

PROPOSED FRONT PORCH. SINGLE & DOUBLE STOREY SIDE EXTENSIONS

73 LAYTON ROAD  
GOSPORT

THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

PRELIMINARY WORK: REMOVE REDUNDANT DRAINAGE & SEAL TO LOCAL AUTHORITY SATISFACTION.

- FOUNDATIONS TO DIMENSIONS STATED DEPTH TO SUIT SITE CONDITIONS & TO LOCAL AUTHORITY SATISFACTION. FOUNDATIONS WITHIN 1000mm OF ANY DRAIN TO BE TAKEN DOWN TO INVERT LEVEL. LINTELS TO BE PROVIDED WHERE PIPES ARE BRIDGED & PIPES ENCASED IN 150mm PEA SHINGLE. PIPES UNDER EXTENSION TO BE PROTECTED TO L A SATISFACTION ( REINFORCING MAY BE REQUIRED).
- DRAINAGE 100mm STONWARE OR MARLEY PVC UNDERGROUND WITH MINIMUM FALLS OF 1-40. CONSTRUCT NEW IC 775X690X230mm BRICKWORK. ALL IAW BS EN 752.
- DAMP PROOF COURSE & DAMP PROOF MEMBRANE TO BE CONTINUOUS. DAMP PROOF COURSE TO BS 8215. MINIMUM OVERLAP 100mm WITH EXISTING DPC & SET MINIMUM 150mm ABOVE GROUND LEVEL.
- WALLS TO BE TIED TO EXISTING. MATCHING 100mm OUTER SKIN, 75mm CROWN DRITHERM 32 INSULATION, 100mm THERMAL BLOCKS & SKIM FINISH. CAVITIES TO BE CONTINUOUS. OPENINGS IN OUTER WALLS TO HAVE HORIZONTAL & VERTICAL DAMP PROOF COURSE WITH CATNIC CH70/100 & CATNIC CN55C TYPE LINTELS OVER WITH 150mm END BEARINGS & BE FILLED WITH ROCKWOOL WITH A 15mm LIGHTWEIGHT PLASTER SKIM. AVOID THERMAL BRIDGING BY FITTING INSULATED CAVITY CLOSURES THERMABATE OR SIMILAR. WALLS TO BE TIED 450mm HIGH 750mm WIDE & 225mm TD REVEALS.
- ANY AIR BRICKS COVERED BY EXTENSION TO BE DUCTED TO EXTERNAL AIR USING 230X75mm AIR BRICKS & 100mm PIPES.
- WINDOW OPENINGS TO HAVE MINIMUM OPENINGS OF 1/20TH OF FLOOR AREA. ALL WINDOWS DOORS & TRAP HATCHES TO BE DRAUGHT PROOFED. TIMBER OR PVCU WINDOWS & EXTERNAL DOORS D/G WITH 16mm AIR GAP SOFT LOW 'E' COATED ARGON FILLED UNITS & SEALED TO BRICKWORK WITH MASTIC. WINDOWS TO ACHIEVE U-VALUE OF 1.6w/m<sup>2</sup>k OR WER BAND C.
- HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTILATORS AREA 8000mm<sup>2</sup> OTHER ROOMS (BATHROOMS KITCHENS WCs ) 4000mm<sup>2</sup> SITED MINIMUM 1750mm FROM FLOOR LEVEL. KITCHEN TO BE FITTED WITH 60 LTR/SEC EXTRACTOR FAN. BATHROOM, ENSUIT & WC TO BE FITTED WITH 15 LTR/SEC EXTRACTOR FANS.
- GLAZING TO COMPLY WITH BUILDING REGULATIONS PART K. ANY GLAZING IN DOORS OR WINDOWS WITHIN 300mm OF DOORS TO BE SAFETY GLASS. WINDOWS WITHIN 800mm OF FLOORS TO BE FITTED WITH SAFETY GLASS.
- HABITABLE ROOMS TO BE FITTED WITH ESCAPE WINDOW MINIMUM CLEAR OPENING 450X733mm SITED 800-1100mm FROM FLOOR LEVEL.
- FIRST FLOOR: JOISTS AS STATED 21mm T & G FLOORING QUALITY CHIPBOARD. UNDERSIDE OF JOISTS TO BE LINED WITH 15mm PLASTERBOARD & SKIM WITH NOGGINS MID SPAN & 100mm ACOUSTIC INSULATION BETWEEN JOISTS.
- STUD WALLS RUNNING PARALLEL TO JOISTS TO BE BUILT OFF DOUBLE JOISTS.
- PITCHED ROOF TO BE CONSTRUCTED FROM MATCHING TILES ON 25X38mm SOFT WOOD TREATED BATTENS & WEB UV BREATHER MEMBRANE. RAFTERS & JOISTS AS STATED ALL AT 450mm CENTERS. UNDERSIDE OF JOISTS TO BE LINED WITH 9.5mm FOILBACKED PLASTERBOARD & SKIM WITH 100mm GLASS WOOL INSULATION BETWEEN JOISTS & 170mm ACROSS. FLAT ROOF: 50X147mm C16 JOISTS AT 450mm CENTRES. TAPER FIRTINGS FOR MINIMUM FALLS OF 1-60. 19mm MOISTURE RESISTANT CHIPBOARD TO BS EN 312. THREE LAYERS OF FELT TO BS EN 13707 & LAID TO BS 8218 WITH SPAR CHIPPINGS BEDDED IN BITUMEN TO FINISH. TIMBERS TO BE ANCHORED USING 30X5X1200mm GALVANISED MILD STEEL STRAPS AT 1800mm MAXIMUM CENTRES. WHERE TIMBERS RUN PARALLEL TO WALLS USE LATERAL RESTRAINT STRAPS 30X5mm SECTION AT 2000mm MAXIMUM CENTRES WITH TIMBERS UNDER (& AT FIRST FLOOR LEVEL). NOTCH RAFTERS TO PLATES & STRAP ALL JOISTS TO PREVENT ROOF SPREAD.
- TIMBER BEAMS TO BE BOLTED TOGETHER USING 9.5mm STEEL STUD BAR AT 600mm CENTRES FITTED WITH NUTS & DOUBLE SIDED TOOTHED CONNECTORS.
- OVERSITE: 75mm SCREED 100mm CONCRETE ON 1200G POLYTHENE CONTINUOUS WITH DPC. 100mm CELOTEX INSULATION ON 25mm BLINDING WITH 100mm CLEAN BROKEN COMPACTED HARDCORE.
- PLUMBING TO COMPLY WITH BS EN 12056. WASTES PVC. WCs 100mm SINK BASINS SHOWER & BATH 40mm ALL WITH 75mm DEEP SEAL TRAPS. BATH TO BE FITTED WITH MIXER TAPS WITH THERMOSTATIC CONTROL 48°C. 100mm SOIL VENT PIPE TO TERMINATE MINIMUM 900mm ABOVE HIGHEST WINDOW LEVEL.
- PIPES & STORAGE VESSELS TO BE ADEQUATELY INSULATED.
- EXPOSED AREAS OF BEAMS TO BE CLAD IN TWO LAYERS OF 12.5mm PLASTERBOARD WITH 5mm GYPSUM SKIM.
- RADIATORS EXTENDED INTO NEW AREAS TO BE FITTED WITH THERMOSTATIC VALVES.
- RAINWATER GOODS: 100mm HALF ROUND GUTTERS 75mm DOWNPIPES DISCHARGING INTO 1M<sup>3</sup> SOAKAWAY MINIMUM 5000mm FROM BUILDINGS.
- PADSTONES: MASS CONCRETE PADSTONES AS STATED ON THE DRAWING OR REBUILD THE END WALLS IN ENGINEERING BRICKS.

CONTINUED ON SHEET 2.



1:50

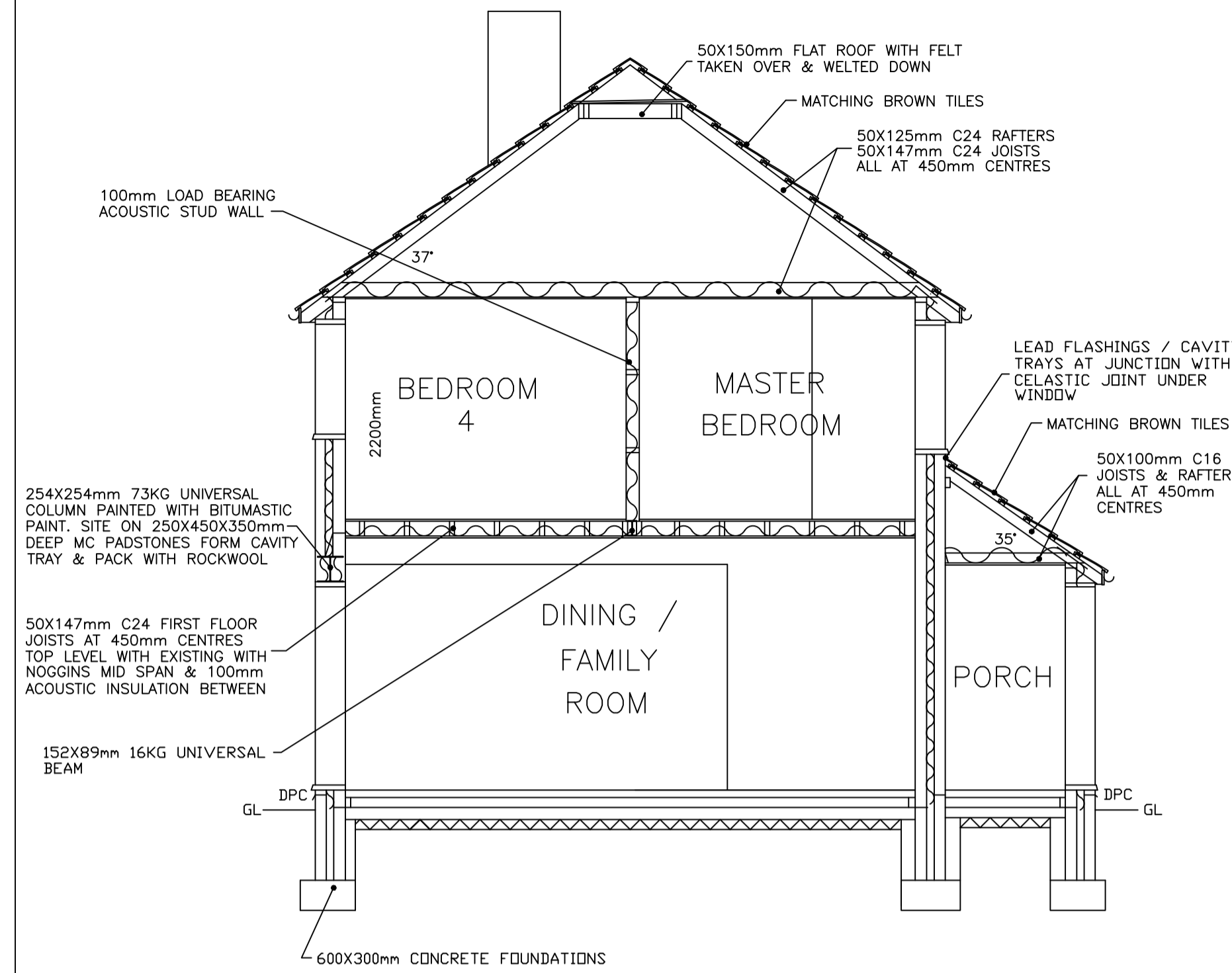
FOR: MR & MRS TAYLOR.

DATE: 27-12-20

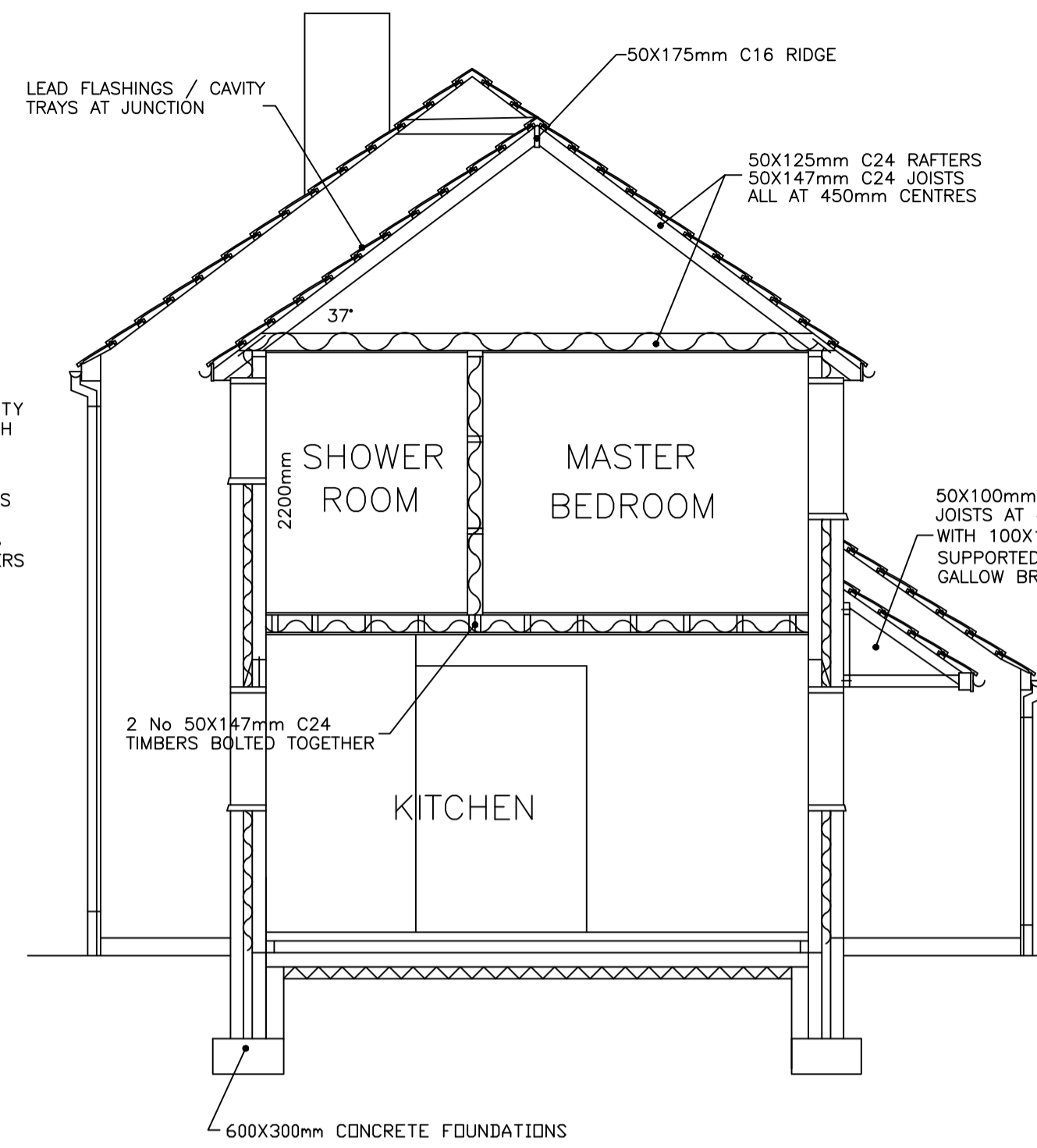
SCALE: 1-50

DRAWN BY J. K. WARBURTON.

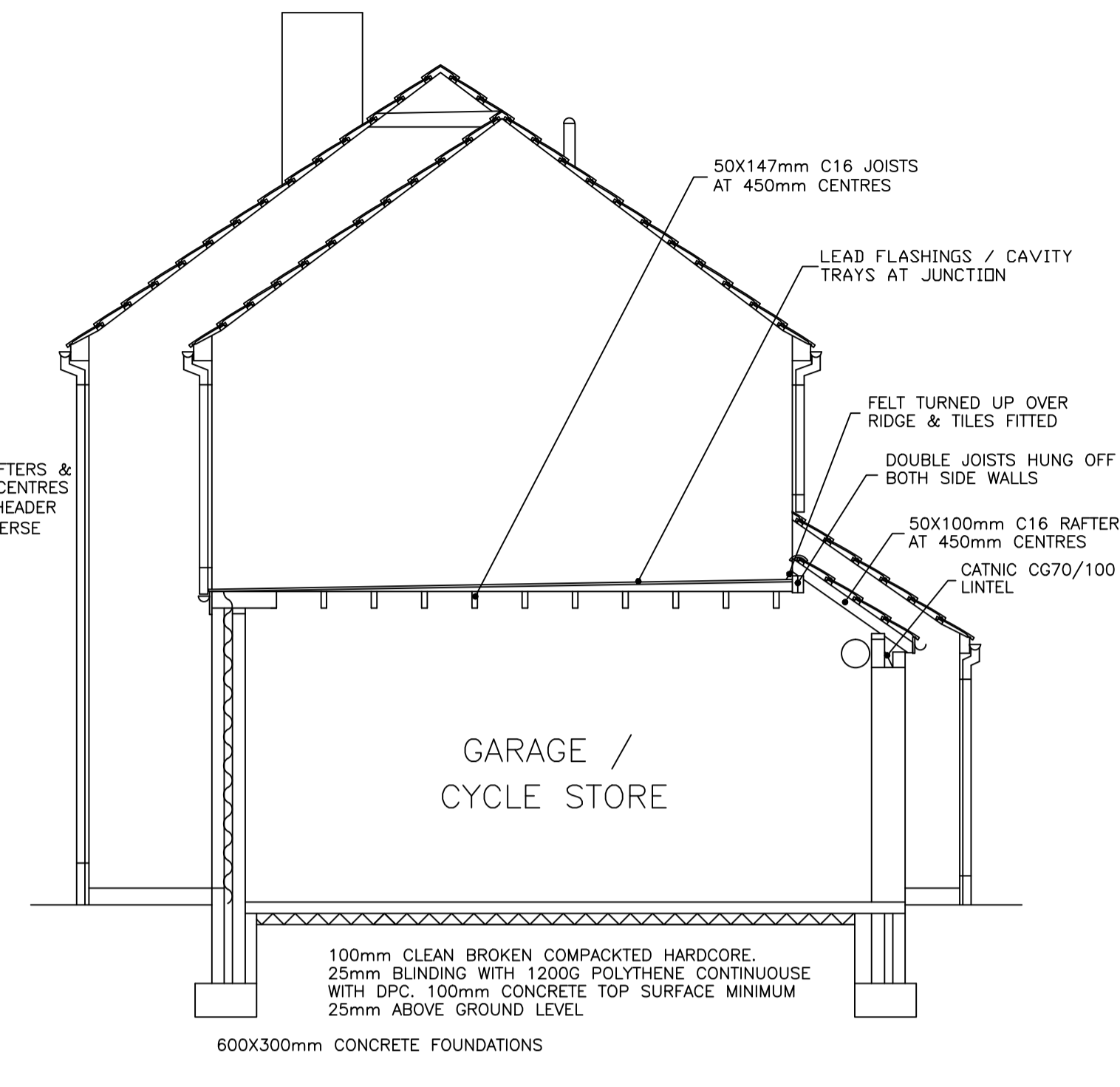
TELEPHONE 023-92349420.



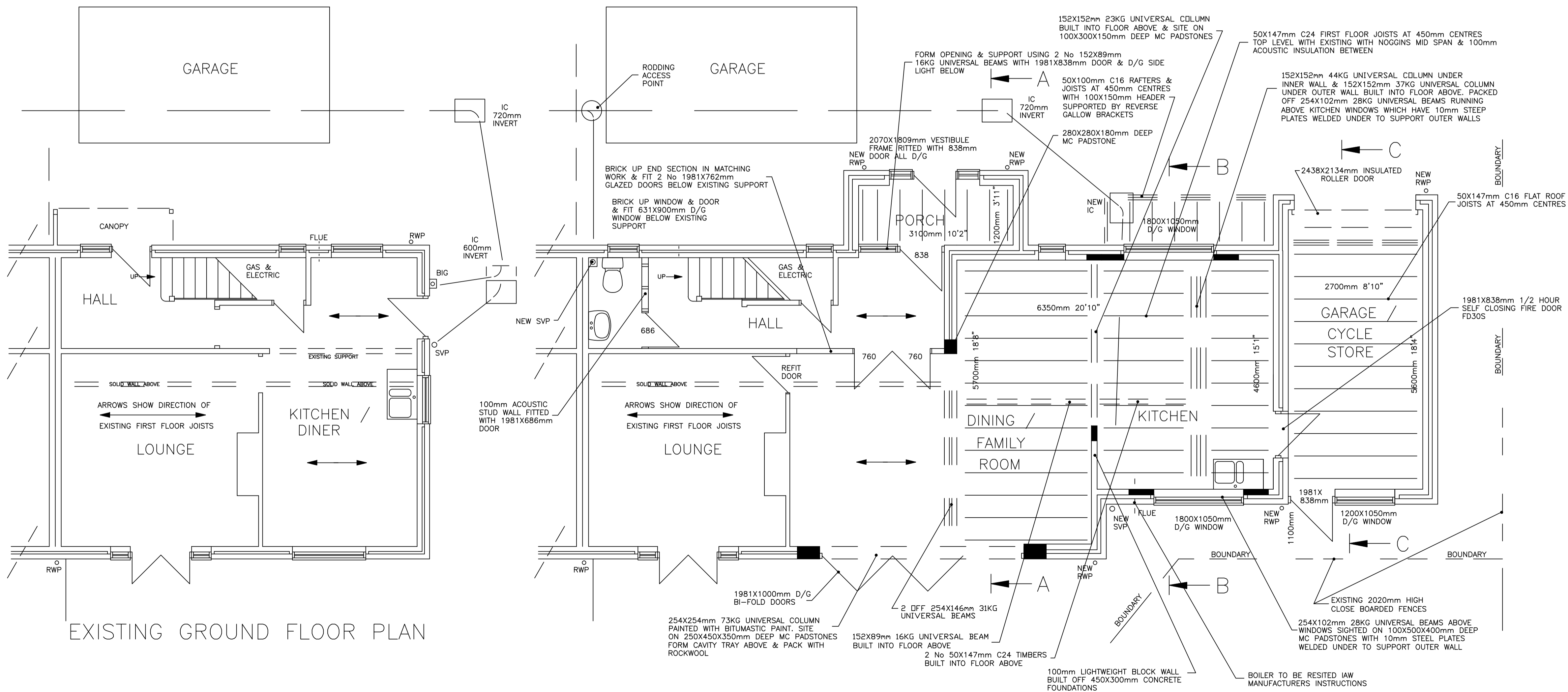
SECTION ON A-A



SECTION ON B-B



SECTION ON C-C



EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN