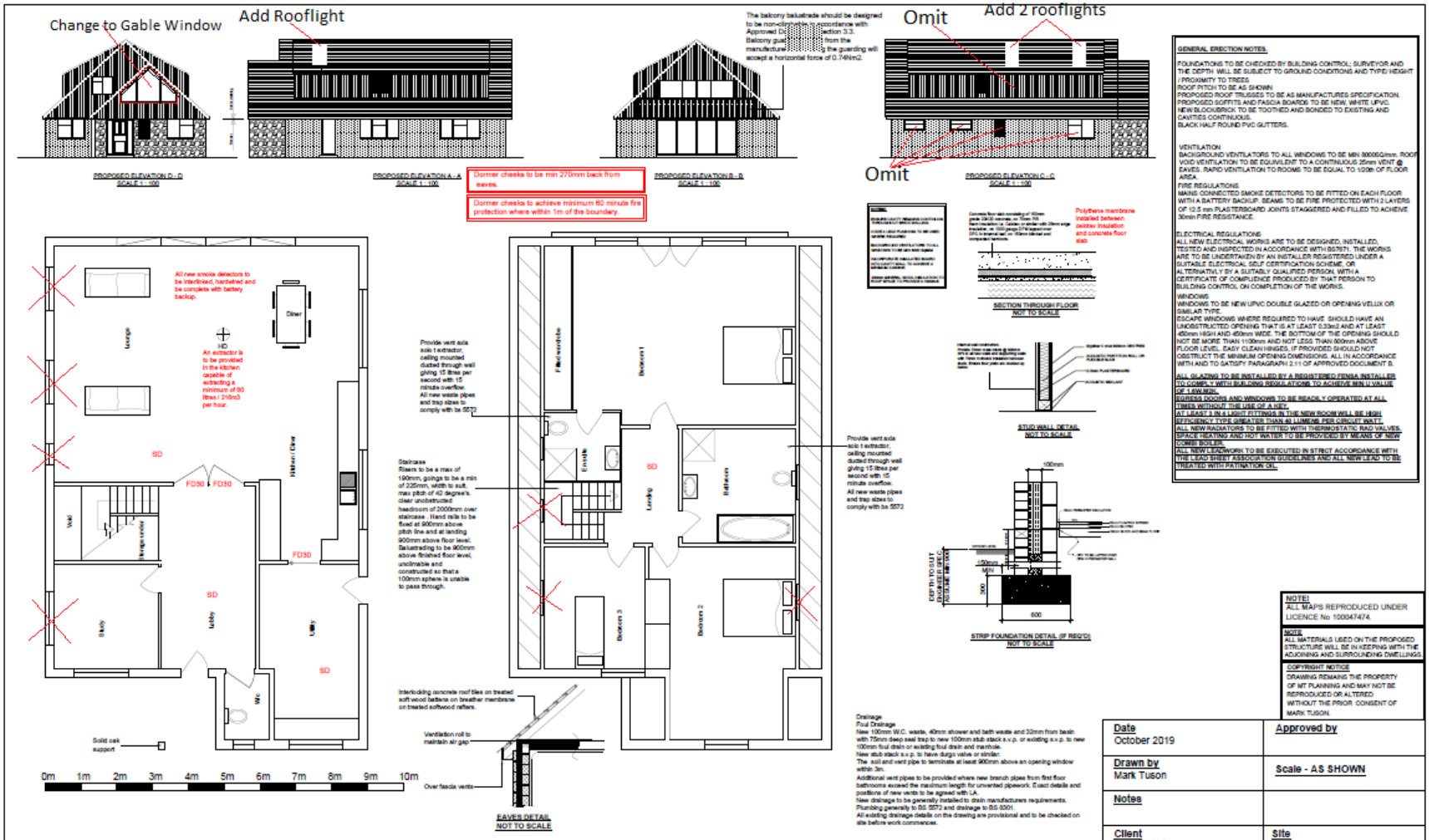

GENERAL ERECTION NOTES.

FOUNDATIONS TO BE CHECKED BY BUILDING CONTROL; SURVEYOR AND THE DEPTH WILL BE SUBJECT TO GROUND CONDITIONS AND TYPE/ HEIGHT / PROXIMITY TO TREES
ROOF PITCH TO BE AS SHOWN
PROPOSED ROOF TRUSSES TO BE AS MANUFACTURES SPECIFICATION.
PROPOSED SOFFITS AND FASCIA BOARDS TO BE NEW, WHITE UPVC.
NEW BLOCK/BRICK TO BE TOOTHED AND BONDED TO EXISTING AND CAVITIES CONTINUOUS.
BLACK HALF ROUND PVC GUTTERS.

VENTILATION
BACKGROUND VENTILATORS TO ALL WINDOWS TO BE MIN 8000SQ/mm. ROOF VOID VENTILATION TO BE EQUIVALENT TO A CONTINUOUS 25mm VENT @ EAVES. RAPID VENTILATION TO ROOMS TO BE EQUAL TO 1/20th OF FLOOR AREA.

FIRE REGULATIONS
MAINS CONNECTED SMOKE DETECTORS TO BE FITTED ON EACH FLOOR WITH A BATTERY BACKUP. BEAMS TO BE FIRE PROTECTED WITH 2 LAYERS OF 12.5 mm PLASTERBOARD JOINTS STAGGERED AND FILLED TO ACHIEVE 30min FIRE RESISTANCE.

ELECTRICAL REGULATIONS
ALL NEW ELECTRICAL WORKS ARE TO BE DESIGNED, INSTALLED, TESTED AND INSPECTED IN ACCORDANCE WITH BS7671. THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF CERTIFICATION SCHEME, OR ALTERNATIVLY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIENCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

WINDOWS
WINDOWS TO BE NEW UPVC DOUBLE GLAZED OR OPENING VELUX OR SIMILAR TYPE.
ESCAPE WINDOWS WHERE REQUIRED TO HAVE SHOULD HAVE AN UNOBSTRUCTED OPENING THAT IS AT LEAST 0.33m2 AND AT LEAST 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENING SHOULD NOT BE MORE THAN 1100mm AND NOT LESS THAN 800mm ABOVE FLOOR LEVEL. EASY CLEAN HINGES. IF PROVIDED SHOULD NOT OBSTRUCT THE MINIMUM OPENING DIMENSIONS. ALL IN ACCORDANCE WITH AND TO SATISFY PARAGRAPH 2.11 OF APPROVED DOCUMENT B.

ALL GLAZING TO BE INSTALLED BY A REGISTERED FENSA INSTALLER TO COMPLY WITH BUILDING REGULATIONS TO ACHIEVE MIN U VALUE OF 1.6W/M2K.
EGRESS DOORS AND WINDOWS TO BE READILY OPERATED AT ALL TIMES WITHOUT THE USE OF A KEY.
AT LEAST 3 IN 4 LIGHT FITTINGS IN THE NEW ROOM WILL BE HIGH EFFICIENCY TYPE GREATER THAN 40 LUMENS PER CIRCUIT WATT.
ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RAD VALVES.
SPACE HEATING AND HOT WATER TO BE PROVIDED BY MEANS OF NEW COMBI BOILER.
ALL NEW LEADWORK TO BE EXECUTED IN STRICT ACCORDANCE WITH THE LEAD SHEET ASSOCIATION GUIDELINES AND ALL NEW LEAD TO BE TREATED WITH PATINATION OIL.

Drainage
Foul Drainage
New 100mm W.C. waste, 40mm shower and bath waste and 32mm from basin with 75mm deep seal trap to new 100mm stub stack s.v.p. or existing s.v.p. to new 100mm foul drain or existing foul drain and manhole.
New stub stack s.v.p. to have durgo valve or similar.
The soil and vent pipe to terminate at least 900mm above an opening window within 3m.
Additional vent pipes to be provided where new branch pipes from first floor bathrooms exceed the maximum length for unvented pipework. Exact details and positions of new vents to be agreed with LA.
New drainage to be generally installed to drain manufacturers requirements.
Plumbing generally to BS 5572 and drainage to BS 8301.
All existing drainage details on the drawing are provisional and to be checked on site before work commences.

NOTE!
ALL MAPS REPRODUCED UNDER LICENCE No 100047474.

NOTE
ALL MATERIALS USED ON THE PROPOSED STRUCTURE WILL BE IN KEEPING WITH THE ADJOINING AND SURROUNDING DWELLINGS

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SURFACE WATER DRAINAGE
100mm DIAMETER UPVC PROFILED GUTTERS WITH 75mm DIA RAINWATER PIPES FALLING TO EXISTING GULLIES. GUTTERS TO BE NEW UPVC TYPE.

VENTILATION
BACKGROUND VENTILATORS TO ALL WINDOWS TO BE MIN 8000SQ/mm. ROOF VOID VENTILATION TO BE EQUIVILENT TO A CONTINUOUS 25mm VENT @ EAVES AND 5mm RIDGE. RAPID VENTILATION TO ROOMS TO BE EQUAL TO 1/20th OF FLOOR AREA

BRICKWORK
105 mm OUTER SKIN FACE AND MORTAR TO MATCH EXISTING
100mm CAVITY FULLY FILLED WITH FIBRE INSULATION. STAINLESS STEEL WALL TIES @ 450mm CTR'S, INNER SKIN 100mm TURBO INSULATING BLOCKS . CAVITY BARRIER TO BE PROVIDED AT UPPERMOST PART OF WALL CAVITY "BIRTLEY" CN7 LINTEL OVER NEW OPENINGS IN NEW CAVITY WALLS. VERTICAL AND HORIZONTAL DPC TO BE FITTED TO ALL NEW OPENINGS. NEW EXTERNAL WALL CONSTRUCTION IS TO ACHIEVE A U-VALUE NOT EXCEEDING 0.3w/M2K.

a. Cavity is less than 100mm the wall tie spacings must be 900mm horizontally and 450mm vertically.
b. Cavity is 100mm+ the wall tie spacings must be 750mm horizontally and 450mm vertically.
c. At jamb openings the wall ties must be within 225mm of the opening and not more than 300mm vertically.

ROOF
PROFILED CONCRETE TILES TO MATCH EXISTING OVER TREATED 38mm x 38mm SOFTWOOD BATTENS, UNDER IS LAID ROOFING FELT TO BS 747 PART 2 WITH SIDE AND HEAD LAPS OF 150mm WITH FELT DRESSED OVER FASCIA BOARDS TO FORM DRIP INTO GUTTER, TRUSS MADE UP OF RAFTER 150mm x 47mm SC3 @ 600mm CTR'S. STRUTS AND TIES 70mm x 35mm, CEILING JOISTS 150mm x 47mm (TRUSS AND HIP CONFIGERATION), CONNECTIONS AND ALL OTHER DETAILS AS EXISTING ROOF CONSTRUCTION. 100mm x 50mm SOFTWOOD WALL PLATE AND TIE TO BRICKWORK WITH GMS ANCHOR STRAPS @ 2m CTR'S. ROOF INSULATION THRO 300mm LOOSE LAY QUILT INSULATION.ALL ROOF TIMBERS TO BE TREATED WITH AN APPROVED TYPE OF PRESERVATIVE. PROVIDE REDLAND OR EQUIV RIDGE TILES WITH VENT SYSTEM & EAVES VENTILATION BELOW LAST COURSE OF TILES.

FIRST FLOOR
22mm T & G CHIPBOARD FLOORING OVER 225 x 49mm C16 JOISTS @400mm CTR'S, ON JOIST HANGERS. BETWEEN IS LAID RW2 100mm THICK INSULATION AS SHOWN. 12.7mm PLASTERBOARD, PROVIDE LATERAL RESTRAINTS TO WALL.

NOTE!!
ALL DIMENSIONS TO BE SITE CHECKED PRIOR TO COMMENCEMENT OF WORK.

Date October 2019	**Approved by**
Drawn by Mark Tuson	**Scale - AS SHOWN**
Notes	
Client Mr and Mrs Hutley	**Site** 4 South Road Hayling Island Hants PO11 9AE

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REVISION:- A | DRAWING NO:- MT / 1547 / 3