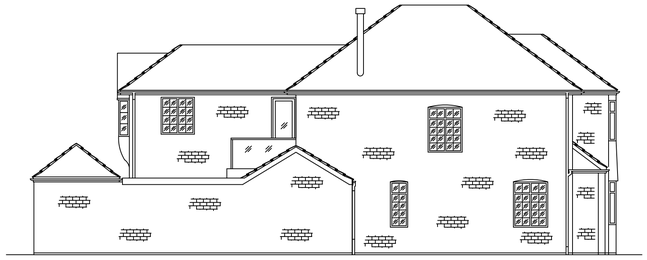
SHEET 1 OF 2

PROPOSED SINGLE / DOUBLE STOREY REAR EXTENSION

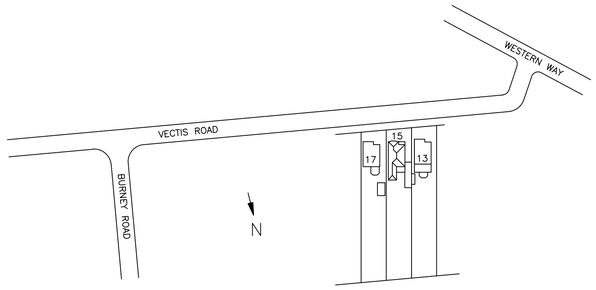
15 VECTIS ROAD
GOSPORT

EXISTING

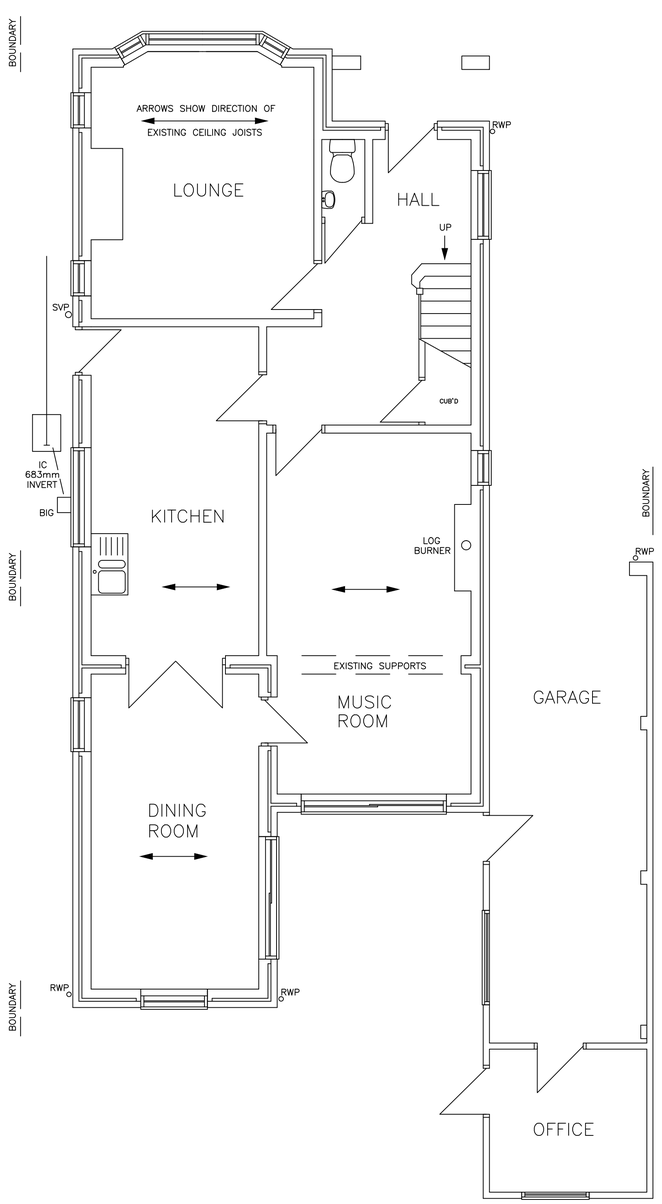
REAR ELEVATION



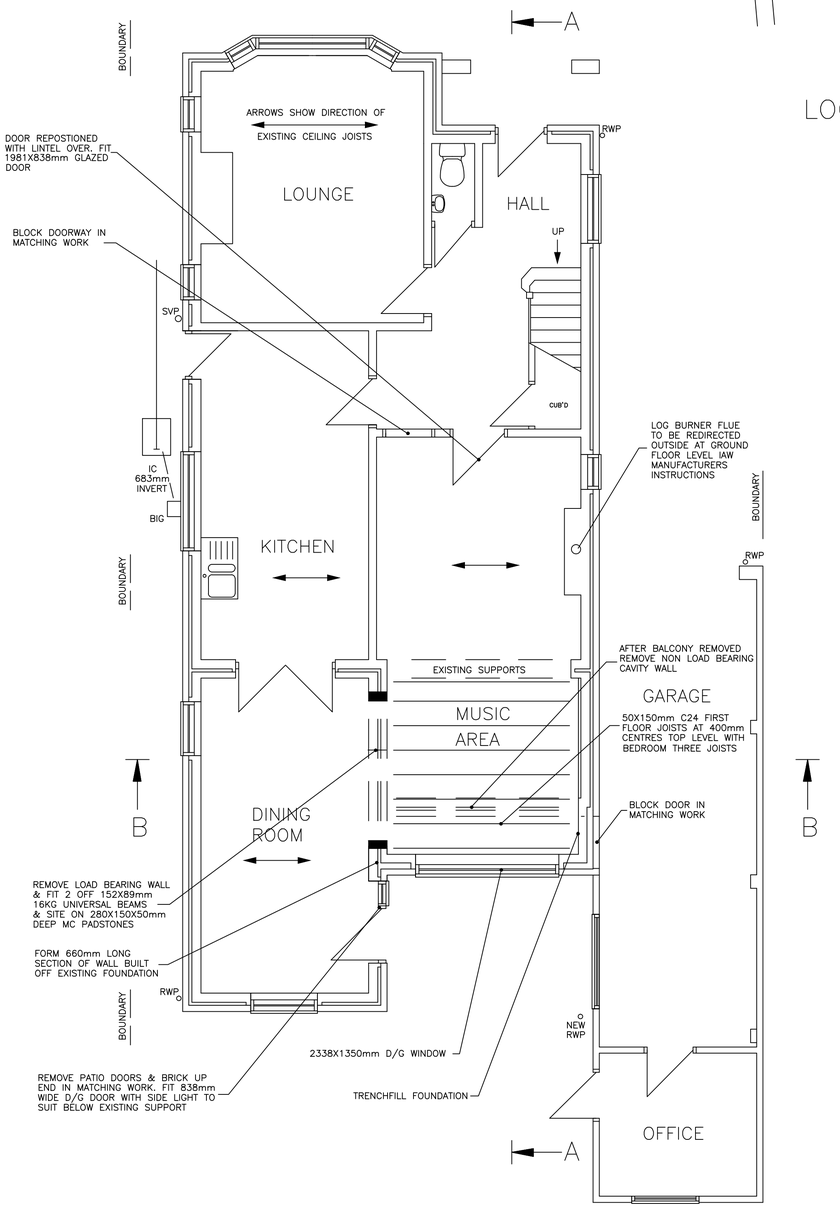
SIDE ELEVATION



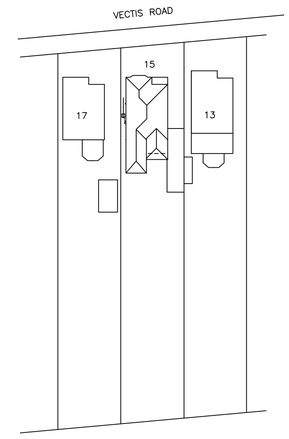
LOCATION PLAN



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



LAYOUT PLAN

NOTES

A1

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 BALCONY. EXISTING LOG BURNER FLUE TO BE REDIRECTED IAW HETAS REGULATIONS.

1. FOUNDATIONS TO DIMENSIONS STATED DEPTH TO SUIT SITE CONDITIONS & TO LOCAL AUTHORITY SATISFACTION.
   FOUNDATIONS WITHIN 1000mm OF ANY DRAIN TO BE TAKEN DOWN TO 150mm BELOW 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).
2. 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.
3. WALLS TO BE TIED TO EXISTING. MATCHING 100mm OUTER SKIN, 90mm CELOTEX THERMACLASS CAVITY 21 INSULATION WITH 10mm RESIDUAL CAVITY. 100mm THERMAL BLOCKS FITTED WITH 125mm FOILBACKED PLASTERBOARD & SKIM FINISH. CAVITIES TO BE CONTINUOUS. OPENINGS IN OUTER WALLS TO HAVE HORIZONTAL & VERTICAL DAMP PROOF COURSE WITH CATNIC CGE90/100 & CX90/100 TYPE LINTELS WITH 150mm END BEARINGS & TO BE FILLED WITH ROCKWOOL WITH A 15mm LIGHTWEIGHT PLASTER SKIM. ALSO FIT 100X170mm C24 TIMBER ABOVE FRENCH DOORS. AVOID THERMAL BRIDGING BY FITTING INSULATED CAVITY CLOSURES THERMABATE OR SIMILAR.
   WALLS TO BE TIED 450mm HIGH, 750mm WIDE & 225mm TO REVEALS.
4. ANY AIR BRICKS COVERED BY EXTENSION TO BE DUCTED TO EXTERNAL AIR USING 230X75mm AIR BRICKS & 100mm PIPES.
5. WINDOW OPENINGS TO BE MINIMUM OF 1/20TH OF FLOOR AREAS. ALL WINDOWS, DOORS & TRAP HATCHES TO BE DRAUGHT PROOFED. TIMBER OR PVCU WINDOWS & EXTERNAL DOORS D/G WITH 16–20mmm ARGON GAP & SOFT LOW 'E' COATED GLASS. UNITS SEALED TO BRICKWORK WITH MASTIC. WINDOWS TO ACHIEVE U–VALUE OF 1.4W/m^2K OR WER BAND B.
6. HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTILATORS AREA 8000mm^2 OTHER ROOMS (BATHROOMS KITCHENS WCs) 4000mm^2 SITED MINIMUM 1750mm FROM FLOOR LEVEL.
7. 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.
8. FIRST FLOOR: JOISTS AS STATED 21mm T & G FLOORING QUALITY CHIPBOARD. UNDERSIDE OF JOISTS TO BE LINED WITH 15mm PLASTER–BOARD & SKIM WITH NOGGINS MID SPAN & 100mm ACOUSTIC INSULATION BETWEEN JOISTS.
9. 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 12.5mm FOILBACKED PLASTERBOARD & 5mm SKIM WITH A TOTAL OF 300mm ROCKWOOL INSULATION LAID BETWEEN & OVER JOISTS. 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. NOTCH RAFTERS TO PLATES TO PREVENT ROOF SPREAD.
10. OVERSITE: 150mm CONSOLIDATED WELL–RAMMED HARDCORE WITH 50mm SAND BLINDING . 100mm ST2 OR GEN2 GROUND BEARING SLAB CONCRETE MIX TO CONFORM TO BS 8500–2 OVER A 1200G POLYTHENE DPM. DPM TO BE LAPPED IN WITH DPC IN WALLS. INSULATE OVER WITH 100mm CELOTEX GA4000, 25mm INSULATION TO CONTINUE AROUND FLOOR PERIMIETERS TO AVOID THERMAL BRIDGING. A VCL SHOULD BE LAID OVER THE INSULATION BOARDS & TURNED UP 100mm AT ROOM PERIMETERS BEHIND THE SKIRTING, ALL JOINTS TO BE LAPPED 150mm & SEALED. FINISH WITH 65mm SAND/CEMENT SCREED WITH LIGHT MESH REINFORCEMENT. WHERE DRAIN RUNS UNDER NEW FLOOR, PROVIDE A142 MESH.
11. EXPOSED AREAS OF BEAMS & LINTELS TO BE CLAD IN TWO LAYERS OF 12.5mm PLASTERBOARD WITH 5mm GYPSUM SKIM.
12. RADIATORS EXTENDED INTO NEW AREAS TO BE FITTED WITH THERMOSTATIC VALVES.
13. RAINWATER GOODS: 100mm HALF ROUND GUTTERS 75mm DOWNPIPES DISCHARGING INTO 1M^3 SOAKAWAY MINIMUM 5000mm FROM BUILDING.
14. PADSTONES: MASS CONCRETE PADSTONES AS STATED ON THE DRAWING OR REBUILD THE END WALLS IN ENGINEERING BRICKS TO THE PADSTONE DIMENSIONS.
15. FIT MAINS OPERATED INTERLINKED SMOKE DETECTORS ON LANDINGS & HALL WITH BATTERY BACK UP.
16. FIT LED LIGHTING IN NEW/REFURBISHED AREAS.
17. ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A QUALIFIED PERSON.

FOR: MR & MRS COKES.

DATE: 28–11–23

SCALES: 1–50 1–100 1–500 1–1250

DRAWN BY J. K. WARBURTON.
TELEPHONE 023–92349420.