PROPOSED ADDITIONS TO 13, WITTERING ROAD, HAYLING ISLAND, HANTS.

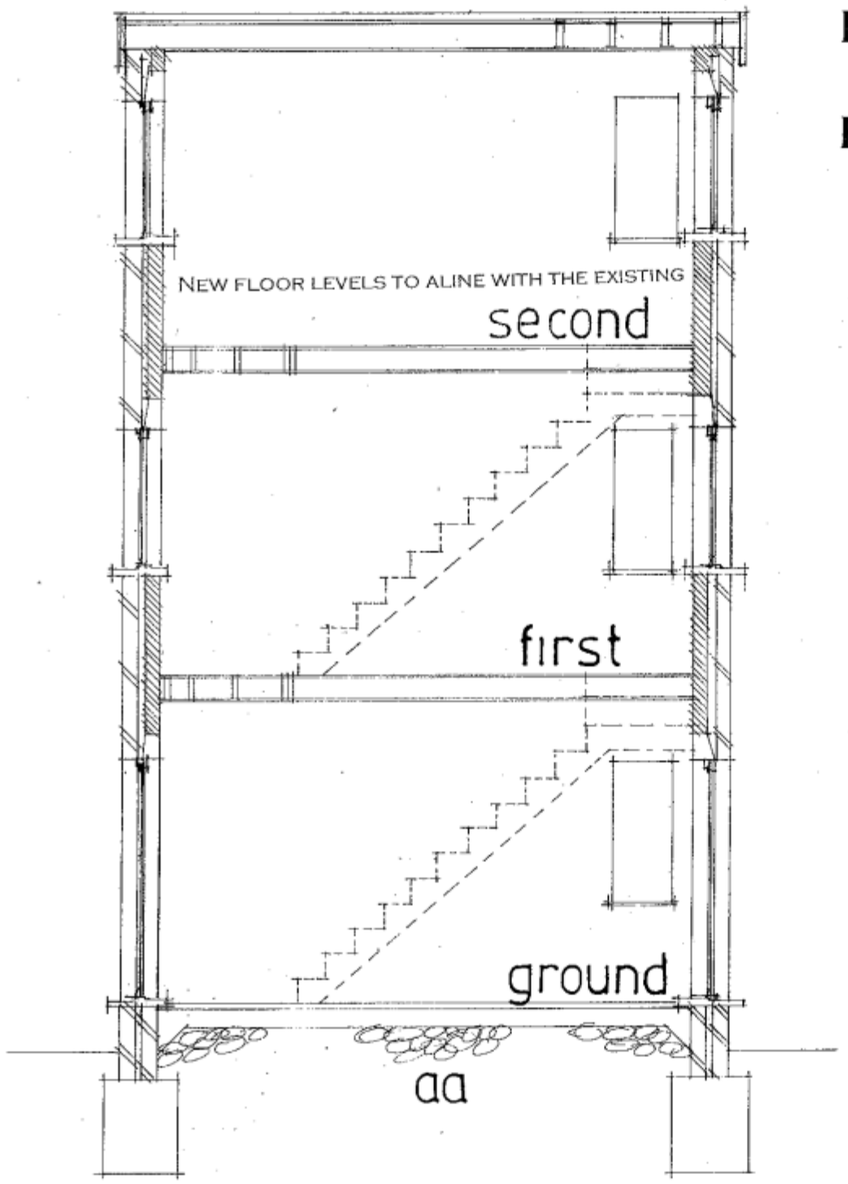
FOR MR & MRS M. CLARK.

PERMIT

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CHARTERED SURVEYOR
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NEW FLAT ROOF TO ALINE WITH THE EXISTING.



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

WALLS 100MM BLOCKWORK RENDER EXTERNALLY TO MATCH 100MM CAVITY WITH 50MM CELOTEX CLIPPED TO 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 ROOFS 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 NEW KITCHEN AND WC DUCTED TO THE EXTERNAL AIR MINIMUM . CAPACITY 60 LITRES/SEC

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 FOUNDATIONS REBUILD EX INSPECTION CHAMBER AS REQUIRED CLEAR OF FOUNDATIONS

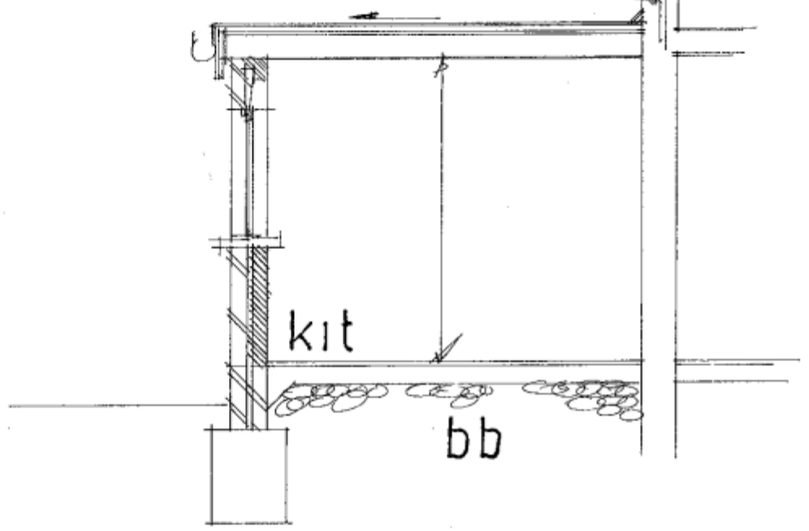
STUDWORK 100MMX50MM WELL BRACED TIMBER BUILT OFF DOUBLE JOISTS WHERE APPROPRIATE 30MM PLASTERBOARD AND SET BOTH SIDES INSERT 100MM GLASSWOOL BATTS MIN DENSITY 10KG/M3

FIRST FLOOR 175MMX50MM JOISTS AT 400MM CENTRES WITH WATER RESISTANT T&G CHIPBOARD SOLID BLOCK MID SPAN STRUTTING AND 12.5MM PLASTERBOARD AND SET CEILING INSERT INTO FLOOR GLASS WOOL BATTS MIN DENSITY KG/M3.

STAIRS RISE 205MM, GOING 235MM WIDTH 860MM AND MIN HEADROOM 2M, MAX PITCH 42 DEGREES, HANDRAIL/BALUSTRADING 900MM HIGH WITH 100MM MAX SPACING VERTICAL PATTERN GAURDING.
MINIMUM WIDTH OF TAPERED TREADS 75MM. NOTE CHECK ALL MEASUREMENTS PRIOR TO MANUFACTURE.

FLAT ROOFS 3 LAYERS ASBESTOS BASED FELT TO BS747 LAID TO CP 144, 12.5MM CHIPPINGS OVER ON CELOTE TD 4126 (126MM) THICK INSULATED ROOF DECKING ON EITHER 175X50MM OR 125X50MM JOISTS AT 400MM CENTRES. 12.5MM PLASTERBOARD AND SET CEILINGS

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



SCALE 1.50
DATE SEPT 2011

SECTION DRAWING