

PROPOSED TWO STOREY SIDE ADDITION. 22, ST HELENS ROAD, HAYLING ISLAND, HANTS. FOR MR & MRS T.R. POINTER.

ROOF TYVEK BREATHABLE FELT/BATTENS AND TILES TO MATCH TO LA APPROVAL ON 125x50MM RAFTERS AND 175x50MM CEILING JOISTS AT 400MM CENTRES PROVIDE 400MM FIBRE GLASS TO CEILING WITH 12.5 PLASTERBOARD AND SET CEILING.

DORMER FLAT ROOF 3 LAYERS ASBESTOS BASED FELT TO BS 747 LAID TO CP144 WITH 12.5MM CHIPPINGS OVER ON CELOTEX TD 4126 (126MM) INSULATED ROOF DECKING ON 100x50MM JOISTS AT 400MM CENTRES, 12.5MM PLASTERBOARD AND SET CEILING.

WALLS 112MM FACEBRICK TO LA APPROVAL AND 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.

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

STRAP DOWN NEW ROOF/GABLE ENDS 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 SHOWER ROOM AND ENSUITE ALSO EXISTING GROUND FLOOR AND FIRST FLOOR WCs 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

PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS CALCULATIONS AND DETAILS FOR NEW STEEL BEAM BEARINGS/PADSTONES, FOUNDATIONS ETC ALSO FOR FLOOR JOISTS.

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.

INSULATE SKILLINGS AND BACKS OF STUDWORK EXPOSED TO ROOF SPACE WITH 100MM CELOTEX BETWEEN AND 35MM CELOTEX TB OVER THEN 12.5MM PLASTERBOARD AND SET. NOTE BATTEN OUT RAFTERS TO GIVE 500MM AIR GAP TO FELT

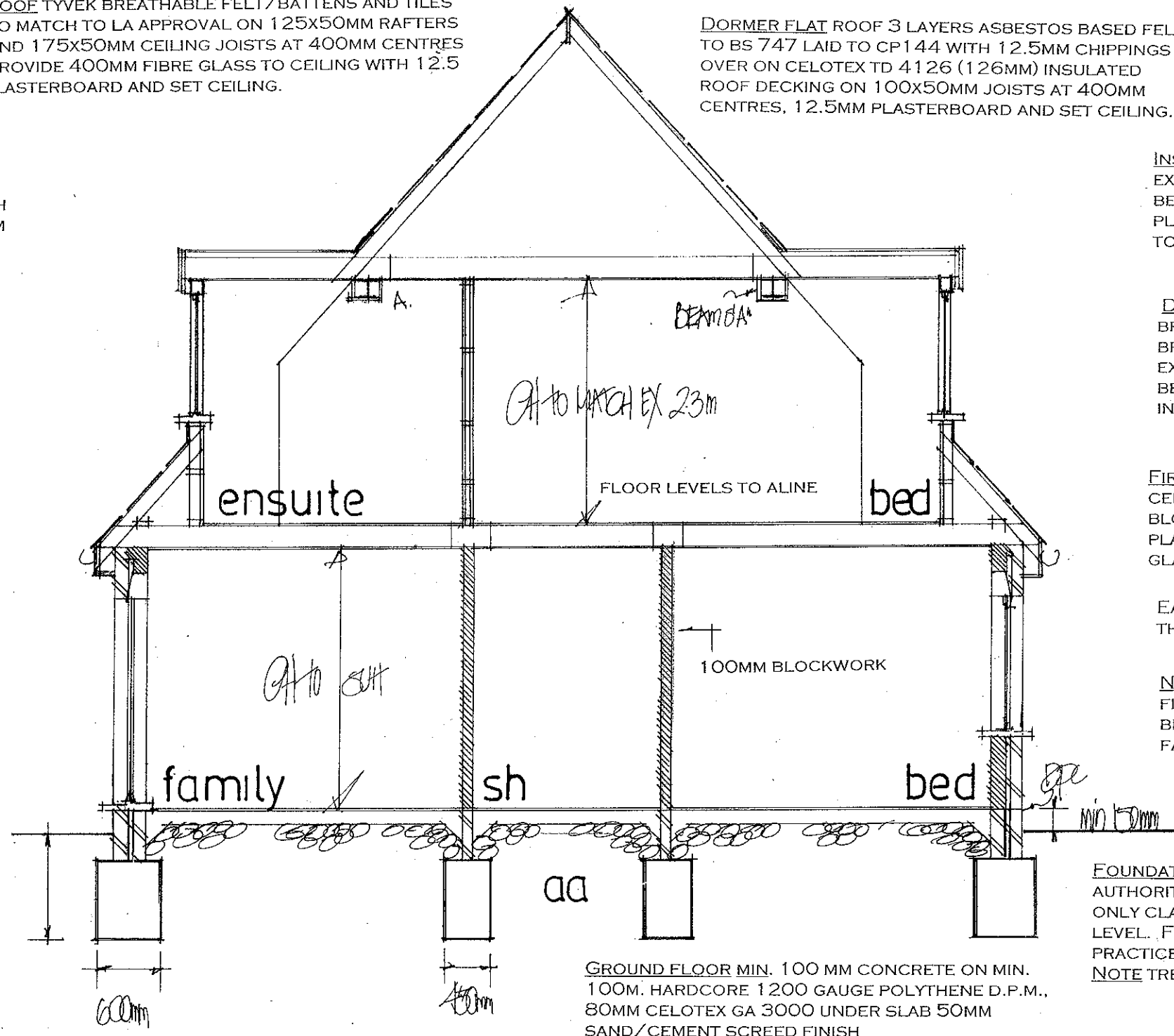
DORMERS FRAME UP IN 100x50MM STUDWORK WELL BRACED AND BUILT OFF TREBLE RAFTER TYVEK BREATHABLE FELT BATTENS AND TILE HANGING EXTERNALLY INSULATE WITH 75MM CELOTEX GA BETWEEN STUDS AND THEN 12MM CELOTEX TB INTERNALLY THEN 12.5MM PLASTERBOARD AND SET.

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.

EAVES DETAILS/FASCIAS AND CORBELLING TO MATCH THE EXISTING DWELLING.

NOTE MECHANICAL VENTS FROM THE EXISTING GROUND FLOOR CLOAKROOM AND THE FIRST FLOOR WC ARE TO BE LINKED TO THE LIGHT SWITCH WITH OVER RUN FACILITY ENSURE 25MM GAP UNDER DOORS.

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.



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scale 1:50

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