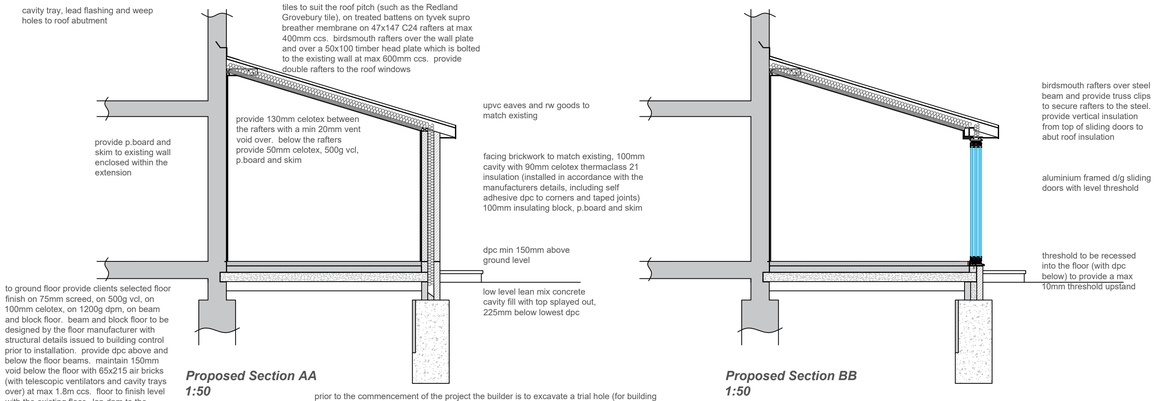


Proposed Roof Structure Plan
1:50



Proposed Substructure Plan
1:50





Proposed Section AA
1:50

Proposed Section BB
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.

Client to submit any applications to the utility company for any relocation of any existing meter(s)/services.

Existing below ground drainage to be exposed on commencement (to ascertain its exact line, depth and condition) and to ensure that the drainage layout shown on the plans is correct.

PMG Ltd are the Principal Designer on the project and will manage/co-ordinate the design phase of the project. We will ensure that our design work, if built, will comply with the relevant requirements of the Building Regulations. Please note that PMG Ltd are not the Principal Designer under the CDM Regulations.

Under the Building Regulations the client has a duty to ensure that those designers and contractors appointed on the project are competent. The client must also appoint a competent Principal Contractor to manage the building phase of the project to ensure that the building works comply with the Building Regulations. The Principal Contractor must plan, manage and monitor the building works and ensure cooperation, communication and coordination between the dutyholders.

On completion of the project the client, Principal Design and Principal Contractor must provide a signed Compliance Declaration Notice to Building Control confirming that 'to the best of their knowledge' they have complied with their duties under the Regulations

Preliminary
Any existing lintels, walls, structural elements, etc taking additional load are to be exposed prior to commencement for Building Control Inspection.

Prior to commencement the builder is to be appointed to excavate a trial hole to establish the existing foundation type/depth and the ground conditions. This trial hole will help establish the depth of any strip foundations or whether piled foundations are required

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 new 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.

Provide 600mm wide concrete trench fill foundations to a minimum depth of 1.65m. Actual depth of foundations 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. If the foundations are into a clay subsoil provide 50mm compressible heave material to the inner face of the foundations starting 500mm above the base of the foundations

Ground Floor
Provide clients selected floor finish on 75mm screed on 500g vapour control layer on 100mm celotex insulation, on 1200g dpm on beam and block floor. Beam and block floor to be designed by the floor manufacturer with structural details/calculations issued to Building Control for the floor structure. Provide dpc above and below the floor beams. Maintain a minimum 200mm void below the floor with 65x215 air bricks at max 1.8m ccs. Provide telescopic ventilators with cavity trays over to the air bricks. Make good the existing floors as necessary. Dpm to be lapped with the dpc and existing membranes

Above Ground Walls
New external ground floor walls to be face brickwork to match existing. Provide 100mm cavity filled with 90mm Celotex thermaclass 21 insulation. Insulation to be designed in strict accordance with the manufacturers details, including self adhesive dpm to the corners. Provide 100mm Thermalite Shield insulating blocks, with plasterboard on dabs and skim finish. Make good all existing walls as necessary. Seal the head of the cavity wall with non combustible material/building board

Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. 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 Furfix 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 25mm insulated backed plasterboard to the underside of the lintels/beams and to the reveals of the openings. Provide cavity trays (with stop ends and weep holes) 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. Provide cavity tray, lead flashing and weep holes where the new roof abuts the existing wall

Roof Construction Pitched Roofs
Provide a 50x100 treated timber wall plate strapped to the external walls.

Provide 47x147 C24 rafters at 400mm ccs. Rafters to be birdsmouthed over the wall plate and birdsmouthed over a 50x100 timber head plate bolted to the wall at max 600mm ccs.. Provide 130mm Celotex between the rafters to the sloping ceiling with a min 20mm vent void over. Below the rafters provide 50mm Celotex. To the ceilings provide a 500g vapour control layer then 12.5mm plasterboard and skim. Renew/repair existing ceilings as necessary.

Over the rafters provide a Tyvek supro breather membrane, 25x38mm treated battens and roof tiles to suit the roof pitches and to clients/planning approval. Roof tiles MUST suit the roof pitch - tiles such as the Redland Grovebury tile. Where tiles are laid below their recommended roof pitch provide onduline undertile vent in accordance with the manufacturers details. Provide lead flashing, stop ends and cavity trays to all roof abutments. Provide lead work in accordance with the LDA guidelines. Provide upvc fascia, soffits and rainwater goods to clients approval.

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.

Fire Safety
Provide new mains operated (with battery back-up) and interlinked smoke/heat detection within the property as shown on the plans. A smoke detector to the ground floor hallway. A smoke detector to the first floor landing. A heat detector to the kitchen.

Steel beams to be encased/coated 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. Sliding doors to be fully designed (including structural design) by the window/glazing manufacturer (including design of threshold details). Threshold to be recessed into the floor to achieve a max 10mm upstand. Maintain the dpc below the threshold and alter any subfloor air bricks to suit. External doors to have a level threshold. 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.

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.

Surface Water Drainage to be gutters and downpipes to client approval. 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. Builder to expose the surface water drainage system prior to commencement on site. Surface water drainage to discharge to the existing surface water drainage where possible. Where this is not possible, provide 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 (18^{th}) 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, coving, doors, architraves, radiators, flooring, 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 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 Single Storey Extension
Lower Lapstone
Botley Road
Fair Oak
Hampshire

Drawing Title

Proposed Details

Client

Mr & Mrs Mills

Date:

March 2026

Scale:

1:50 at A1

Drawing No.

003 rev A

PMG
SurveyingPlanDrawingConsultancy

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