

ground floor - 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 issues to building control prior to installation. 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. floor to finish level with existing floor

prior to commencement the builder is to excavate a trial hole (for building control inspection) to establish the subsol conditions, the existing foundation type/depth and to allow the new foundation type/depth to be agreed. if a piled or raft foundation is required then a structural engineer is to be appointed to design the foundations. these plans assume a strip foundation will be suitable. provide 600mm wide concrete trench fill foundations to a min depth of 1.2m. actual depth of foundations to suit the subsol conditions, to NHBC Table 4.2, a min 150mm below the invert level of any drainage within 3m and to Building Control approval. provide pcc lintels where pipes and services pass through the foundations and seal the void around with building board. any existing foundation accepting additional loads to be exposed for building control inspection and approval

surface water drainage to discharge to a new soakaway positioned a min 5m from any building. soakaway to be formed in wavin aquacell crates wrapped in a geotextile membrane. soakaway to be a min 1m3 but actual volume to be determined by a percolation test carried out by the builder. soakaways to be installed in accordance with the manufacturers details. soakaway in driveway to be Aquacell NG crates for traffic loads. below ground drainage to be 110mm dia pipework, laid to 1:60 fall, surrounded in 150mm pea shingle

new hwp

assumed line of drainage from rear is unknown - builder to expose prior to commencement

existing private inspection chamber inv 0.75m

existing private inspection chamber to be altered to accept the new fw guley inlet

alter brickwork to abutment to allow cavity to be continued into the extension

new steel post to struct eng design

builder to ensure walls being removed are non load bearing prior to removal. make good all areas following removal of the walls

alter gas pipework to suit new boiler position. gas works carried out by Gas Safe engineer

any redundant drainage serving the existing utility room is to be suitably sealed - make good floor as necessary

thoroughly clean the existing garage floor and provide three coats of synthaprufe liquid dpm over. synthaprufe to be lapped up the walls to dpc level. provide timber battens over at max 400mm ccs, with solid noggins at 2m ccs. pack noggins to achieve a level floor. depth of noggins to be such to achieve a floor finish which matches the existing internal floor level. Provide 100mm celotex between the battens. over the battens provide 500g vcl, 22mm water resistant T&G boarding with clients selected floor finish over

make good floor where walls are removed

infill garage door with new cavity wall construction. remove solid brick piers either side of the garage door opening to allow the new cavity wall to adjoin the existing cavity wall. provide dpc 150mm above ground level and lap dpc to the existing membranes

expose existing garage frontage to establish whether a suitable foundation exists - not a thickened up slab but a conventional foundation. if there is no suitable foundation then install 2No 100x150 precast concrete lintels below ground level which are built into the existing below ground masonry/foundations. make good all areas

maintain cavities to all wall abutments

provide steel post to struct eng design. provide wall ties (with debonding sleeves) at max 300mm vert ccs from the posts to both skins of masonry

Beam A - 100x100 SHS x 5 with steel base plate

provide steel beams and bearings as detailed by Fast Calc Structural Engineers in their structural calculations

provide 30x5x1200mm long galv mild steel vertical restraint straps at max 1.8m ccs to tie the wall plate to the walls

provide 30x5x1200mm long galv mild steel lateral restraint straps (with solid noggins below) to tie the gable walls to the roof structure

provide 50x100 C24 rafters at max 400mm ccs. provide double rafters to the roof windows. birdsmouth the rafters over the wall plate and over a joist hanger to the side of the ridge beam

Ridge Beam - 100x100 SHS 6.3 with steel base plate

Beam B - 100x100 SHS 6.3 with steel base plate

Beam C - 152 UC 23 with steel top plate

builder to ensure walls being removed are non load bearing prior to removal. make good all areas following removal of the walls

form new opening with box lintels over

block up door

form new opening with box lintels over. board in the exposed side of the stairs as necessary

consumer unit altered to suit new wall lining

remove existing solid brick piers either side of the garage door opening to allow a new cavity wall to be formed. brickwork to be toothed and bonded to existing. maintain cavities

Proposed Roof Structure Plan - 1:50

provide cavity tray, lead flashing and weep holes to all roof abutments

builder to check to ensure a suitable cavity tray and flashing exists where the front garage roof abuts the existing walls

provide tile vent to the existing roof to achieve suitable roof ventilation

provide eaves vents to the existing eaves equal to a continuous gap 10mm wide

face bricks to match existing. 100mm cavity filled with 90mm celotex thermaclass 21 insulation (installed in accordance with the manufacturers details - including self adhesive dpm to corners). 100mm insulating blockwork, p.board and skim

dpc min 150mm above ground level - lap dpc to the existing dpc

expose existing garage frontage to establish whether a suitable foundation exists - not a thickened up slab but a conventional foundation. if there is no suitable foundation then install 2No 100x150 precast concrete lintels below ground level which are built into the existing below ground masonry/foundations. make good all areas

thoroughly clean the existing garage floor and provide three coats of synthaprufe liquid dpm over. synthaprufe to be lapped up the walls to dpc level. provide timber battens over at max 400mm ccs, with solid noggins at 2m ccs. pack noggins to achieve a level floor. depth of noggins to be such to achieve a floor finish which matches the existing internal floor level. Provide 100mm celotex between the battens. over the battens provide 500g vcl, 22mm water resistant T&G boarding with clients selected floor finish over

provide 300mm mineral wool to the front garage roof - ensure insulation does not obstruct any ventilation paths

beam to be encased in fireline board to achieve 30 minutes fire resistance

beam installed above ceiling level - make good ceiling

make good existing garage ceiling as necessary

ground floor - 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 issues to building control prior to installation. 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. floor to finish level with existing floor

provide cavity tray, lead flashing and weep holes to all roof abutments

roof tiles to match existing and to suit the roof pitch, on treated battens on tyvek supra breather membrane on 47x100 C24 rafters at max 400mm ccs. rafters to be birdsmouthed over the wall plate and birdsmouthed over a joist hanger either side of the ridge beam. provide double rafters to the roof windows

provide celotex below the ridge beam

roof pitch approx 23 degrees

provide 70mm celotex between the rafters with a min 30mm vent void over. provide a further 75mm celotex below the rafters with 500g vcl, p.board and skim

extend wall insulation to abut the roof insulation

upvc eaves and rw goods to match existing

face bricks to match existing. 100mm cavity filled with 90mm celotex thermaclass 21 insulation (installed in accordance with the manufacturers details - including self adhesive dpm to corners). 100mm insulating blockwork, p.board and skim

dpc min 150mm above ground level, lap dpc to the existing dpc

low level lean mix concrete cavity fill with top splayed out

seal head of cavity wall with non combustible building board

provide cavity tray, lead flashing and weep holes to all roof abutments

aluminium bi-fold doors to be designed by the glazing manufacturer

bi-fold door threshold to be recessed into the floor with dpc below

provide cavity tray, stop ends and weep holes over all external lintels and beams

Section CC - 1:50

Proposed Substructure Plan - 1:50

Section AA - 1:50

Section BB - 1:50

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 & Garage Conversion
36 Spitfire Way
Hamble
SO31 4RT

Drawing Title

Proposed Details

Client

Mrs N Sullivan

Date:

March 2025

Scale:

1:50 at A1

Drawing No.

003 rev A

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