

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

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

Heating. Gas fired combination boiler with balanced flue terminating min 300mm from windows. Boiler to have min. SEDBUK rating of 86%. Installer to be registered on the GAS SAFE REGISTER. Run 22mm diam condensate pipe to foul drain via 75mm trap.

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

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



New areas of roof: concrete tiles to match existing on battens on breathable felt on **100x50mm rafters at 400mm centres.** Strap down with 1.00m x 32mm galv. ms straps at max 120m ctrs. Around perimeter.

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 syp
terminating min 900mm above nearest window head and
with rodding access at the base.

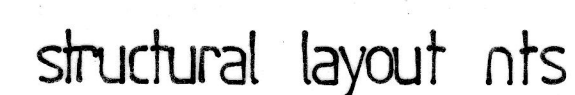
Fit mechanical extract fan from kitchen rated at min 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room if applicable to be rated at 30lit/sec.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE.17th 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.

Loadbearing studwork to be minimum 100 x 50mm studs at 400mm ctrs with horizontal noggins at 600mm ctrs and galv. metal cross strapping on both sides.

New inspection chamber sizes to suit invert of drains
minimum sizes 600 x 450mm internal with 103mm semi
engineering brickwork sides 215mm where invert
exceeds 1000mm, built up from 150mm concrete slab
base and fitted medium duty cover and frame.

roof plan



Drainage all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain ware minimum fall 1-40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintels over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site **PRIOR** to commencement of works.

THORNS-YOUNG
ARCHITECTURAL

Client	
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Job Title	
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23. STOKTORI AVENUE
HAYLING ISLAND.

SECTIONS, ROOF PLAN,
STRUCTURAL LAYOUT.
NOTES.

Scale 1:50 + 1:100

Date JUL 16 2014 CMC

Drg. No.	Rev.
7092:14:2	