

PROPOSED SINGLE STOREY FRONT/SIDE ADDITION. 1, ST AUBINS PARK, HAYLING ISLAND, HANTS. FOR MR & MRS D. LIBBY.

THE NEW 150X50MM RAFTERS BIRDSMOUTHED OVER PLATE AND SKEW NAILED THERTO TO PREVENT ROOF SPREAD.

USE A 150X50MM C16 TIMBER PLATE BOLTED TO REAR MASONRY WALL WITH M16 RAWLBOLTS OR RESIN BONDED BOLTS AT 600MM CENTRES.

FIRST FLOOR LAND WINDOW TO REDUCED IN DEPTH AS REQUIRED TO SUIT NEW LEAN-TO TILED ROOF. ALL AS PER THE MAIN SPECIFICATION.

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

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.

PROVIDE SMOKE DETECTORS TO BOTH FLOORS MAINS OPERATED AND INTERLINKED WITH BATTERY BACKUP.

FIT NEW RADIATORS WITH TRV VALVES

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.

GROUND FLOOR MIN. 100 MM CONCRETE ON MIN. 100MM. HARDCORE 1200 GAUGE POLYTHENE D.P.M. 80MM CELOTEX GA 3000 UNDER SLAB 50MM SAND/CEMENT SCREED FINISH ANY AIR BRICKS BLOCKED TO BE DUCTED TO THE EXTERNAL AIR

NOTE ANY EXISTING DRAINS UNDER THE NEW EXTENSION TO BE EXPOSED AND ENCASED IN 150MM CONCRETE AND PROTECTED WITH LINTELS THROUGH FOUNDATIONS.

INSERT NEW VELUX ROOF LIGHTS STRICTLY IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATION FOR LEAD FLASHINGS SOAKERS ETC. NOTE AS THE ROOF HAS A SHALLOW PITCH USE THE MANUFACTURERS PROPRIETARY UP STAND KIT. TRIM ROOF LIGHTS WITH DOUBLE RAFTERS.

NEW ROOF TYVEK BREATHABLE FELT BATTENS AND TILES CAPABLE OF BEING LAID AT SHALLOW PITCH SHOWN USE REDLAND REJENT OR SIMILAR THROUGH COLOURED AT 100MM HEADLAP ON 150X50MM RAFTERS AT 400MM CENTRES

INSULATION INSULATE ROOF WITH 100MM CELOTEX GA BETWEEN RAFTERS LEAVE 50MM AIRGAP TO FELT THEN 35MM CELOTEX TB OVER AND 12.5MM PLASTERBOARD AND SET FINISH

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

CATNIC 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 LA APPROVAL ON SITE. ALTERNATIVELY TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/2M OF COUNCIL

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. NOTE DUE TO THE CLOSE PROXIMITY OF EXISTING TREES THE DEPTH OF THE FOUNDATIONS IS TO BE AGREED ON SITE WITH THE LOCAL AUTHORITY BUILDING CONTROL PRIOR THE COMMENCEMENT OF ANY WORK

SECTION DRAWING

date feb 16
scale 1:50

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