

# PROPOSED REAR ADDITION & ALTERATIONS 25, WEBB LANE, HAYLING ISLAND, HANTS. FOR MR & MRS C. FISHER.

NOTE PRIOR TO COMMENCEMENT OF ANY WORK ON SITE THE BUILDER IS TO AGREE WITH LA BUILDING CONTROL THE DETAILS OF THE SHALLOW PITCHED ROOF CONSTRUCTION AN UNDER SHEETING SYSTEM TO BE USED AS REQUIRED.

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.

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

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.

WALLS TO BE FULLY BONDED TO THE EXISTING CAVITIES AND DAMP-PROOF COURSES TO BE MAINTAINED CONTINUOUS CLOSE ALL REVEALS WITH INSULATED CAVITY CLOSERS.

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

ROOF TYVEK BREATHABLE FELT BATTENS AND TILES CAPABLE OF BEING LAID AT SHALLOW PITCH OF 10 DEGREE ON 150x50MM RAFTERS AT 400MM CENTRES INSULATE WITH 100MM CELOTEX GA BETWEEN RAFTERS WITH 50MM AIRGAP TO FELT THEN 35MM CELOTEX TB OVER AND 12.5MM PLASTERBOARD & SET

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

FIT NEW RADIATORS WITH TRV VALVES

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.

RAFTERS BIRDS-MOUTHED OVER PLATE AND SKEW NAILED THERETO TO PREVENT ROOFSREAD  
150x50MM C16 TIMBER PLATE BOLTED TO REAR MASONRY WALL WITH M16 RAWLBOLTS OR RESIN BONDED BOLTS AT 600MM CENTRES.

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

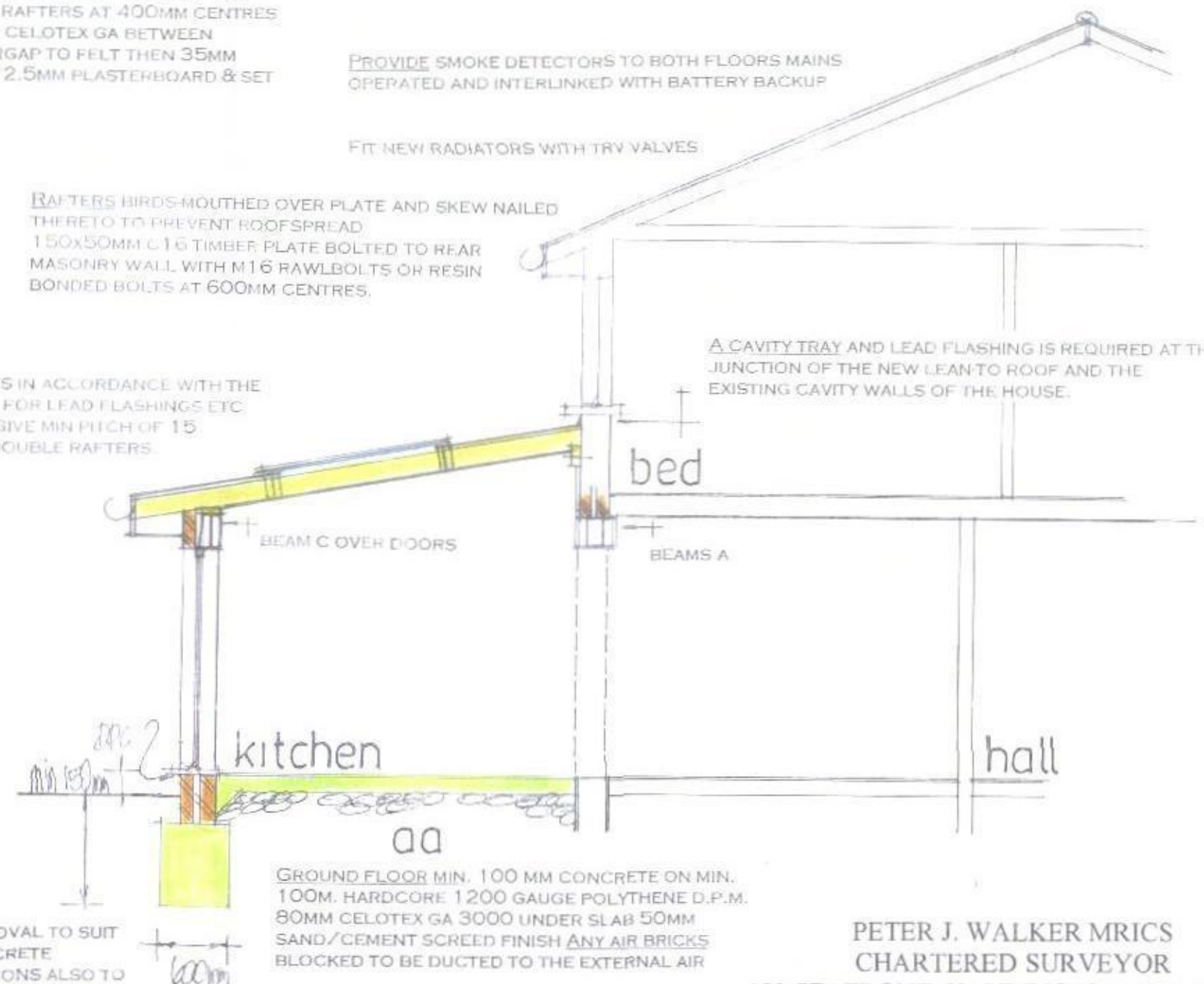
INSERT VELUX ROOFLIGHTS IN ACCORDANCE WITH THE MANUFACTURERS DETAILS FOR LEAD FLASHINGS ETC PROVIDE UPSTAND KIT TO GIVE MIN PITCH OF 15 DEGREES AND TRIM WITH DOUBLE RAFTERS.

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

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 ALTERED ENSUITE BATHROOMS AND KITCHEN DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC

PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS CALCULATIONS AND DETAILS FOR BEAM SIZES/PADSTONES/BOLTING AND FOUNDATION ALSO DETAILS OF NEW CENTRAL BRICK PIER & FOUNDATION



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scale 1:50

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.

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

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SECTION DRAWING

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