

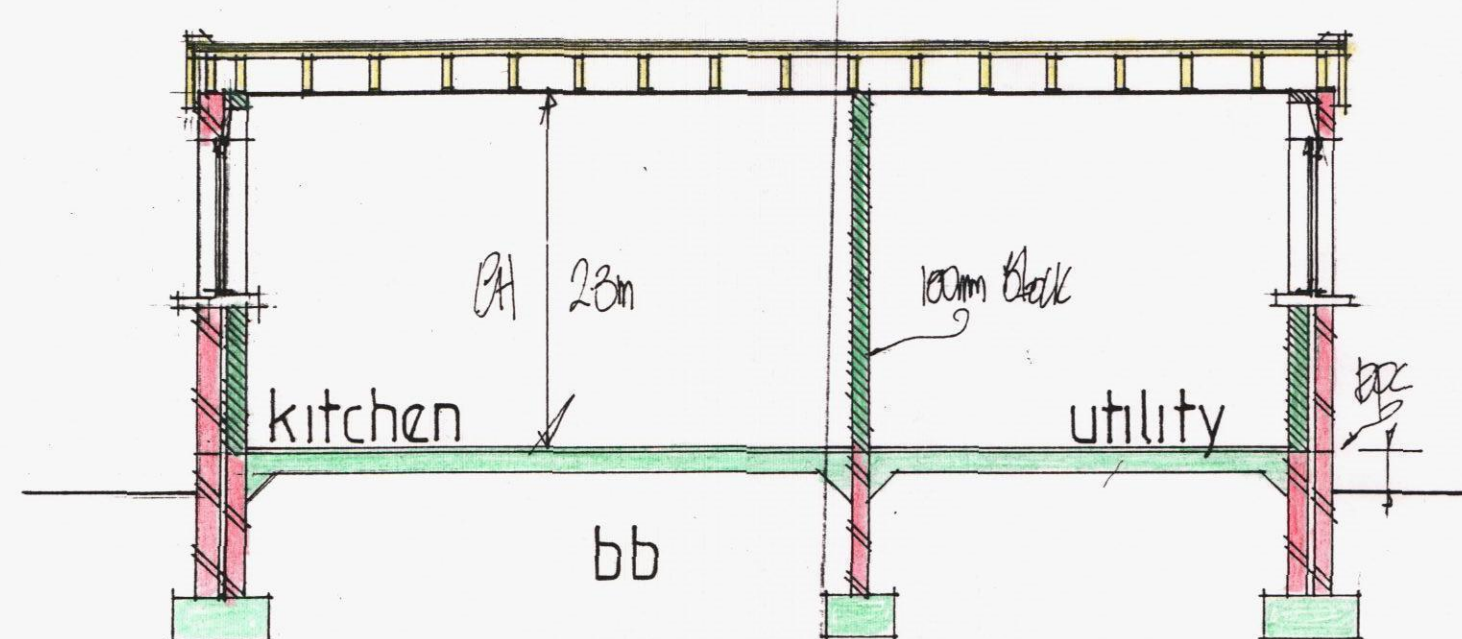
PROPOSED SINGLE STOREY EXTENSION AT 72,RAILS LANE, HAYLING ISLAND, HANTS.

FOR B. STRAW.

FLAT ROOF 3 LAYERS ASBESTOS BASED FELT TO BS 747 LAID TO CP 144, 12.5MM CHIPPINGS OVER ON 115MM CELOTEX TEMP/CHECK INSULATED ROOF DECKING ON 175MMX50MM JOISTS AT 400MM CENTRES WITH 12.5MM PLASTERBOARD AND SET CEILING. WARM ROOF CONSTRUCTION INSULATE FASCIA ENDS AND FIR ROOF TO FALL.

NEW BALANCED FLUE GAS CONDENSING BOILER IN UTILITY ROOM WITH GUARD CAGE OVER

NOTE CHECK ALL MEASUREMENTS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



FOUNDATIONS TO BE MINIMUM 1 M. DEEP 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.

PRIOR TO COMMENCEMENT OF WORK THE BUILDER IS TO AGREE THE DEPTH OF THE FOUNDATIONS WITH REGARD TO THE EXISTING TREES IN THE GARDEN WITH THE LOCAL AUTHORITY BUILDING CONTROL, IF REQUIRED A TRIAL HOLE IS TO BE DUG.

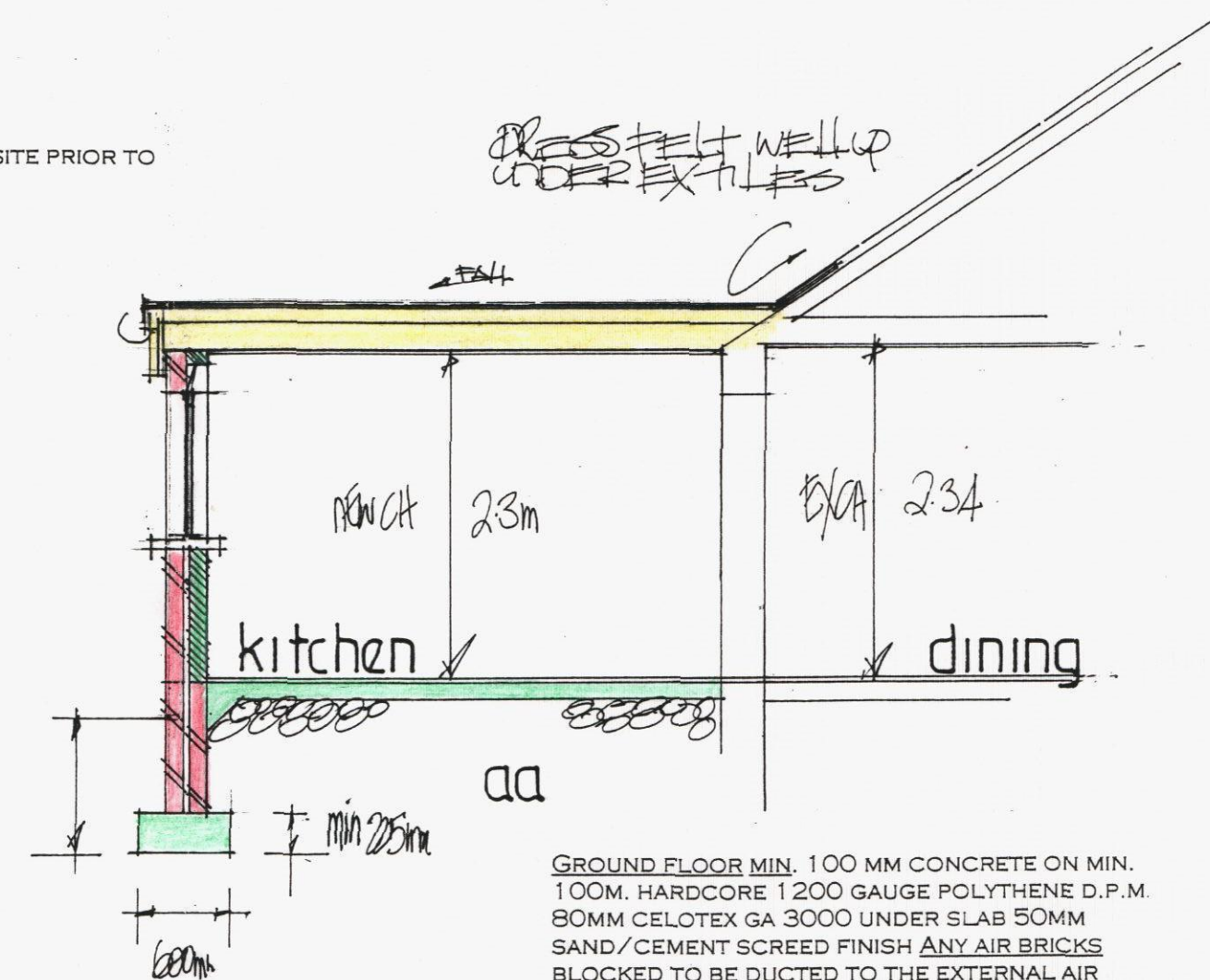
ANY DRAINS EXISTING FOUND UNDER BUILDING TO BE EXPOSED AND ENCASED IN 150 MM CONCRETE. PROTECT WITH LINTELS THROUGH FOUNDATIONS EXISTING INSPECTION CHAMBER AND NEW GULLEY FITTED WITH DOUBLE SEALED SCREW DOWN COVERS. RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPE TO PICKUP INTO EXISTING SURFACE WATER DRAINS IF FOUND AVAILABLE TO LA APPROVAL ON SITE, ALTERNATIVELY TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3 PROVIDE MECHANICAL VENTILATION TO NEW KITCHEN AND UTILITY DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC.

NEW DRAINS TO BE 100MM DIAMETER APPROVED PLASTIC LAID 1.40 BEDDED AND SURROUNDED IN 150MM PEASINGLE HAUNCH IN 150MM CONCRETE UNDER BUILDING PROTECT AS BEFORE.

WALLS 112MM FACEBRICKS TO MATCH EXTERNALLY 85MM CAVITY FILLED WITH 85MM DRITHERM PLUS 100MM CELCON SOLAR BLOCKS INTERNALLY RENDER AND SET. TIE WITH APPROVED STAINLESS STEEL WALL TIES EVERY 750 MM HORIZONTALLY AND 450 VERTICALLY. CATNIC LINTELS OVER ALL NEW OPENINGS. SIZE IN ACCORDANCE WITH THE MANUFACTURERS SPAN TABLES MINIMUM 150 MM END BEARINGS.

STRAP DOWN NEW ROOF WITH MILD STEEL ANCHORS MINIMUM CROSS SECTION 30MM X 5 MM AND AT 1.2 M CENTRES. CLOSE TOP OF NEW CAVITY WALLS WITH BRICKWORK PROVIDE MAINS OPERATED SMOKE DETECTORS INTERLINKED WITH BATTERY BACKUP.

WINDOWS TO BE DOUBLE GLAZED WITH LOW EMISSIVITY GLASS, MINIMUM 16 MM GAP BETWEEN PANES AND TO GIVE 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



GROUND FLOOR MIN. 100 MM CONCRETE ON MIN. 100MM. HARDWARE 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

NEW WALLS BONDED TO THE EXISTING, CAVITIES AND D.P.C.S TO BE MAINTAINED AS CONTINUOUS. CLOSE ALL REVEALS WITH VERTICAL D.P.C. AND INSULATED CAVITY CLOSERS. ANY NEW RADIATORS TO BE FULLY THERMOSTATICALLY CONTROLLED

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.



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date dec 2008
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