

NOTE CHECK ALL MEASUREMENTS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

WALLS TO BE FULLY BONDED TO THE EXISTING CAVITIES AND DAMP-PROOF COURSES TO BE MAINTAINED CONTINUOUS CLOSE ALL REVEALS WITH INSULATED CAVITY CLOSERS.

PROPOSED SINGLE STOREY SIDE ADDITION. 3, ALEXANDRA AVE, HAYLING IS, HANTS. FOR MR & MRS S. HOCKADAY.

INSERT NEW ROOFLIGHTS STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND DETAILS FOR LEAD FLASHINGS ETC. TRIM WITH DOUBLE JOISTS.

VENT ALL ROOF STRICTLY IN ACCORDANCE WITH BS5250 TO PREVENT CONDENSATION RISK.

ROOF OVER GARAGE/STORE TO HAVE TYVEK BREATHABLE FELT BATTENS AND TILES TO MATCH EXISTING ROOF ON 125x50MM RAFTERS AT 400MM CENTRES WITH 100x50MM HIGH LEVEL COLLARS AT 400MM CENTRES. NOTE SEE ENGINEERS' DETAIL FOR FIXING AT RIDGE STEEL TO PREVENT ROOF SPREAD.

FLAT ROOF 13MM SPAR CHIPPINGS ON 3-LAYER HIGH PERFORMANCE TORCH ON BREATHABLE FELT TO BS747, CP144 PART 31977. NOTE SEE SEPARATE DETAIL SHEET FOR DETAILS OF WARM FLAT ROOF CONSTRUCTION. ENSURE WALL INSULATION IS TAKEN UP TO MEET UNDERSIDE OF THE CELOTEX TO ENSURE WARM ROOF CONSTRUCTION. FLAT COVERING SHOULD ACHIEVE AA, AB, OR AC CLARIFICATION FOR FIRE PROTECTION

WALLS CAVITY WALLS BLOCK AND K RENDER EXTERNALLY SEE SEPARATE DETAIL SHEET.

STUDWORK WELL BRACED 100x50MM TIMBER WITH 12.5MM PLASTERBOARD AND SET BOTH SIDES INSERT BETWEEN STUDS 100MM THICK SOUND DEADENING QUILT MINIMUM DENSITY 10KG/M3 ALL BUILT OFF DOUBLE JOISTS WHERE APPROPRIATE.

CATNAC LINTELS OVER ALL NEW OPENINGS, SIZE IN ACCORDANCE WITH THE MANUFACTURERS SPAN TABLES MINIMUM 150MM END BEARINGS.

STRAP DOWN NEW ROOFS AND GABLE END WITH MILD STEEL ANCHORS MINIMUM CROSS SECTION 30MMx5MM AND AT 1.2M CENTRES.

WINDOWS TO BE DOUBLE AND TO ACHIEVE A U VALUE OF 1.4W/M2K TO GIVE A MINIMUM 1/20TH OF THE FLOOR AREA AS OPENING. PROVIDE 10,000 MM SQ. TRICKLE VENTS TO ALL NEW ROOMS. ANY LOW-LEVEL GLAZING TO CRITICAL AREAS IN DOORS/WINDOWS SIDELIGHTS ETC. TO BE SAFETY GLASS TO B.S 6206

NEW INSPECTION CHAMBERS IN SHOWER ROOM TO BE FITTED WITH DOUBLE SEAL SCREW DOWN COVER AND FRAME.

RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPE TO PICK UP INTO EXISTING SURFACE WATER DRAINS IF FOUND AVAILABLE TO LA APPROVAL ON SITE, ALTERNATIVELY TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3.

PROVIDE MECHANICAL VENTILATION TO NEW SHOWER AND UTILITY ROOM DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC.

NEW DRAINS TO BE 100MM DIAMETER APPROVED PLASTIC LAID 1.40 BEDDED AND SURROUNDED IN 150MM PEASHINGLE HAUNCH IN 150MM CONCRETE UNDER BUILDING.

FOUNDATIONS TO LOCAL AUTHORITY APPROVAL TO SUIT SITE CONDITIONS. USE ONLY CLASS A CONCRETE BLOCKS BELOW GROUND LEVEL. FOUNDATIONS ALSO TO COMPLY WITH NHBC PRACTICE NOTE WITH REGARD TO ANY TREES., TRENCH FILL FOUNDATIONS.

A CAVITY TRAY AND LEAD FLASHING ARE REQUIRED AT THE JUNCTION OF THE NEW PITCHED AND THE CAVITY WALLS OF THE HOUSE, STEPPED AS REQUIRED.

FLAT ROOF JOISTS 200x50MM AT 400MM CENTRES

600MM x 600MM ROOFLIGHT

RIDGE BEAM A

VELUX

TRIM VELUX ROOFLIGHTS WITH DOUBLE RAFTERS

GARAGE WALL TAKEN HARD UP TO ROOF AND FIRE STOPPED.

CH TO MATCH EX

STUD

DAMP-PROOF COURSE

garage/store

shower

store

AA

RAMP UP

600MM

GARAGE FLOOR MINIMUM 100MM HARDCORE ON MIN 100MM CONCRETE FLOAT FINISHED WITH FALL OUTWARD. FORM RAMP AS REQUIRED FROM DRIVEWAY.

GROUND FLOOR SOLID GROUND FLOOR CONSTRUCTION SEE SEPARATE DETAIL SHEET.

ANY AIR BRICKS BLOCKED TO BE DUCTED TO THE EXTERNAL AIR.

SECTION DRAWING AA

dec 23
scale 1:5

PETER J. WALKER
ISLAND DESIGN
182 SEAFRONT, HAYLING ISLAND, HANTS
PO11 9AN
MOB: 07973327695
TEL: 02392467571