

PROPOSED DOUBLE STOREY REAR EXTENSION & SINGLE STOREY SIDE/REAR EXTENSION

3 SANDOWN CLOSE  
GOSPORT

THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS & JOIST ORIENTATIONS 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 SECTION OF EXISTING GARAGE.

- 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). PUBLIC SEWER: 1. LOCATE 2. IF BUILT OVER EXPOSE ENTIRE LENGTH & CHANGE IF DAMAGED 3. FOUNDATIONS WITHIN 3000mm TO EXTEND DOWN 150mm BELOW INVERT LEVEL. 4. FOUNDATIONS RUNNING PARALLEL TO SEWER TO BE MINIMUM 500mm AWAY. 5. IF BRIDGED USE PRE CAST LINTELS OR BEAMS.
- DRAINAGE 100mm STONWARE OR MARLEY PVC UNDERGROUND WITH MINIMUM FALLS OF 1-40 & TO BE ENCASED IN A MINIMUM OF 150mm PEA SHINGLE 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, 90mm CELOTEX THERMACLASS CAVITY 21 INSULATION WITH 10mm RESIDUAL CAVITY. 100mm THERMAL BLOCKS FITTED WITH 37.5mm INSULATED PLASTERBOARD & SKIM FINISH. CAVITIES TO BE CONTINUOUS. OPENINGS IN OUTER WALLS TO HAVE HORIZONTAL & VERTICAL DAMP PROOF COURSE WITH CATNIC CH90/100 & CX90/100 LINTELS OVER WITH 150mm END BEARINGS & TO 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 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 16-20mm ARGON GAP & SOFT LOW 'E' COATED GLASS. UNITS SEALED TO BRICKWORK WITH MASTIC. WINDOWS TO ACHIEVE U-VALUE OF 1.4W/m<sup>2</sup>K OR WER BAND B.
- 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. EN SUIT TO BE FITTED WITH 15 LTR/SEC EXTRACTOR FAN.
- 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 450X734mm & OPENER 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 ROOFS TO BE CONSTRUCTED FROM MATCHING TILES ON 25X38mm SOFT WOOD TREATED BATTENS & WEB UV BREATHER MEMBRANE. RAFTERS AS STATED AT 400mm CENTERS. FIT 100mm CELOTEX GA4000 BETWEEN RAFTERS FLUSH TO ROOM SIDE THEN CLAD UNDER WITH 70mm CELOTEX WITH JOISTS SEALED WITH FOIL TAPE. FINISH WITH 12.5mm FOILBACKED PLASTERBOARD & SKIM. TIMBERS TO BE ANCHORED USING 30X5X1200mm GALVANISED MILD STEEL STRAPS AT 1800mm MAXIMUM CENTERS. WHERE TIMBERS RUN PARALLEL TO WALLS USE LATERAL RESTRAINT STRAPS 30X5mm SECTION AT 2000mm MAXIMUM CENTERS WITH TIMBERS UNDER (& AT FIRST FLOOR LEVEL). NOTCH RAFTERS TO PLATES & STRAP ALL JOISTS TO PREVENT ROOF SPREAD.
- 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 PERIMETERS 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.
- PLUMBING TO COMPLY WITH BS EN 12056. WASTES PVC, W.C. 100mm, SINK, BASIN & SHOWER 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 PLASTERBOARD WITH 5mm GYPSUM SKIM.

CONTINUED ON SHEET 2



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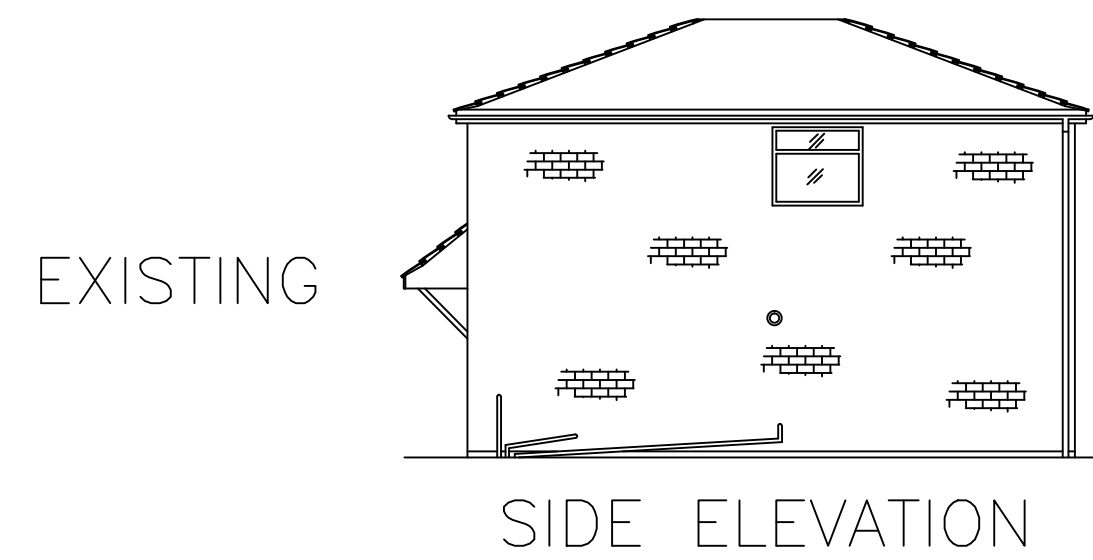
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FOR: MR & MRS ROBINSON.

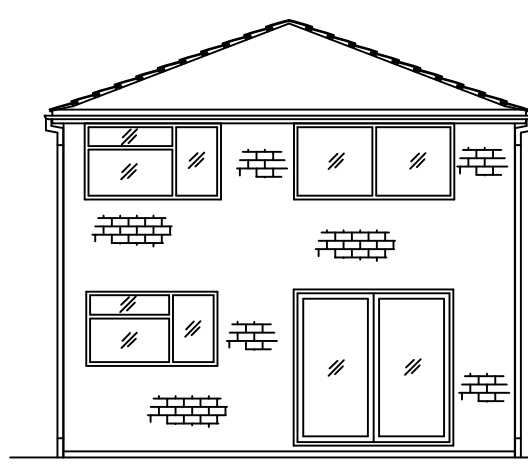
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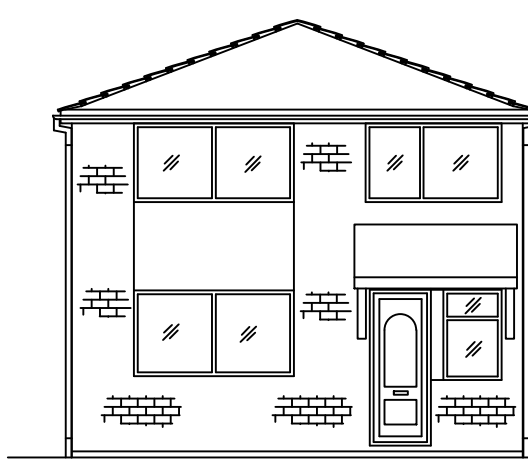
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TELEPHONE 023-92349420.



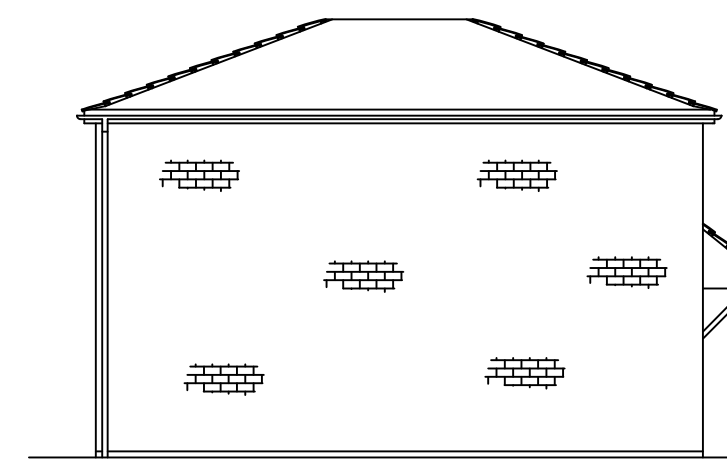
SIDE ELEVATION



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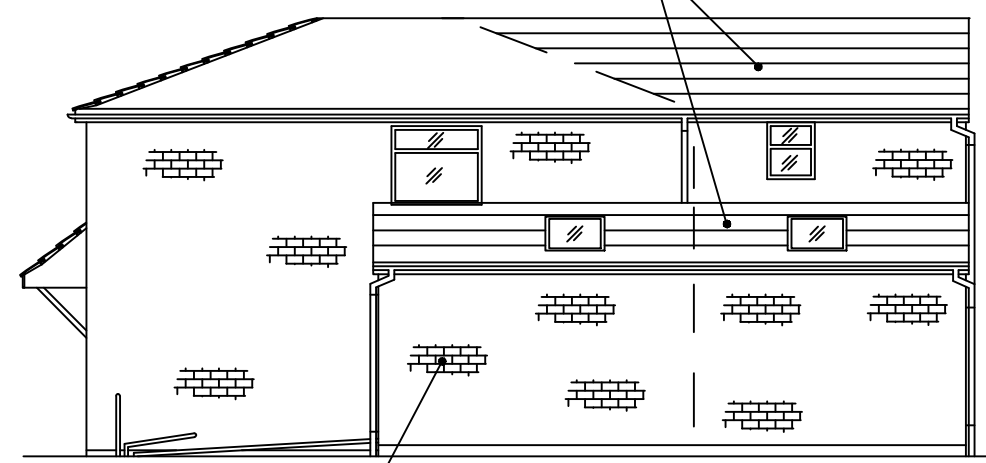


FRONT ELEVATION



SIDE ELEVATION

PROPOSED



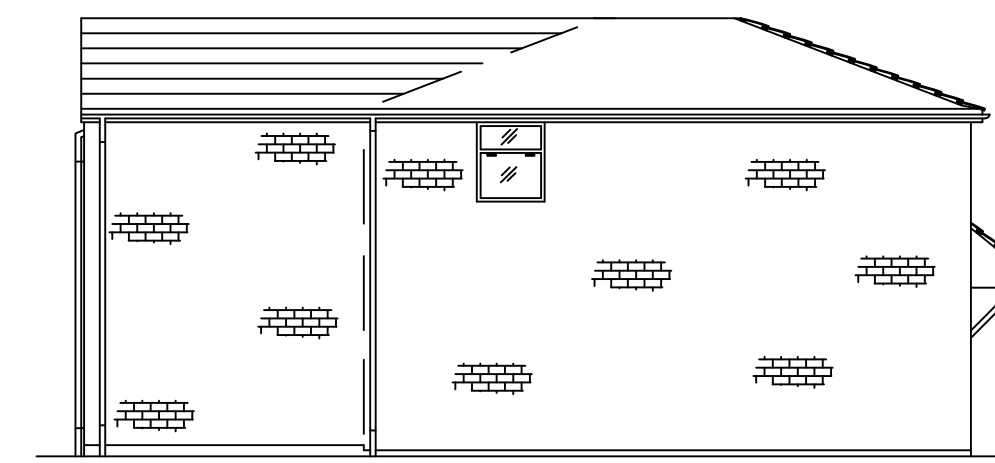
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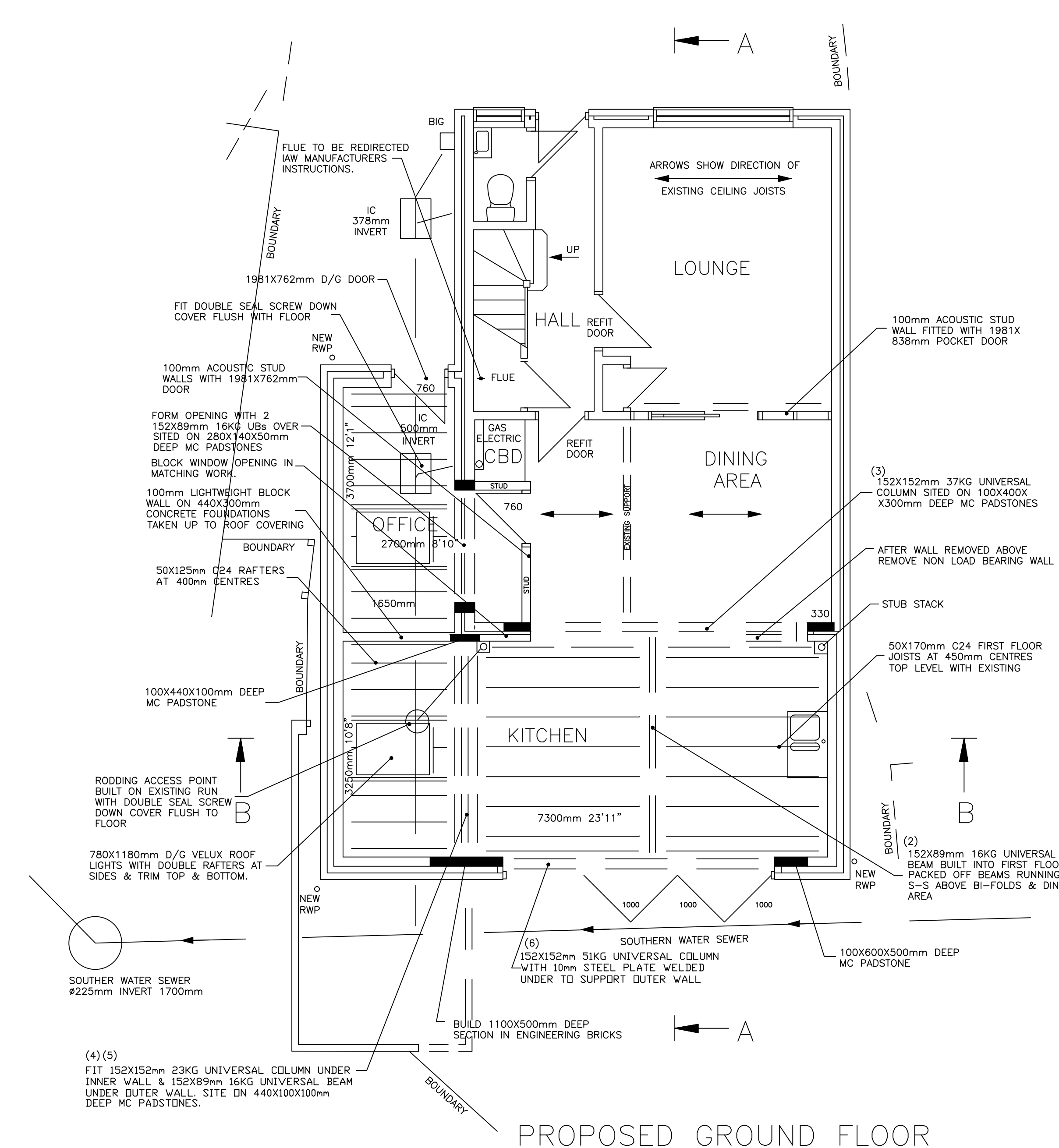
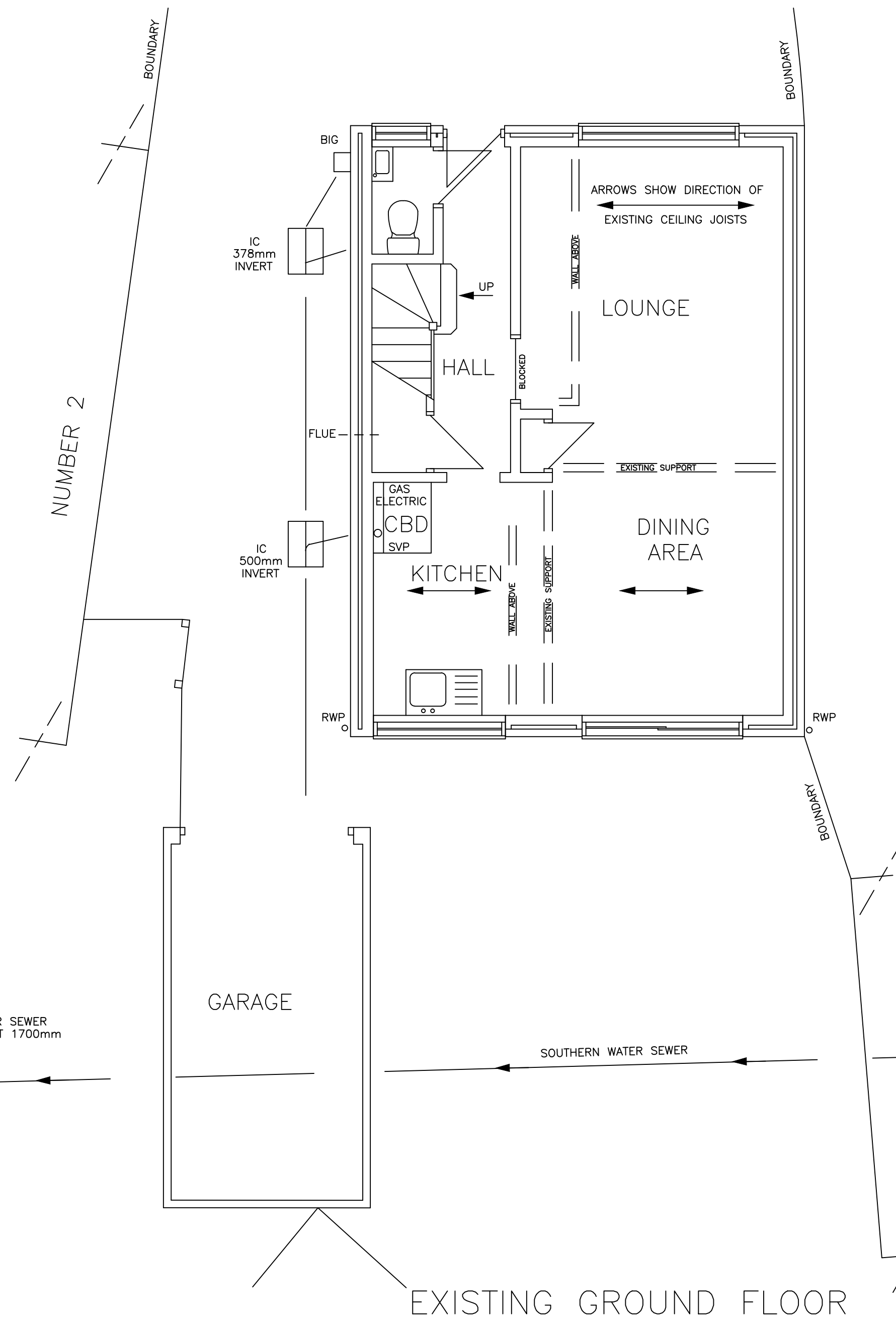
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



(4)(5)  
FIT 152X152mm 23KG UNIVERSAL COLUMN UNDER INNER WALL & 152X89mm 16KG UNIVERSAL BEAM UNDER OUTER WALL. SITE DN 440X100X100mm DEEP MC PADSTONES.