

NOTES :

1. Where increased loads are imposed on existing structure its foundations are to be exposed for inspection to determine their adequacy and underpinned if found necessary.
2. Existing lintols, where supporting addition loads, are to be exposed and checked for suitability and replaced if found necessary. All new openings are to have Camic or IG insulated lintols over unless otherwise stated.
3. All timber walls and partitions to be constructed in 100 x 50mm timber braced and load bearing studwork with 12mm ply sheathing to external faces. External finish to be either tile hanging matching colour of existing roof tiling or composite boarding on battens and "Tyvek" or similar breathable membrane. All parts forming envelope to be insulated with 90mm Kingspan Ultima 90/50 insulation between studs then a 1200g polythene vapour barrier and a further 50mm Kingspan Ultima 90/50 insulation over. Internal finish to be 15mm "fireline" plasterboard + skim to external walls , otherwise 12.5mm plasterboard + skim.
4. Internal partitions to be filled with sound deadening quilt.
4. Roof slopes insulated with 50mm "Kingspan" insulation between rafters with 50mm airspace over. Rafters then underdrawn with a further 100mm "Kingspan" insulation and 12.5mm foilbacked plasterboard with plaster skim
5. Ventilation to be introduced into roofspaces at eaves with minimum 25mm wide continuous vent strip (or equivalent) and fitted with flyscreens.
6. High level roof ventilation to be built in at or immediately adjacent to ridge equivalent to 5mm wide continuous vent.
7. Windows and rooflights to provide opening areas of 5% of floor areas with some part of ventilation openings 1.75m above floor level. 8000mm2 trickle ventilators to be included in every room. Bedroom windows to include a casement suitable for means of escape with cill not more than 1100mm floor level. Min area 0.33m² and min dimension 450mm
8. Windows and rooflights to be double glazed maximum U value 1.4W/m²degK.
9. All glazing in critical locations to be toughened or laminated (doors and low cill windows)
10. 100mm PVC gutters and 75mm RWP's.
11. New rooms will be fitted with low energy lighting fitting (LED)
12. Radiators will be fitted with thermostatic valves
13. New floor joists to have herringbone strutting at every one third of span
14. If a new boiler is to be fitted it must be condensing type. (existing cannot be relocated. It must be replaced with condensing type)
15. Electrical installations shall be installed by a person competent to do so and installation and test certificates in accordance with BS7671 shall be submitted to the local authority
16. These plans are produced for submission for Planning and Building Regulations Approvals and are not intended to be a full specification of the proposed works.

SITE/LOCATION PLAN 1 : 500



NOTE : This set of plans is for Planning and Building Regulation Submissions and is not intended to form a full specification of the works.

PROPOSED
REAR EXTENSION AT :
35 VICTORIA AVENUE
WIDLEY
PO7 5BN
for Mr R Garfoot

A.J.GLADMAN

43 Portchester Road
Fareham
Hampshire
PO16 8AL

Tel 01329 232796
Mob 07704 563002
email tonyatozed@gmail.com

SCALES
1 : 50
1 : 100
0 1 2 3 4 5 6 7 8 9 10m
5m