

PROPOSED SINGLE STOREY REAR ADDITION. 53, ELM CLOSE ESTATE, HAYLING I. HANTS. FOR MRS L. ANDERSON.

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.

PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS CALCULATIONS FOR NEW BEAM A THEIR BOLTING/PADSTONES/FOUNDATIONS ETC

FIT NEW RADIATORS WITH TRV VALVES

WALLS BRICKWORK TO MATCH EXTERNALLY. 100MM CAVITY WITH 50MM CELOTEX INSULATION CLIPPED TO AN INSIDE SKIN OF 100MM CELCON SOLAR BLOCKS INTERNALLY RENDER AND SET THE WALLS WITH APPROVED STAINLESS STEEL WALL TIES EVERY 750MM HORIZONTALLY AND 450MM VERTICALLY.

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

STRAP DOWN NEW ROOF WITH MILD STEEL ANCHORS MINIMUM CROSS SECTION 30MMX5MM AND AT 1.2M CENTRES. CLOSE TOP OF NEW CAVITY WALLS WITH BRICKWORK.

WINDOWS TO BE DOUBLE AND TO ACHIEVE A U VALUE OF 1.6W/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.

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

PROVIDE MECHANICAL VENTILATION TO NEW ENSUITE AND KITCHEN DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC. ENSUITE VENT LINKED TO LIGHT SWITCH WITH OVER RUN. UNDERCUT TO DOOR.

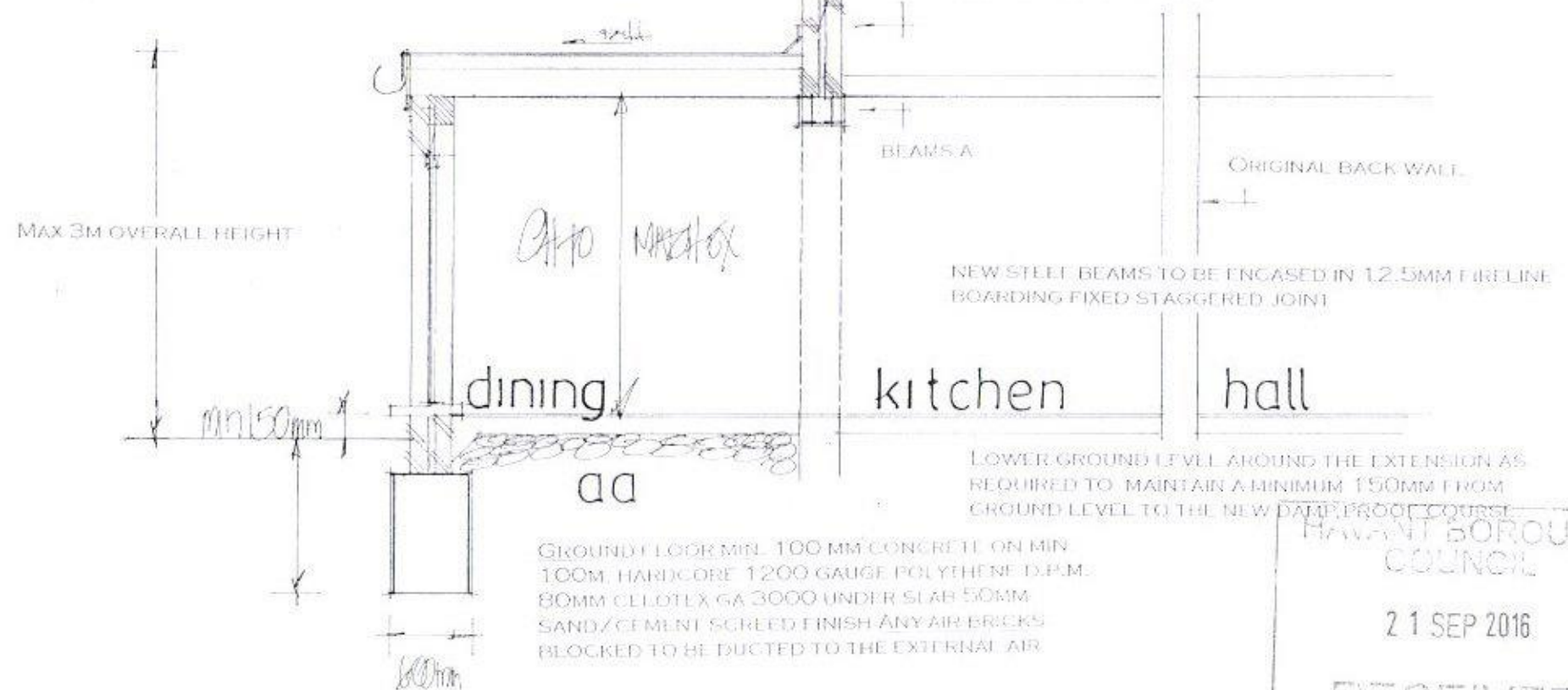
NEW DRAINS TO BE 100MM DIAMETER APPROVED PLASTIC LAID 1:40 BEDDED AND SURROUNDED IN 150MM FLASHING HAUNCH IN 150MM CONCRETE WHERE SHALLOW.

STUDWORK WELL BRACED 100X50MM TIMBER WITH 12.5MM PLASTERBOARD AND SET BOTH SIDES INSERT 100MM SOUND DEADENING QUILT MINIMUM DENSITY 10KG/M³.

FLAT ROOF 3 LAYERS ASBESTOS BASED FELT TO BS 747 LAID TO CP144, 12.5MM CHIPPINGS OVER ON CELOTEX TO 4126 (126MM) THICK INSULATED ROOF DECKING ON 150X50MM JOISTS AT 400MM CENTRES. 12.5MM PLASTERBOARD AND FELT TO CEILING.

ELECTRICAL INSTALLATION BY APPROVED CERTIFICATED ELECTRICIAN TO COMPLY WITH APPROVED DOCUMENT P. CERTIFICATE TO BE ISSUED ON COMPLETION OF WORK. BY COMPETENT APPROVED CERTIFICATED ELECTRICIAN. USE ENERGY EFFICIENT LIGHT BULBS AND FITTINGS.

A CAVITY TRAY AND LEAD FLASHING IS REQUIRED AT THE JUNCTION OF THE NEW FLAT ROOF AND THE EXISTING CAVITY WALLS OF THE HOUSE.



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.

date sept 16
scale 1:50

Section Drawing

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21 SEP 2016
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