

PROPOSED ALTERATIONS AND ADDITIONS. 40, ELM CLOSE ESTATE, HAYLING ISLAND, HANTS. FOR MR C. ATKINS.

PLANS TO BE READ IN CONJUNCTION WITH THE
STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS
FOR BEAMS/TRIMMERS/ BEARINGS/PADSTONES,
FLOOR JOISTS, FOUNDATIONS ETC.
STEELWORK TO BE ENCASED IN 2 LAYERS 9.5MM
PLASTERBOARD AND SET FIXED STAGGERED JOINT.

WALLS 100MM BLOCKWORK RENDERED TO MATCH
EXTERNALLY 100MM CAVITY WITH 50MM CELOTEX
INSULATION CLIPPED TO 100MM CELCON SOLAR
BLOCKS INTERNALLY RENDER AND SET TIE WALLS WITH
APPROVED STAINLESS STEEL WALL TIES EVERY 750MM
HORIZONTALLY AND 450MM VERTICALLY.

VENT EXISTING EAVES WITH 25MM GLIDEVALE OR
SIMILAR PROVIDE ALSO HIGH LEVEL RIDGE VENT TILES
EQUIVALENT TO A CONTINUOUS 6MM AIR GAP.
MAINTAIN CROSSFLOW VENTILATION TO SKILLINGS.

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

STRAP DOWN NEW ROOF AND FIRST FLOOR JOISTS
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 AND TO ACHIEVE A
U VALUE OF 1.6W/M2K WITH A MINIMUM 1/20TH OF
THE FLOOR AREA AS OPENING. PROVIDE 10,000 MM
SQ. TRICKLE VENTS TO ALL NEW ROOMS. NOTE ANY
LOW LEVEL GLAZING TO CRITICAL AREAS IN EITHER
DOORS/WINDOWS/SIDELIGHTS ETC. TO BE SAFETY
GLASS TO B.S 6206

RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS
AND DOWNPIPE TO NEW SOAKAWAYS MIN 5M FROM
ANY BUILDING AND MIN 1M/3
ANY NEW RADIATORS TO BE FITTED WITH TRV VALVES.

PROVIDE MECHANICAL VENTILATION TO KITCHEN/WC,
SHOWER AND ENSUITE DUCTED TO THE EXTERNAL AIR
MINIMUM CAPACITY 60 LITRES/SEC NOTE SHOWER
VENT LINKED TO LIGHT SWITCH WITH OVERRUN FACILITY
10MM UNDERCUT TO DOOR.

DRAINS TO BE 100MM DIAMETER APPROVED PLASTIC
LAID 1.40 BEDDED AND SURROUNDED IN 150MM
PEASHINGLE HAUNCH IN 150MM CONCRETE UNDER
BUILDING PROTECT WITH LINTELS THROUGH FOUNDS

STUDWORK 100MMX50MM WELL BRACED TIMBER
BUILT OFF DOUBLE JOISTS WHERE APPROPRIATE 30MM
PLASTERBOARD AND SET BOTH SIDES INSERT 100MM
GLASSWOOL BATTS MIN DENSITY 10KG/M3

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

SECTION DRAWING

DORMER CHEEKS AND FACE TO BE WELL BRACED
100MMX50MM TIMBERS FELT BATTENS AND TILE
HANGING TO MATCH EX EXTERNALLY 100MM CELOTEX
TUFF R INSULATION VAPOUR BARRIER AND 12.5MM
PLASTERBOARD AND SET INTERNALLY
NOTE DORMER CHEEKS TO BE BUILT OFF TREBLE
RAFTERS AND DORMER WITHIN 1M OF BOUNDARY TO
HAVE 12.5MM SUPERLUX UNDER TILE HANGING

DORMER FLAT ROOF AS PER MAIN SPECIFICATION FOR
EXTENSION BUT USE 175X50MM JOISTS AT 400MM

NEW FIRST FLOOR INSERT NEW 200X50MM JOISTS AT
400MM CENTRES NOTE OVER FRONT BEDROOM AND
HALLWAY AT 200MM CENTRES SEE THE STRUCTURAL
ENGINEERS CALCULATIONS 22MM T&G FLOORING

FLAT ROOF 3 LAYERS ASBESTOS BASED FELT TO BS
747 LAID TO CP 144, 12.5MM CHIPPINGS OVER ON
TD 4126 (126MM) CELOTEX INSULATED ROOF DECK
ON 200X50MM JOISTS AT 400MM CENTRES, 12.5MM
PLASTERBOARD AND SET FINISH.

STAIRS RISE 204MM, GOING 230MM WIDTH 860MM
AND MIN HEADROOM 2M, MAX PITCH 42 DEGREES,
HANDRAIL 900MM HIGH WITH MAX SPACING OF
VERTICAL PATTERN GUARDING 100MM.
MINIMUM WIDTH OF TAPERED TREADS 50MM NOTE
TRIM STAIRS WITH DOUBLE JOISTS..

NEW INTERNAL 100MM BLOCK WALLS OFF
FOUNDATION TO LA APPROVAL ON SITE

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 AIR BRICKS
BLOCKED TO BE DUCTED TO THE EXTERNAL AIR.

EXISTING FOUNDATIONS, LINTELS TO BE OPENED UP
FOR INSPECTION AND APPROVAL AS REQUIRED BY LA
PRIOR TO THE COMMENCEMENT

date oct 2013
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