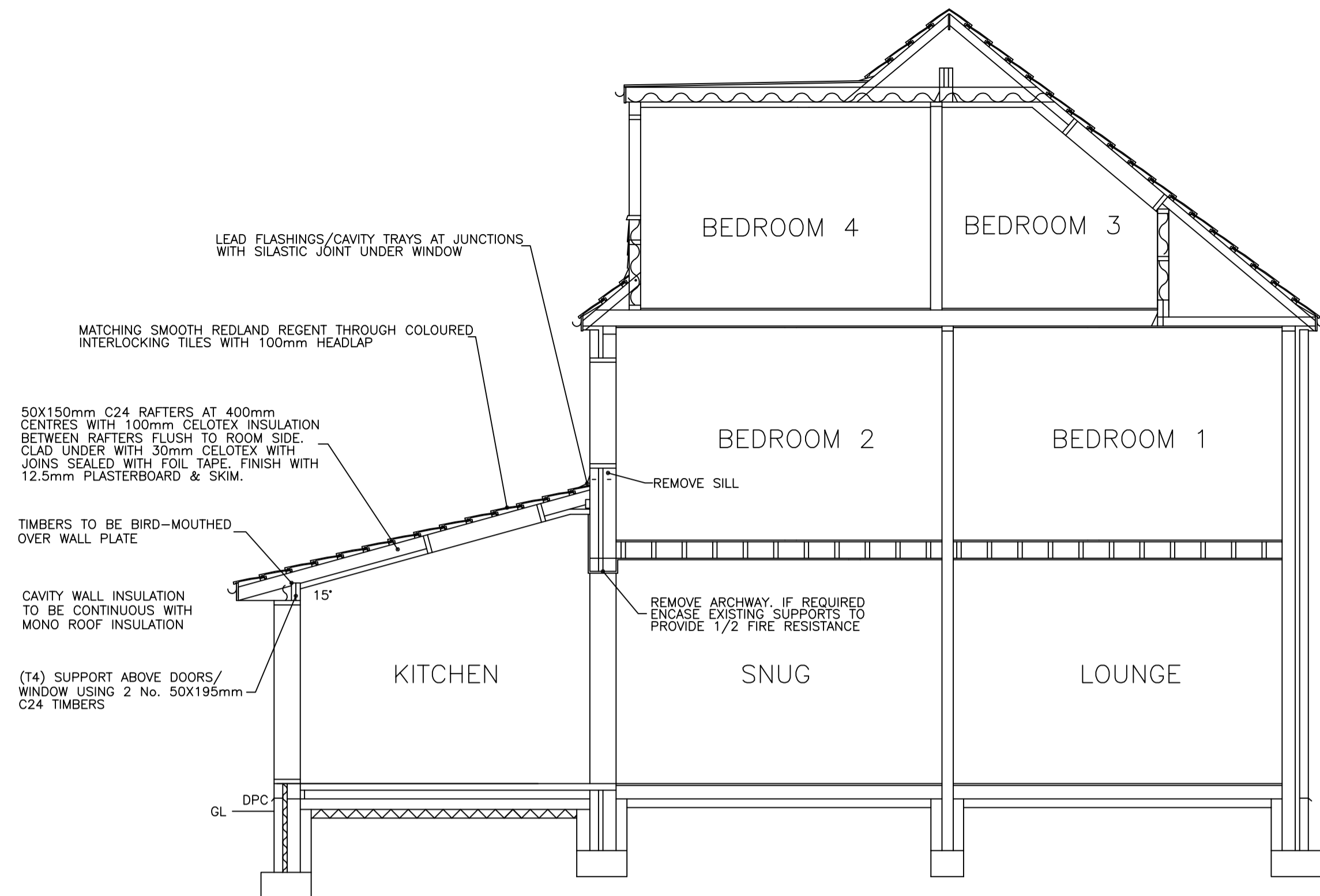


PROPOSED SINGLE STOREY SIDE EXTENSION & REPLACE REAR EXTENSION ROOF
5 ST MARKS CLOSE
GOSPORT

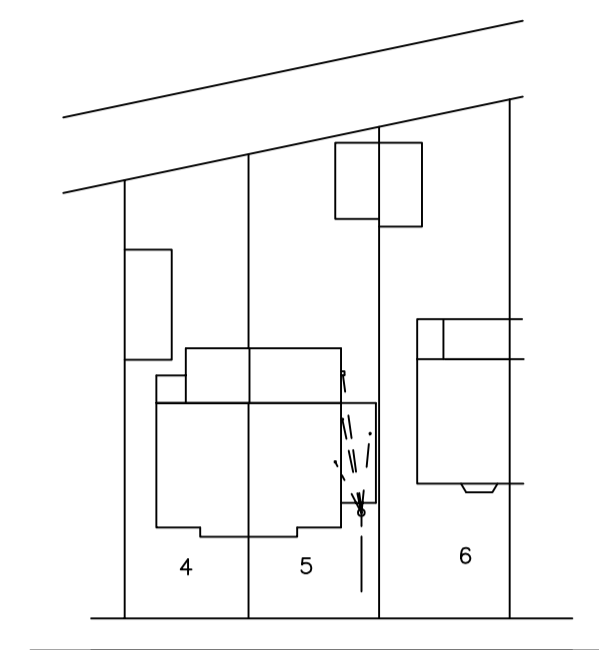
THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS & JOIST ORIENTATION TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

PRELIMINARY WORK: REMOVE EXISTING REAR EXTENSION ROOF & SUN LOUNGE/ UTILITY WALL. REMOVE REDUNDANT DRAINAGE & SEAL TO LOCAL AUTHORITY SATISFACTION.

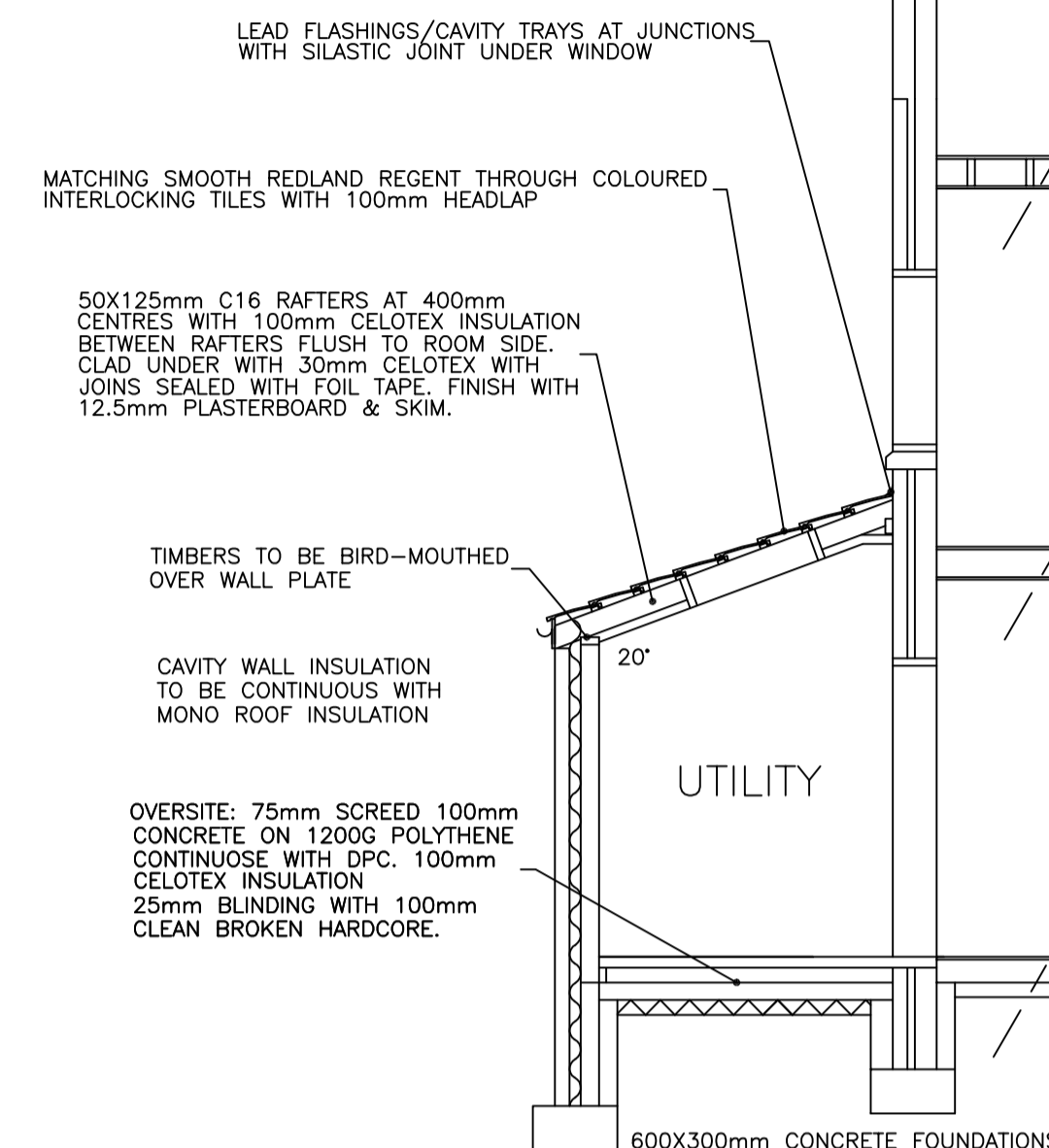
- FOUNDATIONS TO DIMENSIONS STATED DEPTH TO SUIT SITE CONDITIONS & TO LOCAL AUTHORITY SATISFACTION. FOUNDATIONS WITHIN 1000mm OF ANY DRAIN TO BE TAKEN DOWN TO INVERT LEVEL. LINTELS TO BE PROVIDED WHERE PIPES ARE BRIDGED & PIPES ENCASED IN 150mm PEA SHINGLE. PIPES UNDER EXTENSION TO BE PROTECTED TO L A SATISFACTION (REINFORCING MAY BE REQUIRED).
- DRAINAGE 100mm STONWARE OR MARLEY PVC UNDERGROUND WITH MINIMUM FALLS OF 1-40 & TO BE ENCASED IN A MINIMUM OF 150mm PEA SHINGLE.
- 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 LINTELS AS SPECIFIED ON THE DRAWING 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 TO 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 AREAS. 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/m²K OR WER BAND C.
- HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTILATORS AREA 8000mm² OTHER ROOMS (KITCHEN, UTILITY & W.C.) 4000mm² SITED MINIMUM 1750mm FROM FLOOR LEVEL. KITCHEN TO BE FITTED WITH 60 LTR/SEC EXTRACTOR FAN. UTILITY TO BE FITTED WITH 30 LTR/SEC EXTRACTOR FAN. WC TO BE FITTED WITH 6 LTR/SEC EXTRACTOR FAN.
- W.C. TO BE FITTED WITH ARTIFICIAL LIGHTING & VENTILATION. MINIMUM 3 AIR CHANGES PER HOUR WITH A 15 MINUTE OVERRUN OPERATED FROM LIGHT CORD.
- 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.
- MONO PITCHED ROOFS: SMOOTH REDLAND REGENT THROUGH COLOURED INTERLOCKING TILES WITH 100mm HEADLAP ON 25X38mm S.W. TREATED BATTENS & WEB UV BREATHER MEMBRANE. RAFTERS AS SPECIFIED ALL AT 400mm CENTERS FITTED WITH 100mm CELOTEX INSULATION BETWEEN FLUSH TO ROOM SIDE. CLAD UNDER WITH 30mm CELOTEX WITH JOINS SEALED WITH FOIL TAPE. FINISH WITH 12.5mm PLASTERBOARD & SKIM. TIMBERS TO BE ANCHORED USING 30X5X1200mm GALVANISED MILD STEEL STRAPS AT 1800mm MAXIMUM CENTRES. WHERE TIMBERS RUN PARALLEL TO WALLS USE LATERAL RESTRAINT STRAPS 30X55mm SECTION AT 2000mm MAXIMUM CENTRES WITH TIMBERS UNDER. NOTCH RAFTERS TO PLATES TO PREVENT ROOF SPREAD.
- OVERSITE: 75mm SCREED, 100mm CELOTEX INSULATION ON 1200G POLYTHENE CONTINUOUS WITH DPC. 100mm CONCRETE SLAB ON 100mm CLEAN BROKEN COMPACTED HARDCORE.
- PLUMBING TO COMPLY WITH BS EN 12056. WASTES PVC. WC'S 100mm, SINKS & BASIN 40mm ALL WITH 75mm DEEP SEAL TRAPS.
- PIPES & STORAGE VESSELS TO BE ADEQUATELY INSULATED.
- EXPOSED AREAS OF BEAMS & LINTELS TO BE CLAD IN TWO LAYERS OF 12.5mm FIRE RESISTANT PLASTERBOARD WITH 7mm GYPSUM SKIM. LAYERS MUST BE STAGGERED & FITTED I.A.W. THE MANUFACTURERS INSTRUCTIONS TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE.
- RADIATORS EXTENDED INTO NEW AREAS TO BE FITTED WITH THERMOSTATIC VALVES.
- RAINWATER GOODS: 100mm HALF ROUND GUTTERS 75mm DOWNPIPES DISCHARGING INTO 1M³ SOAKAWAY MINIMUM 5000mm FROM BUILDING.
- PADSTONES: MASS CONCRETE PADSTONES AS STATED ON THE DRAWING OR REBUILD THE END WALLS IN ENGINEERING BRICKS TO THE PADSTONE DIMENSIONS.
- TIMBER BEAMS TO BE BOLTED TOGETHER USING 9.5mm STEEL STUD BAR AT 600mm CENTRES FITTED WITH NUTS & DOUBLE SIDED TOOTHED CONNECTORS.



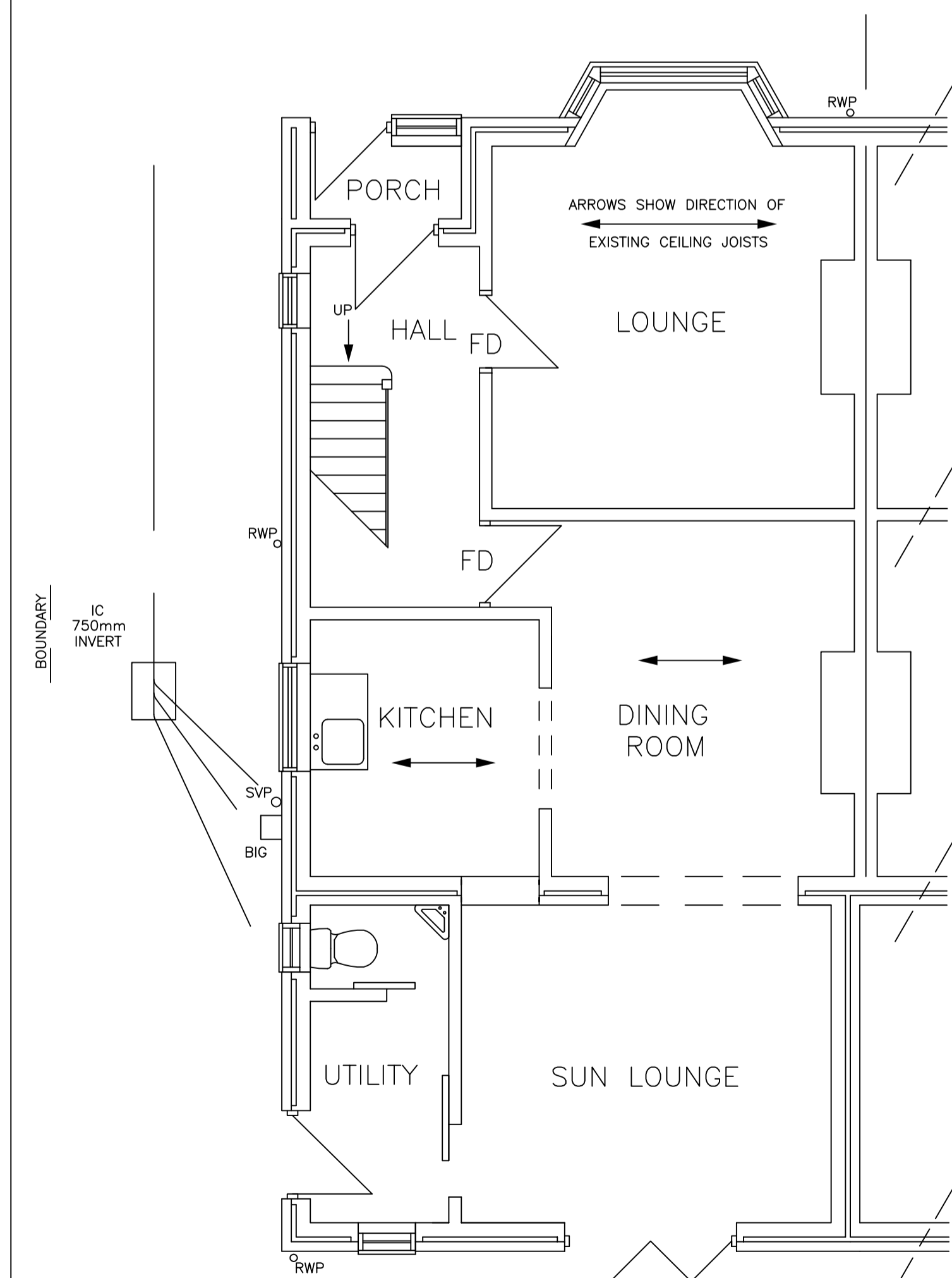
SECTION A-A



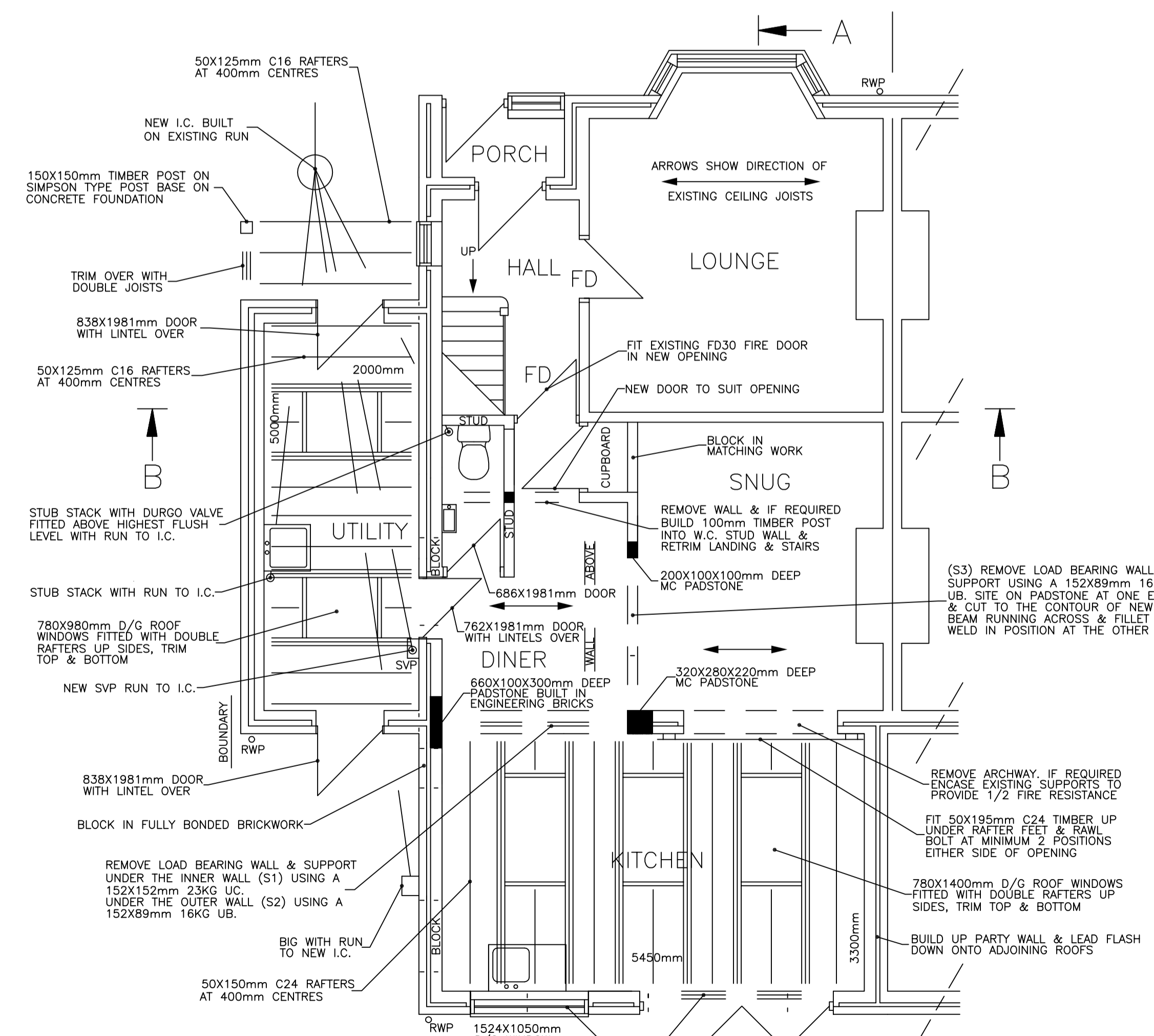
LAYOUT PLAN



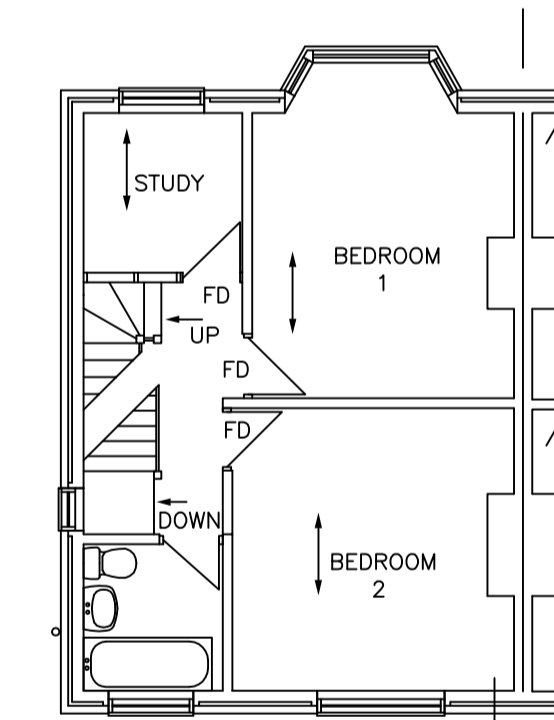
SECTION B-B



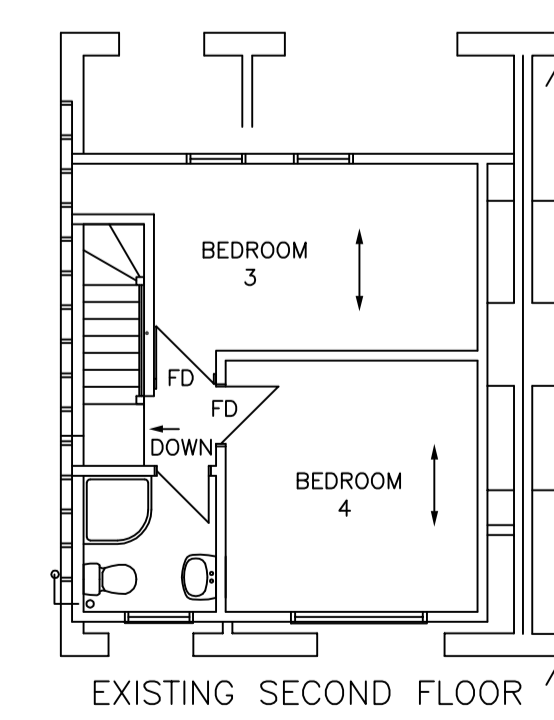
EXISTING GROUND FLOOR



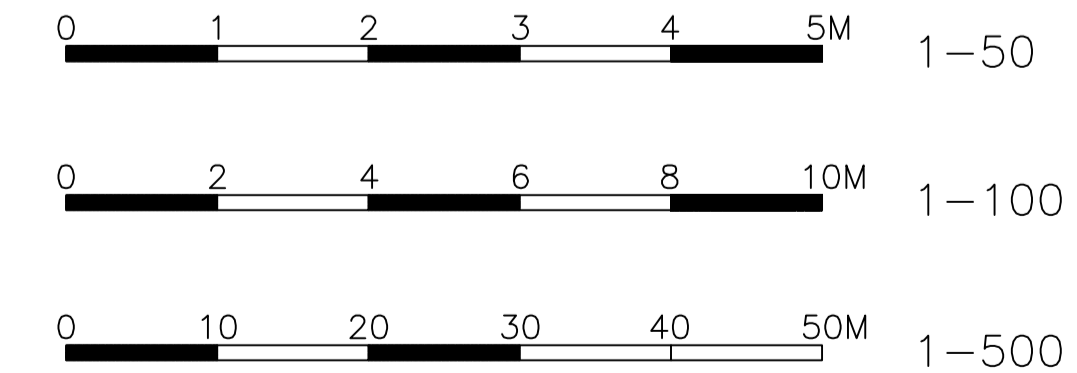
PROPOSED GROUND FLOOR



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



FOR MR & MRS SHEPHERD

DATE: 22/03/2021

SCALES 1-50 1-100 1-500

DRAWN BY M. WARBURTON.

TELEPHONE 07814019651 OR 023-92349420.