REFUSE

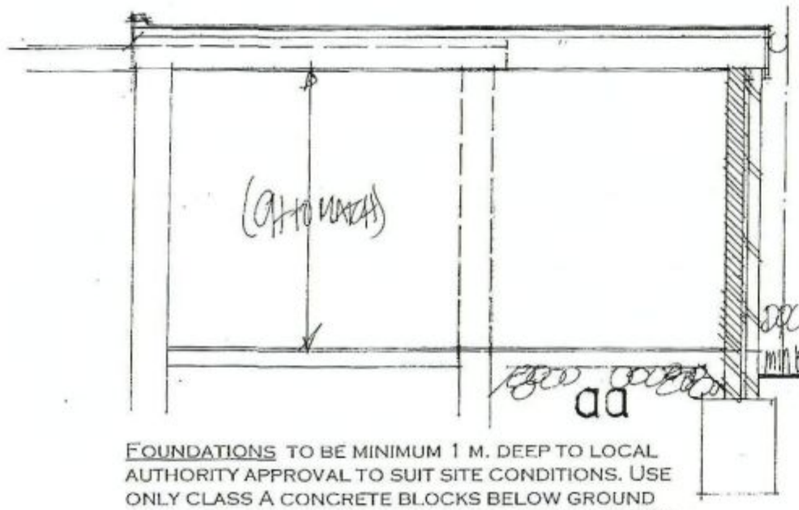
PROPOSED SINGLE STOREY REAR ADDITION TO 5, PALMESTON ROAD, HAYLING ISLAND, HANTS.
FOR J. JONES.

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

WALLS FULLY BONDED AND CAVITIES MAINTAINED CONTINUOUS, CLOSE ALL REVEALS WITH VERTICAL DPC AND INSULATED CAVITY CLOSERS.

STRIP OFF EXISTING FELT AND DECKING TO THE WHOLE OF THE EXISTING FLAT ROOF AREA INSERT NEW 63MMX195MM FLAT ROOF JOISTS FIXED TO THE EXISTING AT 400MM CENTRES PROVIDE NEW 115MM CELOTEX INSULATED ROOF DECKING OVER WITH 3 LAYERS ASBESTOS BASED FELT TO BS 747 LAID TO CP 144 WITH 12.5MM CHIPPINGS OVER.

NOTE WHERE THE EXISTING FLAT ROOF HEIGHT IS RAISED MAKE GOOD AT THE ABUTMENT WITH THE ADJACENT NEIGHBOURS ROOF.



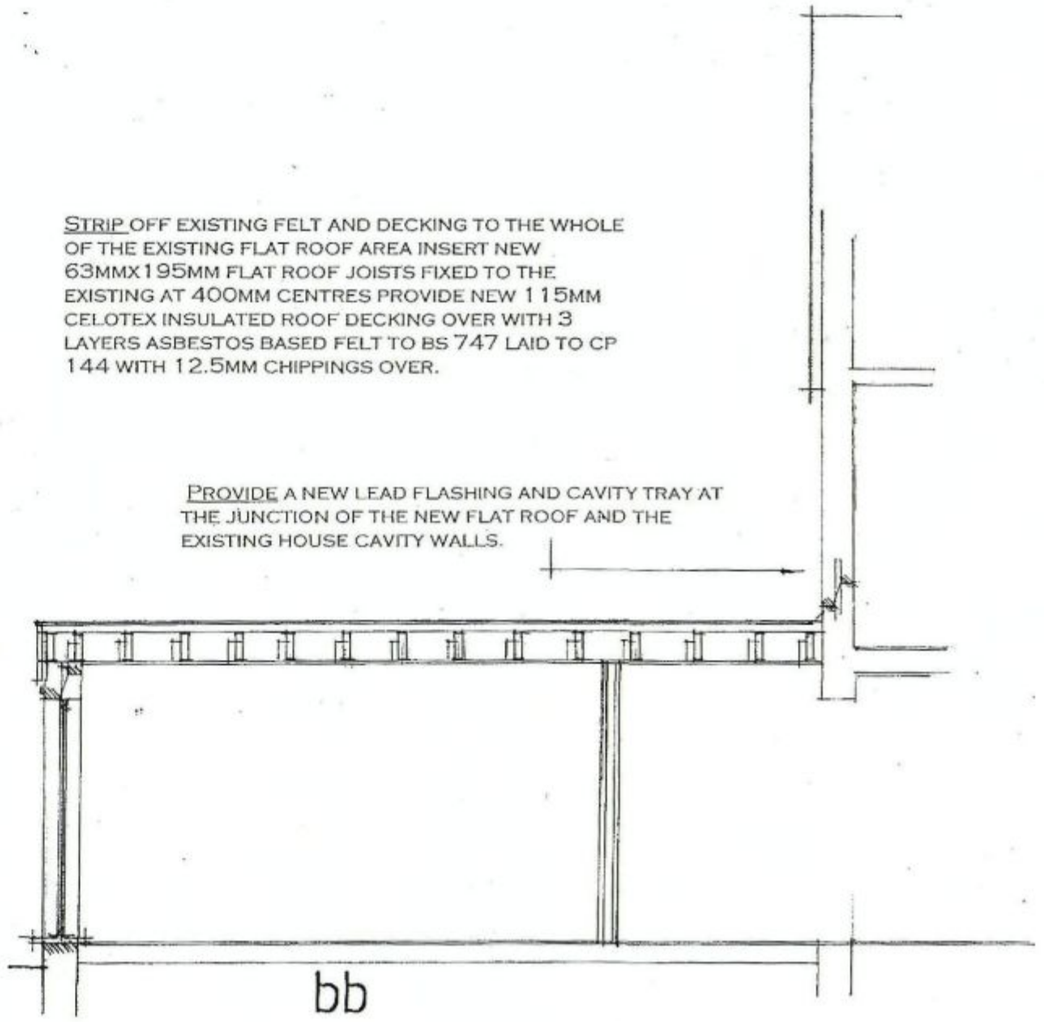
WALLS 112MM FACEBRICKS TO LA APPROVAL EXTERNALLY 75MM CAVITY FILLED WITH 75MM DRITHERM PLUS 100MM CELCON SOLAR BLOCKS INTERNALLY RENDER AND SET TIE WALLS WITH APPROVED STAINLESS STEEL WALL TIES EVERY 750MM HORIZONTALLY AND 450MM VERTICALLY

CATNIC LINTELS OVER ALL 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 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

PROVIDE A NEW LEAD FLASHING AND CAVITY TRAY AT THE JUNCTION OF THE NEW FLAT ROOF AND THE EXISTING HOUSE CAVITY WALLS.



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.
NOTE TRENCH FILL FOUNDATIONS IF REQUIRED.

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

RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPE TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3

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.

date sept 2010
scale 1·50

NOTE A PARTY WALL AGREEMENT IS REQUIRED IN WRITING WITH THE ADJACENT NEIGHBOURS FOR THE EXCAVATION OF THE NEW FOUNDATIONS AND ALSO WORK TO THE EXISTING FLAT ROOFS

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