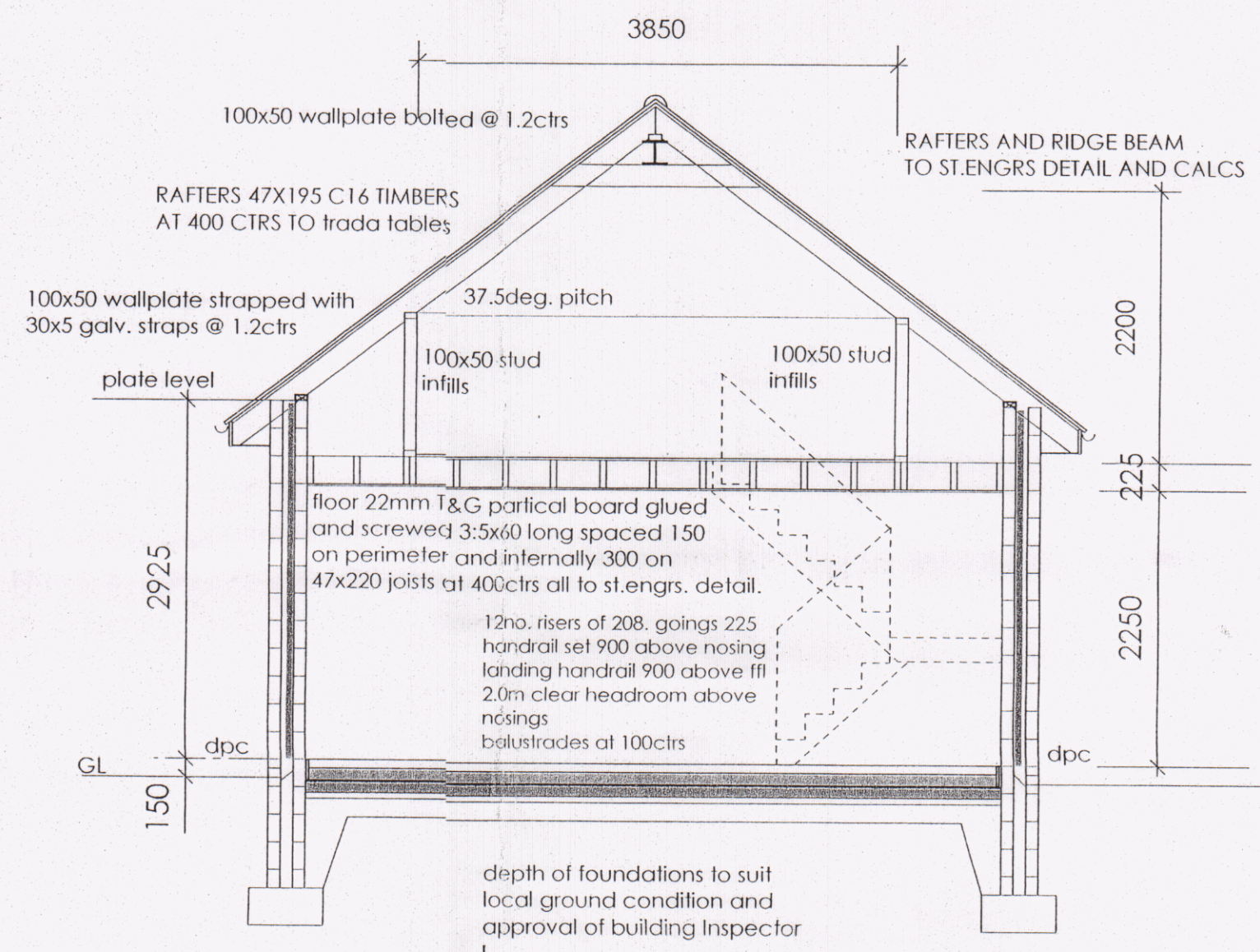
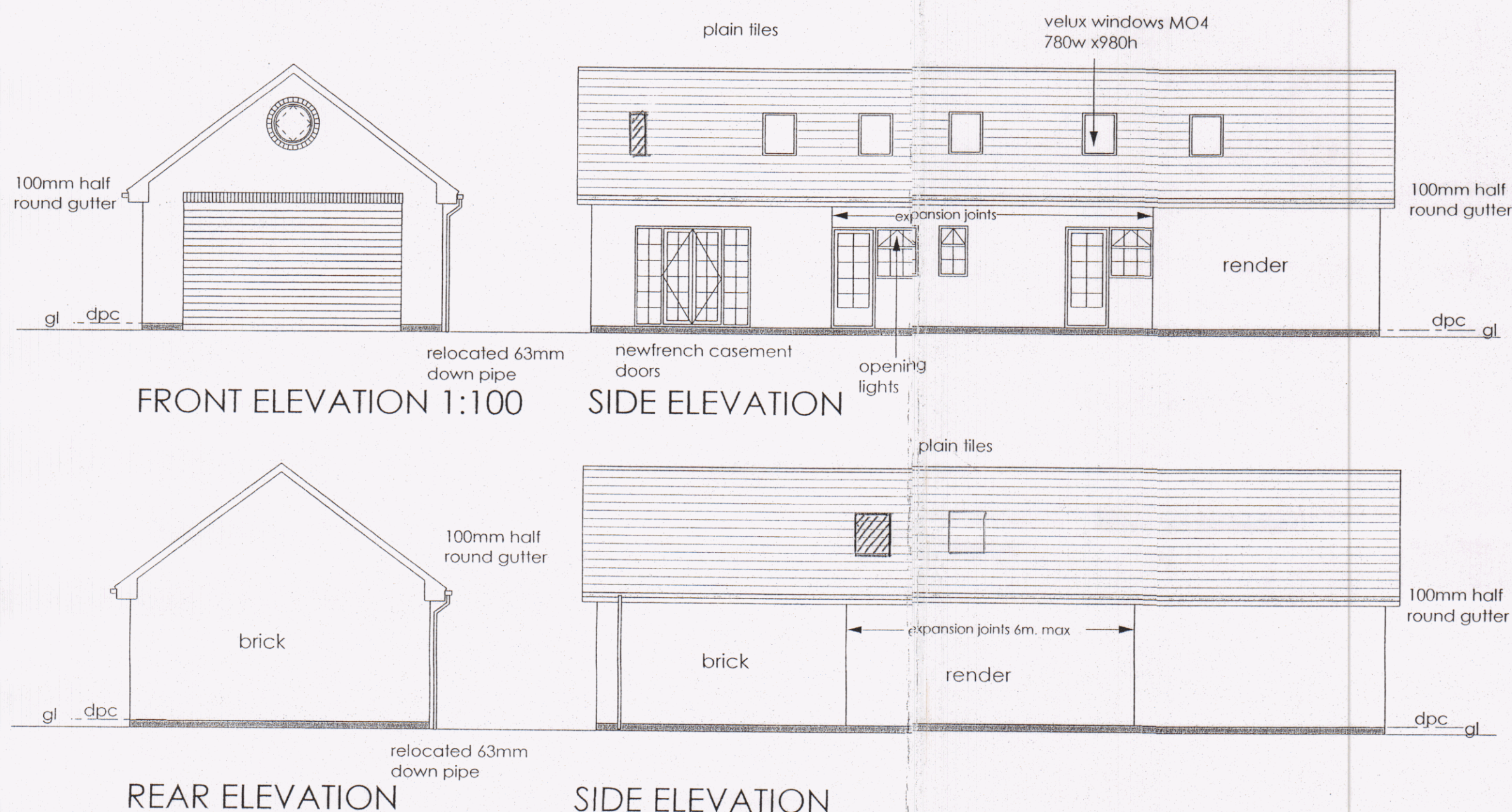
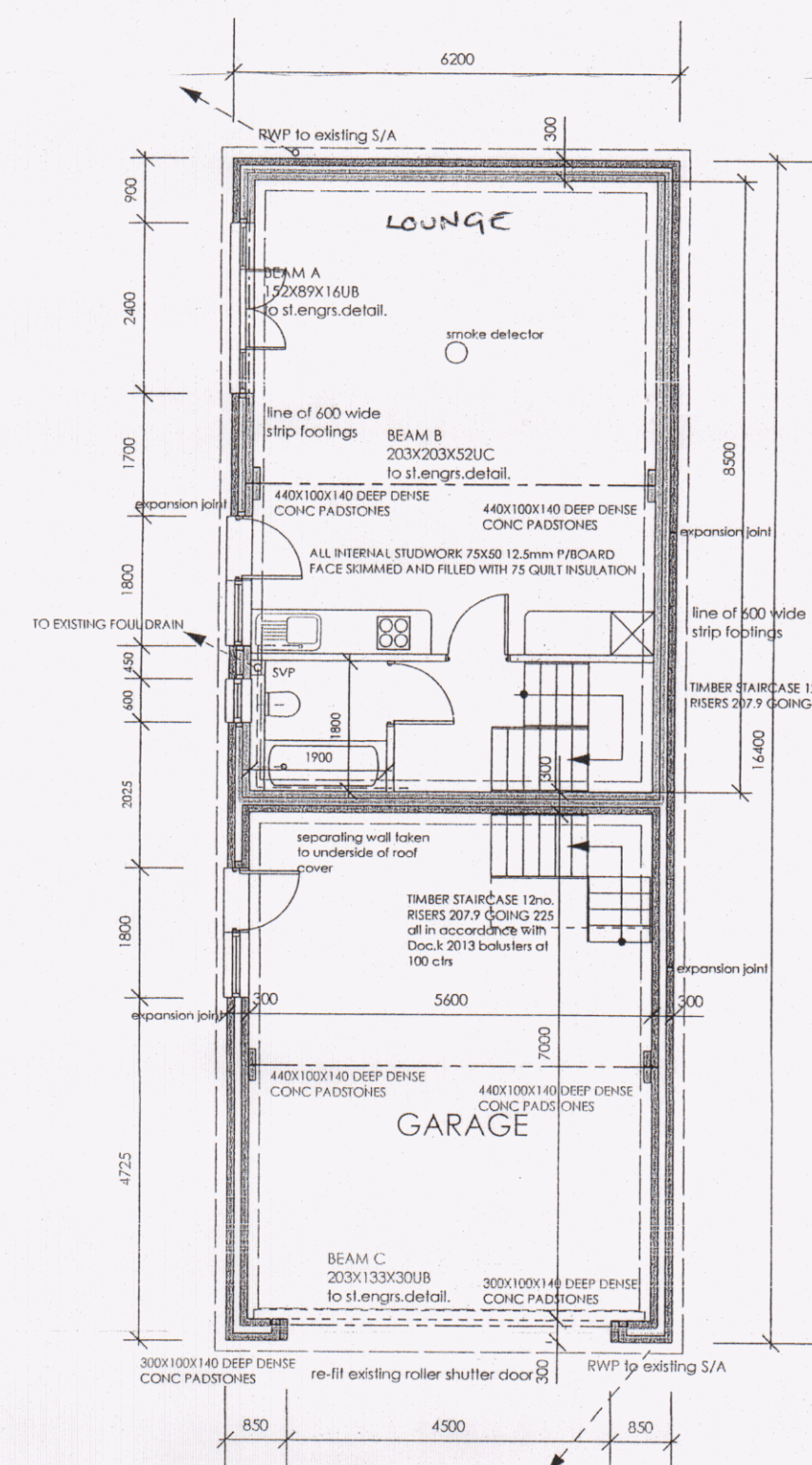


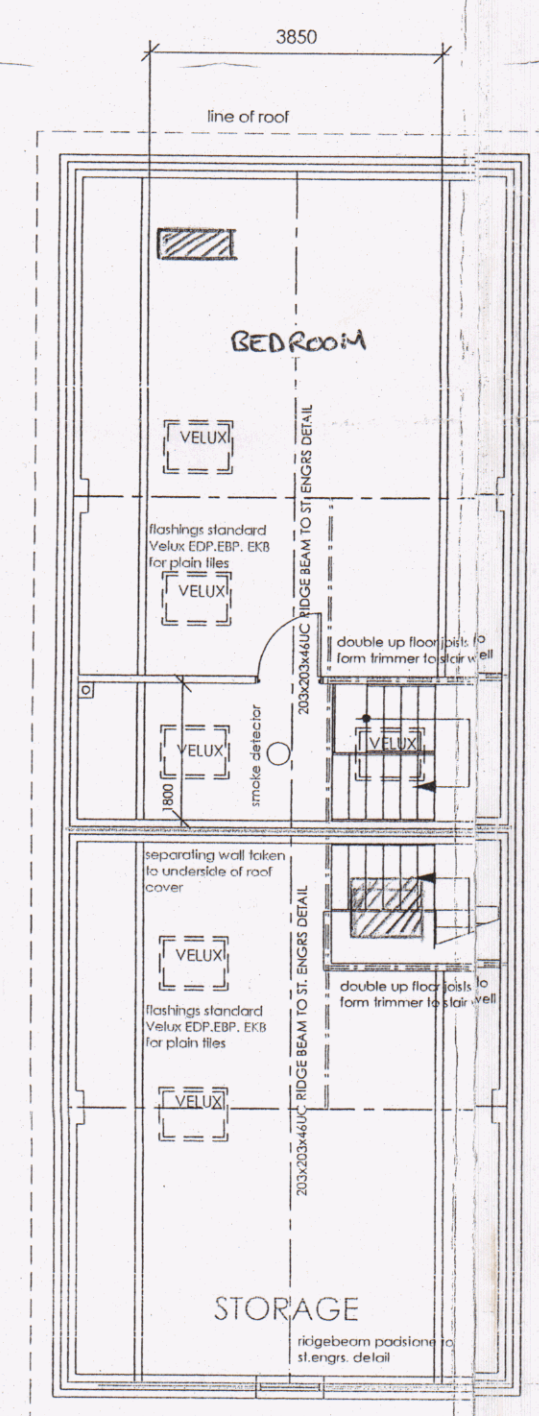


SECTION THROUGH SUMMER HOUSE 1:50

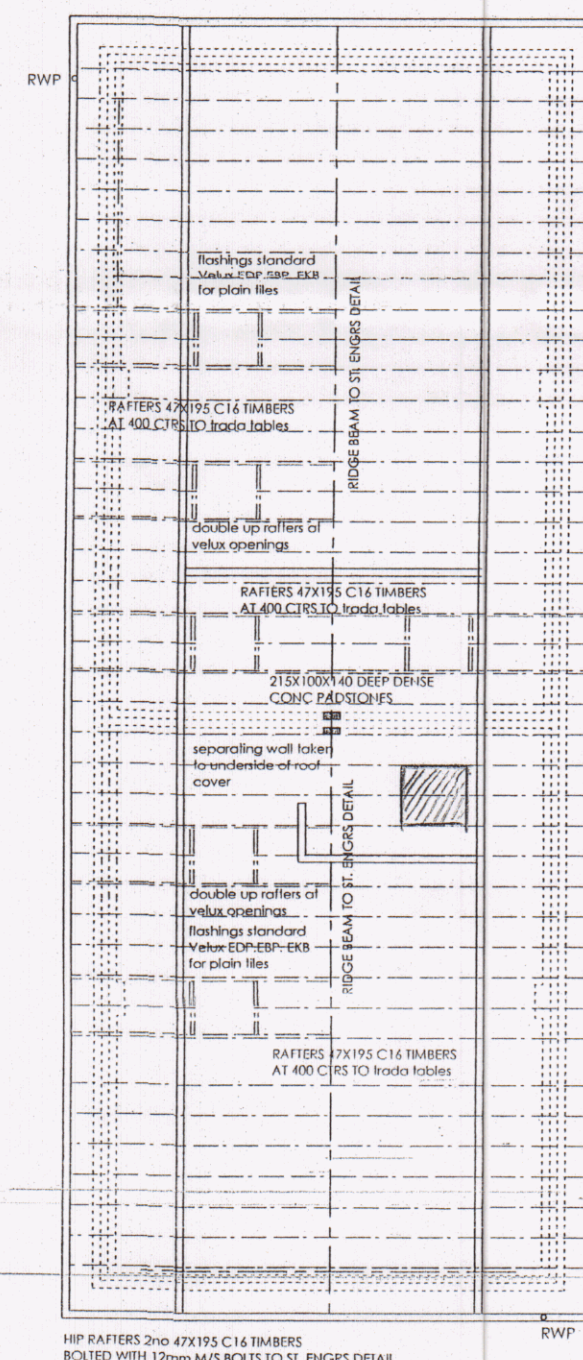
NOTE
FOR SIZE AND DETAIL OF ALL STRUCTURAL
TIMBERS AND STEELWORK PLEASE CONSULT
STRUCTURAL ENGINEERS DETAILS AND CALC.S



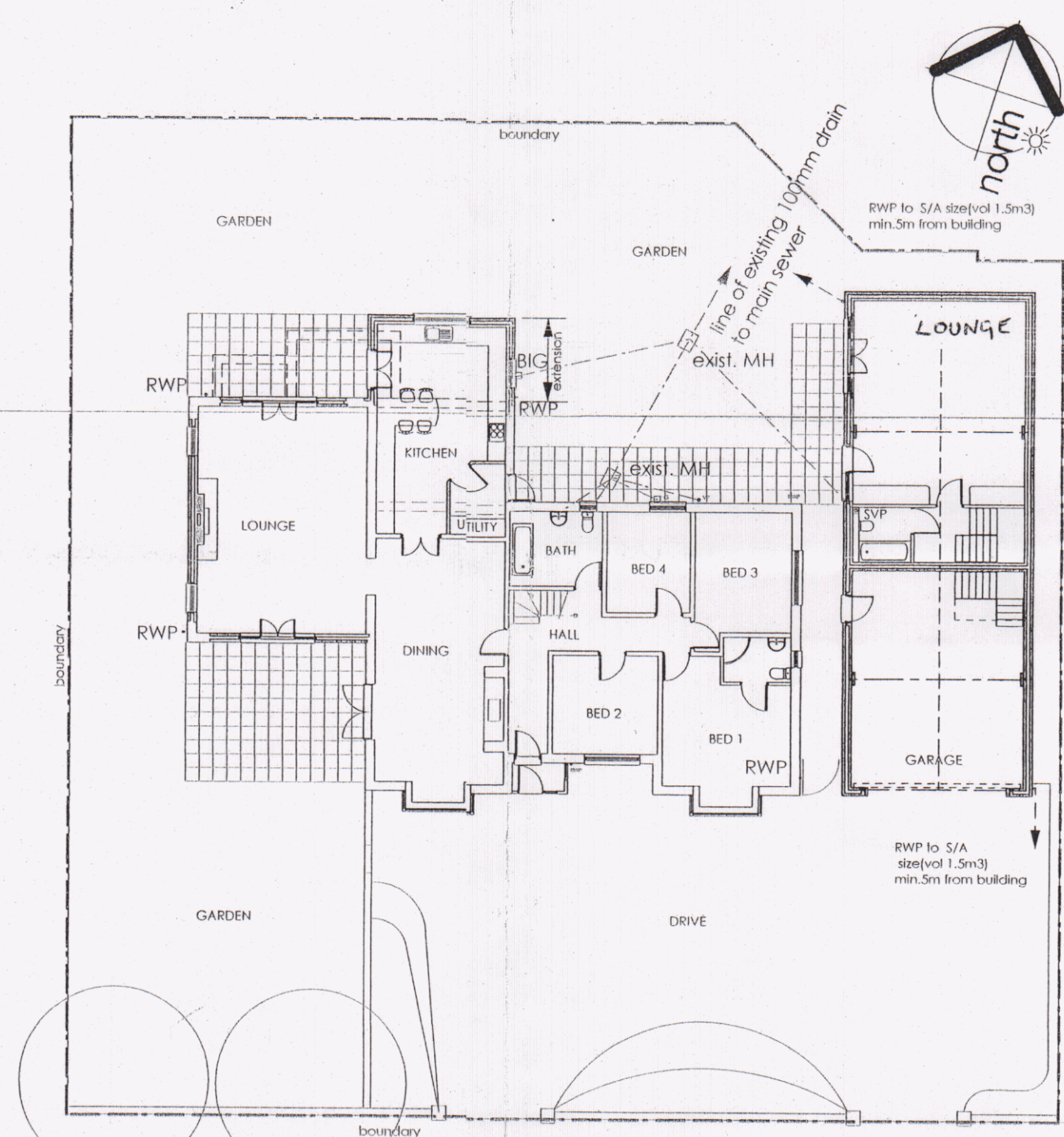
GROUND FLOOR 1:50



FIRST FLOOR 1:50



ROOF PLAN 1:50



SITE PLAN 1:200

CONSTRUCTION NOTES

FOUNDATIONS:(NEW GARAGE)

TO BE TRADITION CONCRETE STRIP FOOTINGS 300 DEEP X600WIDE AT A DEPTH TO SUIT GROUND CONDITIONS AND LOCAL AUTHORITY APPROVAL, NOT LESS THAN 1.2M FROM GROUND LEVEL

WALLS BELOW GROUND LEVEL:

DENSE CONCRETE BLOCKWORK CLASS A, CAVITY FILLED WITH WEAK MIX CONCRETE TO WITHIN A MINIMUM OF 225MM BELOW D.P.C. AND SPLAYED OUTWARDS.

GROUND FLOOR CONSTRUCTION - ANNEXE

70MM REINFORCED SAND AND CEMENT SCREED ON 100MM CONCRETE SLAB ON 1200 GAUGE VISQUEEN D.P.M. ON 100mm CELOTEX INSULATION ON 50MM SAND BUNDING ON MIN. 150MM GRANULAR FILL.

GROUND FLOOR CONSTRUCTION:GARAGE

150mm REINFORCED CONCRETE A252 MESH ON 1200 GAUGE VISQUEEN DPM ON 50mm SAND BUNDING ON MIN 200mm GRANULAR FILL.

D.P.C.:

HORIZONTAL HYLOAD OR SIMILAR AT A HEIGHT OF NOT LESS THAN 150MM ABOVE GROUND LEVEL. ANY VERTICAL D.P.C. HYLOAD OR SIMILAR. CLOSE CAVITY AT OPENINGS WITH THERMABATT CAVITY CLOSERS. CAVITY CLOSED AT EAVES WITH NON-COMBUSTIBLE MATERIAL.

WALL ABOVE D.P.C. :ANNEXE

2 COAT RENDER ON 100MM SKN BLOCKWORK TO MATCH EXISTING. 100MM CAVITY WITH 50mm CELOTEX CW 2000 INSULATION MAINTAIN 50mm AIR GAP. 100MM THERMALITE BLOCKWORK TO INTERNAL SKIN WITH 13MM PLASTER.

STAINLESS STEEL WALL TIES TO BE SET AT 750mm CTRS HORIZONTALLY AND 450mm VERTICALLY STAGGERED.

WALL ABOVE D.P.C. :GARAGE

2 COAT RENDER ON 100MM SKN BLOCKWORK TO MATCH EXISTING. 100MM CAVITY 100MM SKN BLOCKWORK TO INTERNAL SKIN FAIRFACE FINISH. STAINLESS STEEL WALL TIES TO BE SET AT 750mm CTRS HORIZONTALLY AND 450mm VERTICALLY STAGGERED.

FIRST FLOOR

20mm T&G CHIPBOARD FLOORING GLUED AND SCREWED TO JOISTS TO PROVIDE STIFF DIAPHRAGM

ROOF CONSTRUCTION:

ROOF TILES AS EXIST. ON 38 X 25 MM TREATED SOFTWOOD BATTENS AT GAUGE TO SUIT ON BREATHABLE ROOFING MEMBRANE TYPK OR SIMILAR CARRIED WELL INTO GUTTERS AND SECURED WITH CLOUT NAILS. ROOF STRUCTURE TO BE CUT ON SITE TO SIZES SET OUT IN ST. ENGRS. DETAIL AND IN ACCORDANCE WITH TRADA AND BUILDING REGULATION TABLES. WALL PLATE 50 X 100 STRAPPED DOWN AT 1.2 CENTRES WITH 30 X 5MM GALVANISED STRAPS ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAIL AND CALC.S.

THERMAL INSULATION:FIRST FLOOR

PLACE 90mm CELOTEX GA3000 BETWEEN JOISTS, STUDS, SKILING AND LINE INTERNALLY WITH 50mm CELOTEX GA3000.

THERMAL INSULATION: ANNEXE

PLACE 100mm QUILT INSULATION BETWEEN F. JOISTS TO SOFFIT AND LINE WITH 12mm PLASTERBOARD

THERMAL INSULATION: GARAGE

PLACE 90mm CELOTEX GA3000 BETWEEN FLOOR JOISTS, STUDS, LINE INTERNALLY WITH 50mm CELOTEX GA3000 AND FACE SOFFIT. 2 LAYER 9.5 PLASTERBOARD STAGGERED TO PROVIDE 30min FIRE PROTECTION TO GARAGE SOFFIT.

SURFACE WATER DRAINAGE:

SURFACE WATER TO BE DRAINED TO EXISTING SYSTEM. RAIN WATER GUTTERS TO BE 100MM HALF ROUND TO NEW OUTLET AS PLAN. DOWNPIPE 60MM DIA.

WINDOW:

TO BE DOUBLE-GLAZED WITH MINIMUM OPENING WINDOW AREA EQUIVALENT TO 1:20th OF THE FLOOR AREA OF HABITABLE ROOM. TRICKLE VENTILATOR EQUIVALENT TO 8000 SQUARE MM PROVIDED. PROVIDE TOUGHENED GLASS TO BS6206 TO 1.75 ABOVE F.F.L. ALL GLAZING TO COMPLY WITH BS6206, AND APPROVED DOCUMENT L1 WITH REQUIRED U VALUE.

ELECTRICAL:

INSTALLATION TO COMPLY WITH CURRENT I.E.E. REGULATIONS AND ELECTRICITY BOARD REQUIREMENTS.

ALL ELECTRICAL INSTALLATIONS TO BE CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS P1 AND P2 OF SCHEDULE 1 OF THE BUILDING REGS 2010. AN ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671:2001, ISSUED BY A COMPETENT ELECTRICIAN REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME TO BE SUBMITTED TO THE COUNCIL PRIOR TO COMPLETION OF BUILDING WORKS ON SITE.

PROVIDE ENERGY EFFICIENT LIGHT BULBS TO ALL OF THE NEW ROOMS INSTALLATION TO COMPLY WITH CURRENT I.E.E. REGULATIONS AND ELECTRICITY BOARD REQUIREMENTS. PROVIDE THE KITCHEN WITH A COOKER HOOD TO EXTRACT AT THE RATE OF MINIMUM 30 LTRS PER SECOND AND WHICH MAY BE OPERATED INTERMITTENTLY. UTILITY EXTRACT RATE NOT LESS THAN 30 LTRS/SEC. NOTE: LEAVE 10mm GAP UNDER DOORS TO MECH. VENTILATED ROOMS. MECHANICAL VENTILATION TO BATHROOM 15 ltrs per sec

FIRE PROTECTION

ALL STRUCTURAL STEELWORK TO BE CLAD WITH 2 LAYER 12mm PLASTERBOARD TO PROVIDE 30min FIRE PROTECTION.

SANITARY PIPEWORK AND PLUMBING:

ALL INTERNAL DRAINAGE TO BS5572 IN UPVC. WASTES TO HAVE THE FOLLOWING MIN TRAP SIZES. SEAL DEPTHS AND PIPE DIA. SINK - 40MM DIA PIPE WITH 75MM DEEP SEAL ANTI-SYPHON TRAP. WASH BASIN - 32mm DIA. PIPE WITH 75mm DEEP SEAL ANTI-SYPHON TRAP. WC - 100mm DIA. PIPE WITH 'P' OR 'S' TRAP TO SUIT. PROVIDE NEW 100MM SOIL AND VENT PIPE SOUND INSULATE THE DUCT.

ANY NEW RADIATORS TO BE INSTALLED WITH TRVS.

ANY INSULATED PIPES IN ACCORDANCE WITH DOCUMENT L.

FOUL DRAINAGE BELOW GROUND:

PROTECT EXISTING LIVE DRAINS DURING CONSTRUCTION OF EXTENSION. PIPES GENERALLY SHALL BE 100MM DIAMETER UPVC TO BS4660 MINIMUM FALLS 1:80 TO CONNECT WITH EXISTING SYSTEM. WHERE DRAIN PASSES THROUGH WALLS PLACE LINTEL OVER AND LEAVE 50MM SPACE ALL ROUND PIPE MASK OPENINGS ON BOTH SIDES WITH VERMIN PROOF-SHEET TO LA APPROVAL. WHERE DRAINS PASS UNDER BUILDING PROTECT WITH AT LEAST 150 GRANULAR FILL ALL ROUND.

SURFACE WATER DRAINAGE:

SURFACE WATER TO BE DRAINED TO NEW SOAKAWAYS 1.5m3 POLYCRATE OR SIMILAR WRAPPED IN GEOTEXTILE. RAIN WATER GUTTERS TO BE 100MM. DOWNPIPE 65MM DIA.

HEATING

IF INCORPORATED PROVIDE ELECTRIC STORAGE HEATERS

NOTES

REVISIONS

A. Building Reg. requirements added.	nov 10
B. internal layout revised	April 16
C. B. Inspectors requirements added	June 16
D. roof design revised	April 18

PLANS, ELEVATIONS SECTION SITE PLAN AND LOCATION

TITLE PROPOSED GARAGE/ANNEXE WITH STORAGE

10 Park Road Hayling Island Hants

SCALE: 1:50 1:100 1:200

DATE: SEPT 2010

DRWG NO: MH/103

REV NO:D

D.ALLEN

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LOCATION PLAN 1:1250