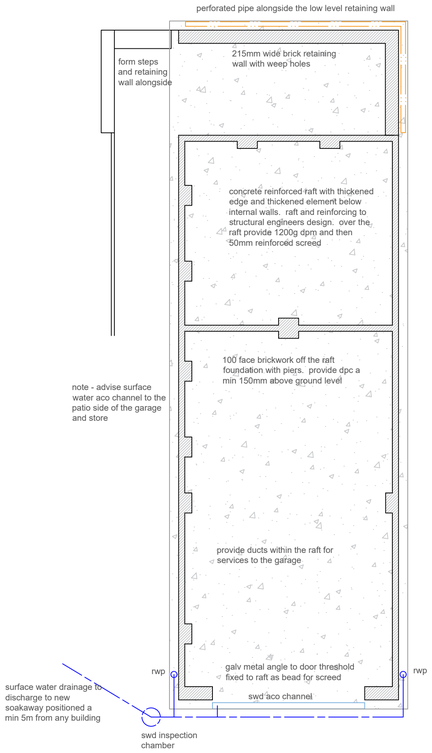
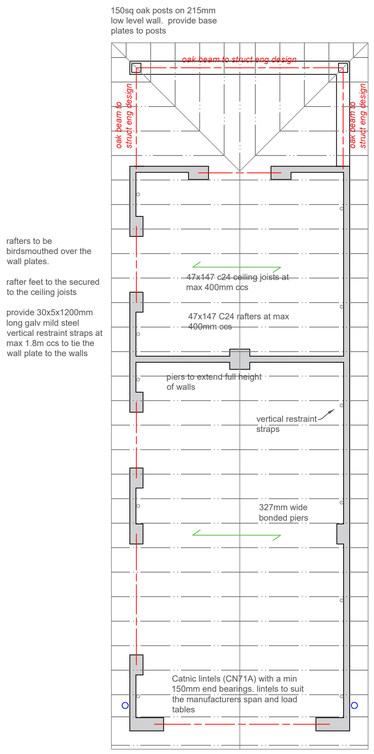
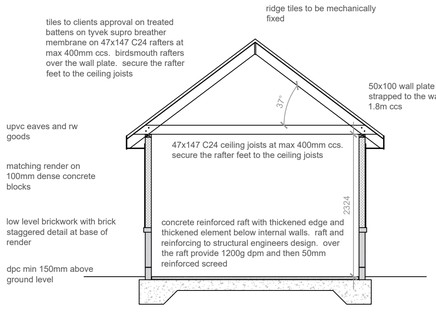


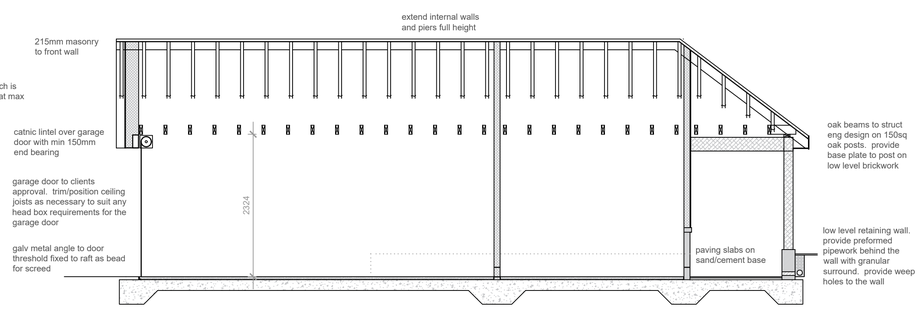
Proposed Substructure Plan - 1:50



Proposed Roof Structure Plan - 1:50



Proposed Section AA - 1:50



Proposed Section BB - 1:50

Building Notes

This is not a specification of works but has only been produced for gaining Planning and/or 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.

Existing below ground drainage to be exposed on commencement to establish the exact layout/position of the existing drainage.

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. Where a Principal Contractor is not appointed the client will take on the role of the Principal Contractor

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

Foundations - Provide a reinforced raft foundation as designed by the structural engineer. Structural engineer to detail the reinforcing with the slab and the thickened up slab below the internal and external walls. Over the raft provide 1200g dpm, then 50mm reinforced screed. DPM to be dressed into the walls.

Above Ground Walls -provide external brickwork to match existing/through coloured render on 100mm dense concrete blocks and to clients approval. Provide staggered brickwork at the base of the render. Provide external dpc a min 150mm above ground level.

Provide lintels and beams as detailed by the structural engineer. Lintels to have a min 150mm end bearing and to suit the manufacturers span and load tables. Extend the internal walls and piers up to the underside of the roof covering.

Provide vertical restraint straps at 1.8m centres to the wall plates. Provide lateral restraint straps (with solid noggins below) over the rafters and ceiling joists at 1800mm centres. Restraint straps to be 30x5x1200mm long galvanised straps. Lintels to be preformed lintels with minimum 150mm end bearing. All lintels to be designed by the lintel manufacturers. Provide movement joints at 6m centres in the new external walls.

Provide 215mm low level retaining wall to struct eng design. Provide preformed pipe alongside the wall with granular surround. Provide weep holes within the wall.

Oak Detailing
Provide oak posts/beams as detailed by the structural engineer. Provide oak braces.

Roof Construction - Provide a 50x100 treated timber wall plate strapped to the external walls. Provide 47x147 C24 rafters at max 400mm ccs with rafters birdsmouthed over the wall plate. Secure the rafter feet to the ceiling joists. Provide 47 x 147 C24 ceiling joists at max 400mm ccs

Over the rafters provide Tyvek supro breather membrane, 25x38mm treated battens and roof tiles to clients approval and to suit the roof pitch. Roof tiles/slates must be suitable for the roof pitch. Where tiles/slates are laid below their recommended roof pitch provide onduline undertile vent in accordance with the manufacturers details. Provide lead flashing and cavity trays to all roof abutments. Provide a lead work in accordance with the LDA guidelines. 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.

Windows/Glazing Windows to be re-used. External doors to be upvc 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. Frames to be sealed externally and internally with mastic. New doors to have a level threshold. Garage door to clients approval - alter ceiling joists to suit any headroom/head box requirements to the garage door.

Surface Water Drainage to be UPVC 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 gulley. Builder to expose the surface water drainage system prior to commencement on site. Where possible connect the new surface water drainage to the existing surface water drainage system, where this is not possible provide a new soakaway in the front 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.

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 Detached Garage & Outbuilding
52 Shore Rd
Warsash
Southampton

Drawing Title

Proposed Details

Client

Mr M Ling

Date:

November 2026

Scale:

1:50 at A1

Drawing No.

002 rev A

PMG
SurveyingPlanDrawingConsultancy

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