

**Opening window** areas to be minimum 1/20<sup>th</sup> of enclosed floor areas. All new windows to be fitted with minimum 800sq.mm. trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas

**New windows:** new double glazed windows to have minimum U value of 1.6w/m<sup>2</sup>k. Doors to have a min U value of 1.80w/msq.k. Toughened glass in glazed doors and windows in critical locations. i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

**Minimum full opening** size of escape window 0.33sq.m. min clear dimension of edge 450mm with cill below 1.10m from floor and above 800mm.

**Fit mechanical extract fans** to any new wc and bathroom areas rated at min 15lit/sec

**Fit mechanical extract fan** from kitchen rated at min 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room if applicable to be rated at 30lit/sec.

**Steelwork:** see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings.

**Floor in roofspace:** 21mm floor grade tongued and grooved chipboard, 2.3 grade in bathrooms on 50mm x 170mm joists at 400mm centres. Joists to be doubled where under and parallel to partitions over. Solid strut at third centres of joists spanning more than 2.40m. Remaining roof spaces to be floored as main area when joists extend out to outer walls. 'Simpson strongtie' or similar galvanised joist hanger connection to steelwork where applicable. Purpose made ms shoe /hanger where fitch beams join to steelwork or other fitch beams. Fit min 100mm mineral wool batts between joists for sound insulation.

**Studwork enclosing stairwell:** 12.5mm plasterboard each side of minimum 75 x 50mm studwork with taped and filled joints for minimum half hour fire resistance.

**Inner partition:** 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

**Outer studwork** 100x 50mm studwork with "Celotex GA4075 rigid batts vertically between the studwork flush with outer face of studs (25mm cavity) with Celotex TB4012 batts across the studwork face. Tape and mastic joints.12.5mm foil back plasterboard finish.

**Conversion of existing roofspace.** Sloping ceilings. Plant on, or fit alongside existing rafters to achieve 150mm depth. See section for detail. Fit Celotex GA4100 batts between rafters and Celotex TB4035 beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

**Stairs:** New staircase dimensions to be confirmed on site prior to manufacture. Maximum rise 220mm, minimum going on tread 220mm with minimum 16mm nosings. minimum going on winders 50mm. Minimum clear width 750mm, maximum pitch 42 degrees, minimum 2.0m clear vertical headroom off pitchline over new and existing stairs. Handrails minimum 900mm with vertical balusters at maximum 100mm centres. Allow to pack off party/outer wall to accommodate any required dry lining of wall above.

**Stair practical limits:** Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/260. OR risers 165/200 to be used with goings 223/300mm

**Dormer walls:** tile/ slate hanging on battens and breathable felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over Celotex GA4070 batts between studs flush with outer face of studs (30mm cavity) and Celotex TB4012 across the face of the studs. Tape and mastic joints.(12.5mm plasterboard on cheeks where within 1.00m of boundary). Also fit 6mm masterboard web under cheek felt where within 1.00m of boundary. Triple rafters under cheeks. Sheath with 12.5mm marine ply under felt for additional lateral support.

**Dormer warm flat roof:** Three layer built up felt to BS747 cp144 pt3 on Celotex TD4126 decking on firrings and 50mm x 170mm joists at 400mm ctrs. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable.

**Garage Extension** Roof files to match existing, on battens on felt on breathable felt on 50mm x 150mm rafters at 400mm ctrs. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter. Walls to be facing brick to match existing with 225mm piers at 3m ctrs on minimum 1metre deep foundations or to suit ground conditions. Floor to be 150mm reinforced concrete on 1200g dpm on 150mm well compacted hardcore.

**Garage Foundation** concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres) or to below invert level

**Roof insulation:** roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction. Maintain roof ventilation with 25mm continuous air to eaves and vent tiles to apex as shown.

**Plumbing** all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower. 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base.

**Rain water goods:** run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.0cu.m. soakaways formed min 5m from building via big and 100mm diam drainware.

**Rain water goods:** run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system.

**All new electrical works** to be designed, installed, inspected and tested in accordance with BS7671 (IEE.17<sup>th</sup>Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

**Lighting.** Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

**SD smoke detectors:** fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS 5839.6.2004 To be over 300mm from doors, walls and light fittings

**Party walls** to be lined with 12.5mm foil back plasterboard over Celotex GA4050 insulation batts on 25x50mm battens at 600mmctrs. (25mm air gap) Tape joints before plasterboarding

All new radiators to be fitted with TRVs

Any wall or door glazing in the stair enclosure will be upgraded to achieve half hours fire resistance.

**\* fit 20/30 rated fire resisting doors** with new 25x38mm stops, to all doorways opening onto route of escape (except bathrooms)

**Alternative fire protection:** If existing relevant doors are found to be in good condition and close correctly existing door stops can be replaced with new 25mm x 38mm door stops. Mains wired smoke detectors to be fitted in each room and hallway (except bathrooms) and heat detector installed in kitchen.

**Porch Foundation** concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres) or to below invert level

**Porch External walls** 112mm facing bricks to match existing as closely as possible, 100mm 'rockwool' batt filled cavity on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated) inner skin with render and set finish. (overall cavity 90mm) Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

**Porch Floor** 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1,200G damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding . fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

**porch roof.** concrete tiles on battens on breathable felt on 50mm x 125mm rafters at 400mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

Fabrication details to be provided if required by building control.

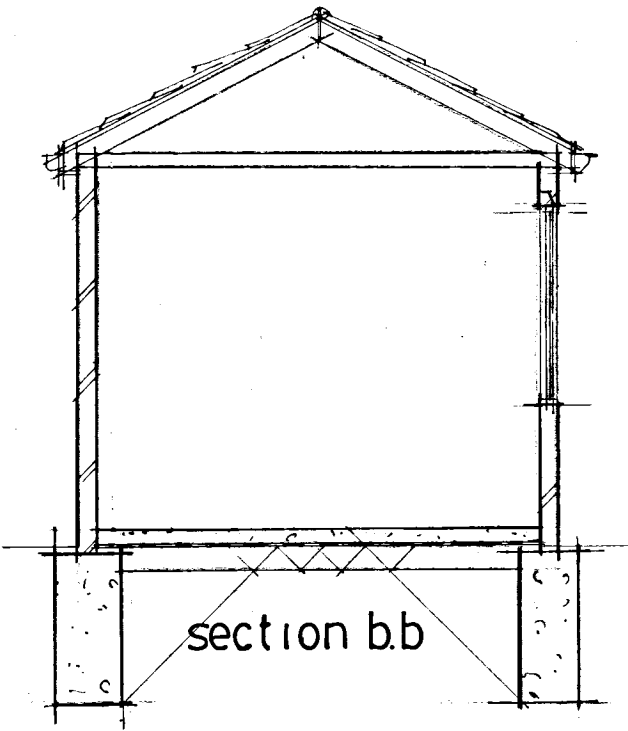
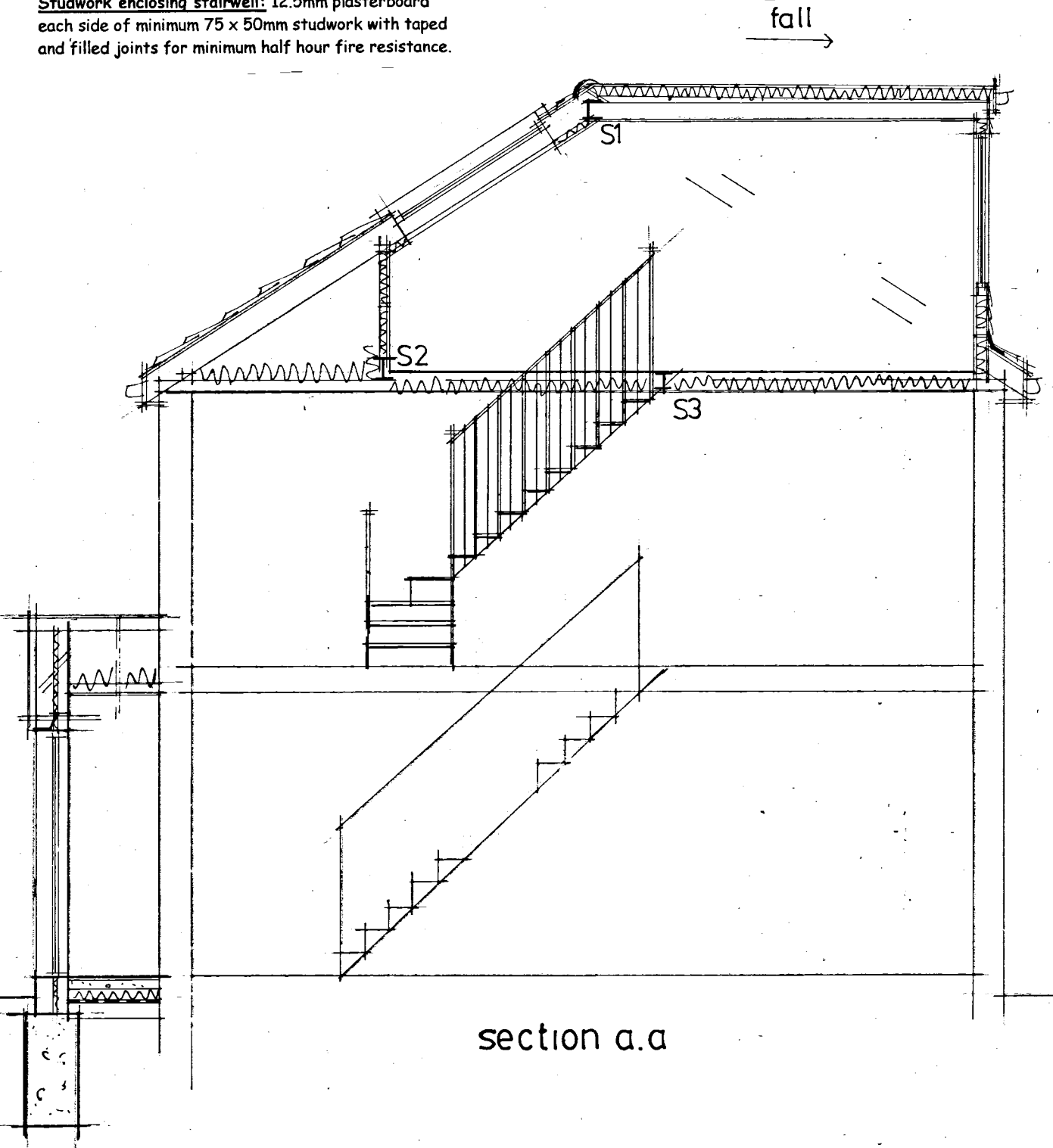
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND/OR STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOABEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.



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| A                                                                                          |                                                                                      |                    |
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| Client<br><br><b>Mr J Barber</b>                                                           |                                                                                      |                    |
| Job Title<br><br><b>16 Hamilton Close<br/>Hayling Island</b>                               |                                                                                      |                    |
| Drawing Title<br><br><b>Sections &amp; notes</b>                                           |                                                                                      |                    |
| Scale <b>1:100</b> at <b>A2</b>                                                            |                                                                                      |                    |
| Date <b>NOV 2016</b>                                                                       |                                                                                      | Drawn by <b>RN</b> |
| Drg. No.<br><b>9236.16.2</b>                                                               |                                                                                      | Rev.               |