

PROPOSED SINGLE STOREY SIDE ADDITION. 26, DANCES WAY, HAYLING ISLAND, HANTS. FOR E. DEMETRIOU.

WALLS CAVITY WALLS BLOCK AND RENDER TO MATCH 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.

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

STRAP DOWN NEW ROOFS AND SMALL 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

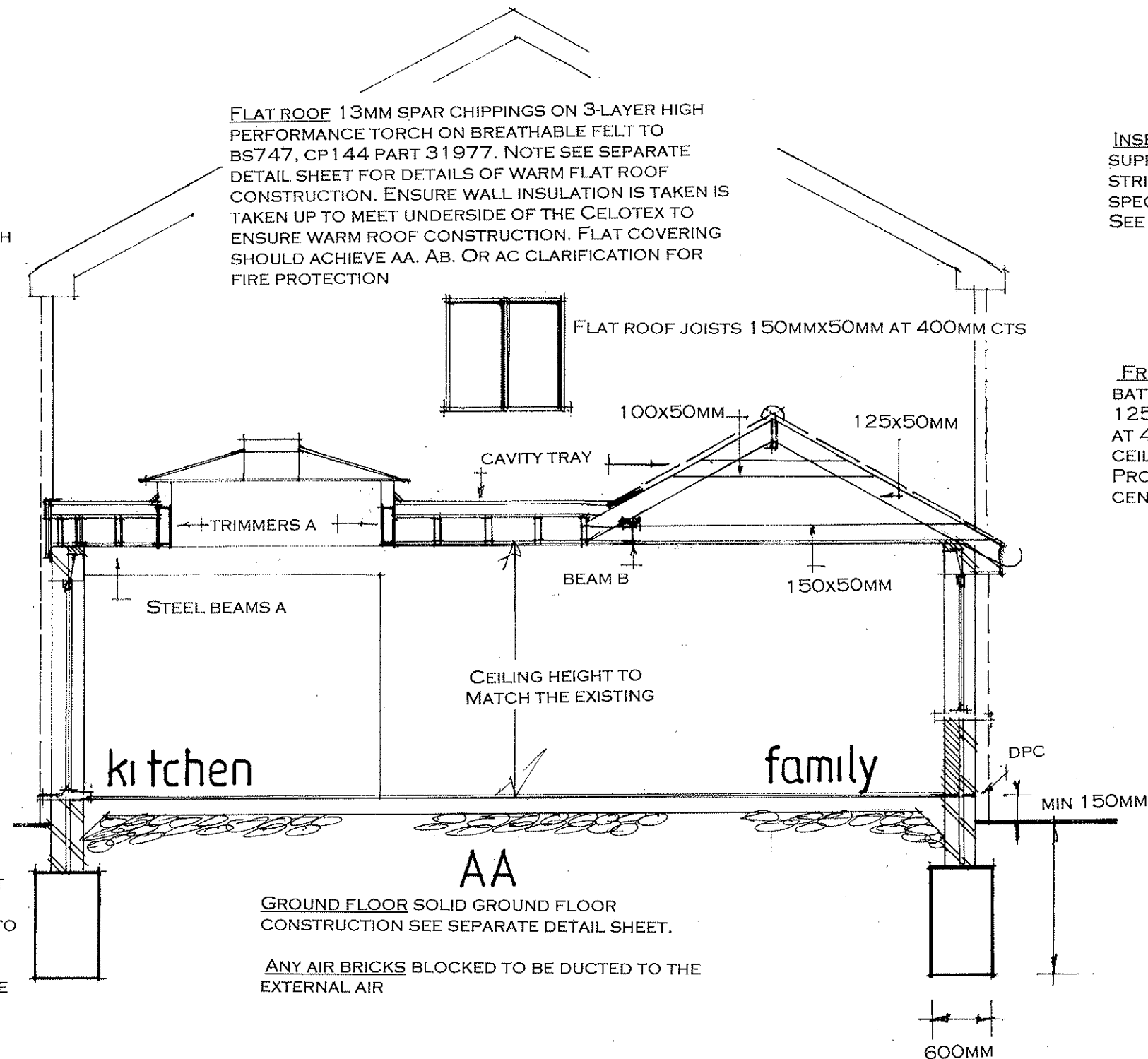
RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPE TO PICK UP INTO EXISTING SURFACE WATER DRAINS IF FOUND AVAILABLE TO LA APPROVAL ON SITE, ALTERNATIVELY TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3

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

ADJUST POSITION OF THE EXISTING RAINWATER DOWN PIPES AS SHOWN AND RECONNECT TO SW DRAINS TO BE AGREED ON SITE WITH LA BUILDING CONTROL.

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 REGARDING ANY TREES OR HEDGES TRENCH FILL FOUNDATIONS.

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



INSERT NEW 2.0M x 1.5M LANTERN ROOFLIGHT SUPPLIED AND FITTED BY SPECIALIST CONTRACTOR STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND DETAILS FOR LEAD FLASHINGS ETC. SEE ENGINEER'S DETAILS FOR TRIMMER SIZES.

FRONT PITCHED ROOF TYVEK BREATHABLE FELT BATTENS AND TILES TO MATCH THE EXISTING ROOF ON 125x50MM RAFTERS AND 150x50MM CEILING JOISTS AT 400MM CENTRES. 12.5MM PLASTERBOARD AND SET CEILING WITH 400MM FIBRE GLASS QUILT LAID OVER. PROVIDE ALSO 100x50MM COLLAR TIES AT 400MM CENTRES.

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

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

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.

date jan 24

scale 1:50

SECTION DRAWING AA

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