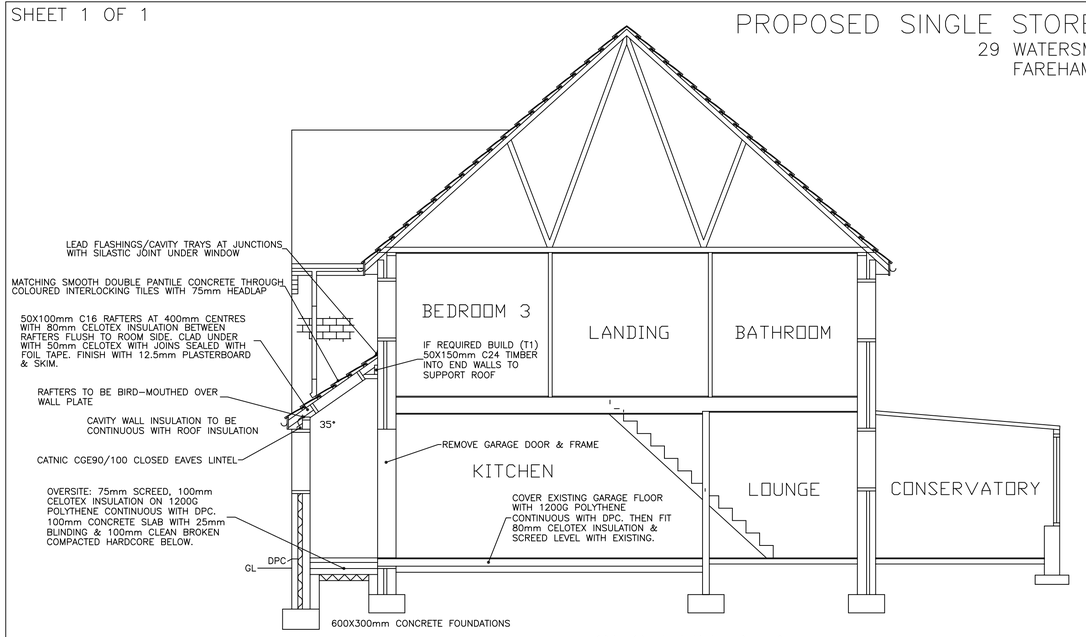
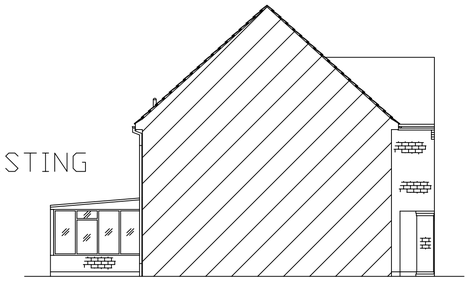
PROPOSED SINGLE STOREY FRONT EXTENSION

29 WATERSMEET
FAREHAM



SECTION A-A

EXISTING

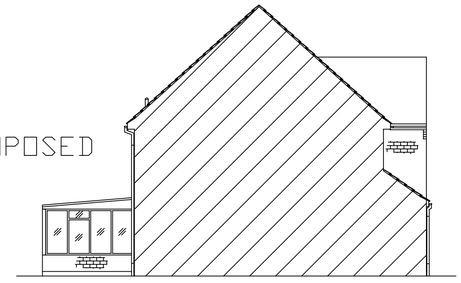


SIDE ELEVATION

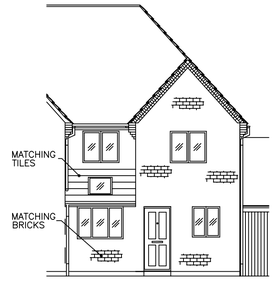


FRONT ELEVATION

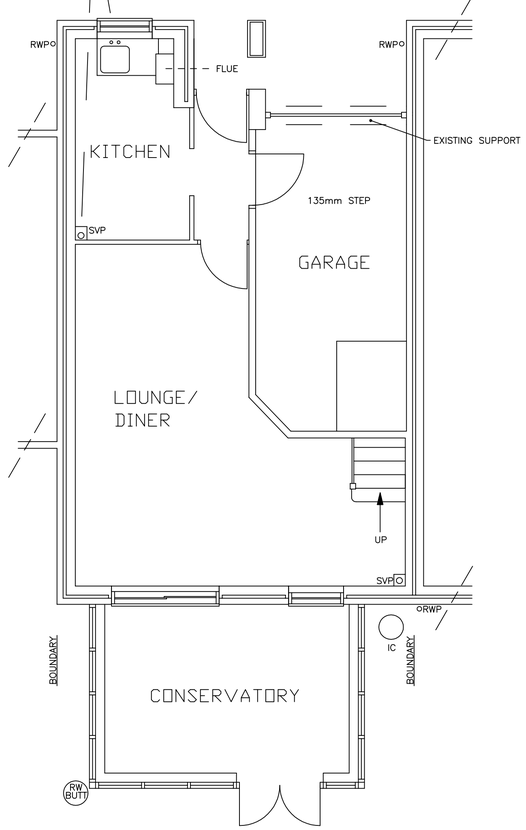
PROPOSED



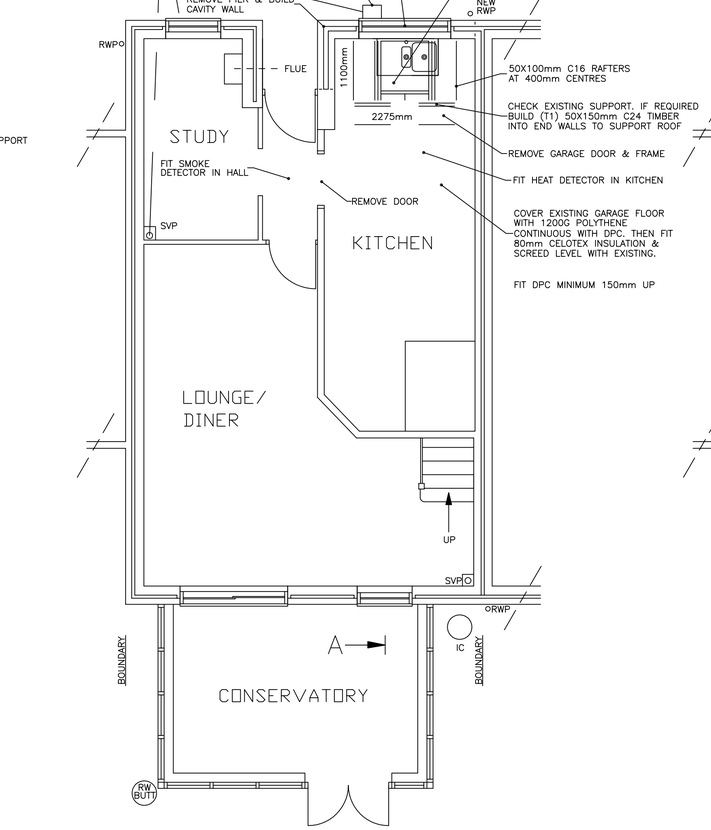
SIDE ELEVATION



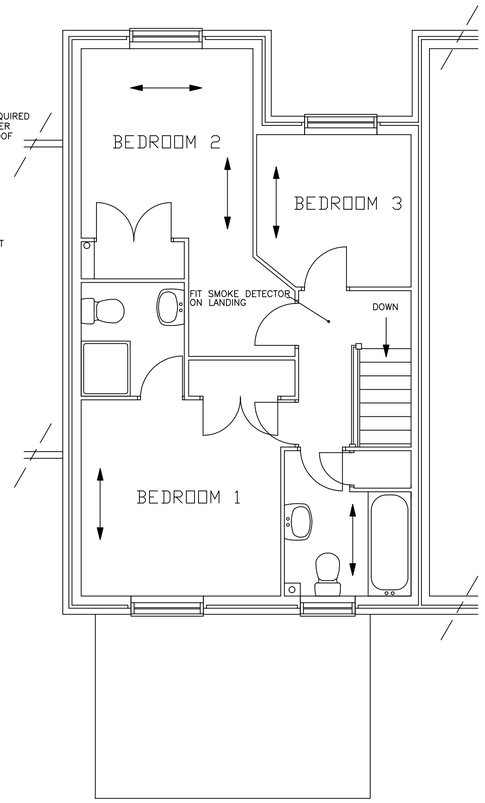
FRONT ELEVATION



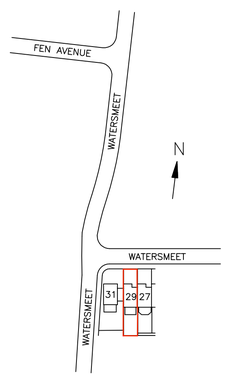
EXISTING GROUND FLOOR



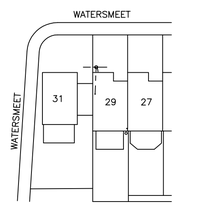
PROPOSED GROUND FLOOR



EXISTING FIRST FLOOR



LOCATION PLAN



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.

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. DRAINAGE 100mm STONEWARE OR MARLEY PVC UNDERGROUND WITH MINIMUM FALLS OF 1-40 & TO BE ENCASED IN A MINIMUM OF 150mm PEA SHINGLE
3. 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.
4. 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 & 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.
5. ANY AIR BRICKS COVERED BY EXTENSION TO BE DUCTED TO EXTERNAL AIR USING 230X75mm AIR BRICKS & 100mm PIPES.
6. 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/m^2K OR WER BAND C.
7. HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTILATORS AREA 8000mm^2 OTHER ROOMS (KITCHEN) 4000mm ^{2}SITED MINIMUM 1750mm FROM FLOOR LEVEL.
   KITCHEN TO BE FITTED WITH 60 LTR/SEC EXTRACTOR FAN.
8. 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.
9. HABITABLE ROOMS TO BE FITTED WITH ESCAPE WINDOW MINIMUM CLEAR OPENING 450X734mm & OPENER SITED 800-1100mm FROM FLOOR LEVEL.
10. MONO PITCHED ROOF: MATCHING TILES ON 25X38mm SOFT WOOD TREATED BATTENS & WEB UV BREATHER MEMBRANE. 50X100mm C16 RAFTERS AT 400mm CENTERS FITTED WITH 80mm CELOTEX INSULATION BETWEEN FLUSH TO ROOM SIDE. CLAD UNDER WITH 50mm 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 30X5mm SECTION AT 2000mm MAXIMUM CENTRES WITH TIMBERS UNDER. NOTCH RAFTERS TO PLATES & STRAP ALL JOISTS TO PREVENT ROOF SPREAD.
11. OVERSITE: 75mm SCREED, 100mm CELOTEX INSULATION ON 1200G POLYTHENE CONTINUOUS WITH DPC. 100mm CONCRETE SLAB WITH 25mm BLINDING & 100mm CLEAN BROKEN COMPACTED HARDCORE BELOW.
12. PLUMBING TO COMPLY WITH BS EN 12056. WASTES PVC. SINK 40mm WITH 75mm DEEP SEAL TRAP.
13. PIPES & STORAGE VESSELS TO BE ADEQUATELY INSULATED.
14. 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.
15. RADIATORS EXTENDED INTO NEW AREAS TO BE FITTED WITH THERMOSTATIC VALVES.
16. RAINWATER GOODS: 100mm HALF ROUND GUTTERS 75mm DOWNPIPES DISCHARGING INTO 1M^3 SOAKAWAY MINIMUM 5000mm FROM BUILDING.
17. FIT MAINS OPERATED INTERLINKED HEAT DETECTOR IN KITCHEN WITH BATTERY BACK UP.
18. FIT MAINS OPERATED INTERLINKED SMOKE DETECTORS ON LANDING & HALL WITH BATTERY BACK UP.
19. ENERGY EFFICIENT LIGHTING NEW WORKS: 3 IN 4 OF ALL LIGHT FITTINGS TO BE FITTED WITH LAMPS HAVING A MINIMUM EFFICIENCY OF 45 LAMP LUMENS/CIRCUIT WATT.
20. ALL ELECTRICAL WORK REQUIRED 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 PERSON COMPETENT TO DO SO.
21. NEIGHBOURS HAVE BEEN SHOWN PLANS & WILL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK (THE PARTY WALL ACT).

FOR MR STOTTOR & MISS CRANEY
DATE: 10/06/2022
SCALES 1-50 1-100 1-500 1-1250
DRAWN BY M. WARBURTON.
TELEPHONE 07814019651 OR 023-92349420.