

PROPOSED TWO STOREY REAR ADDITION.
97, CHURCH ROAD, HAYLING ISLAND, HANTS.
FOR P. HAWKER & R. DAVIES.



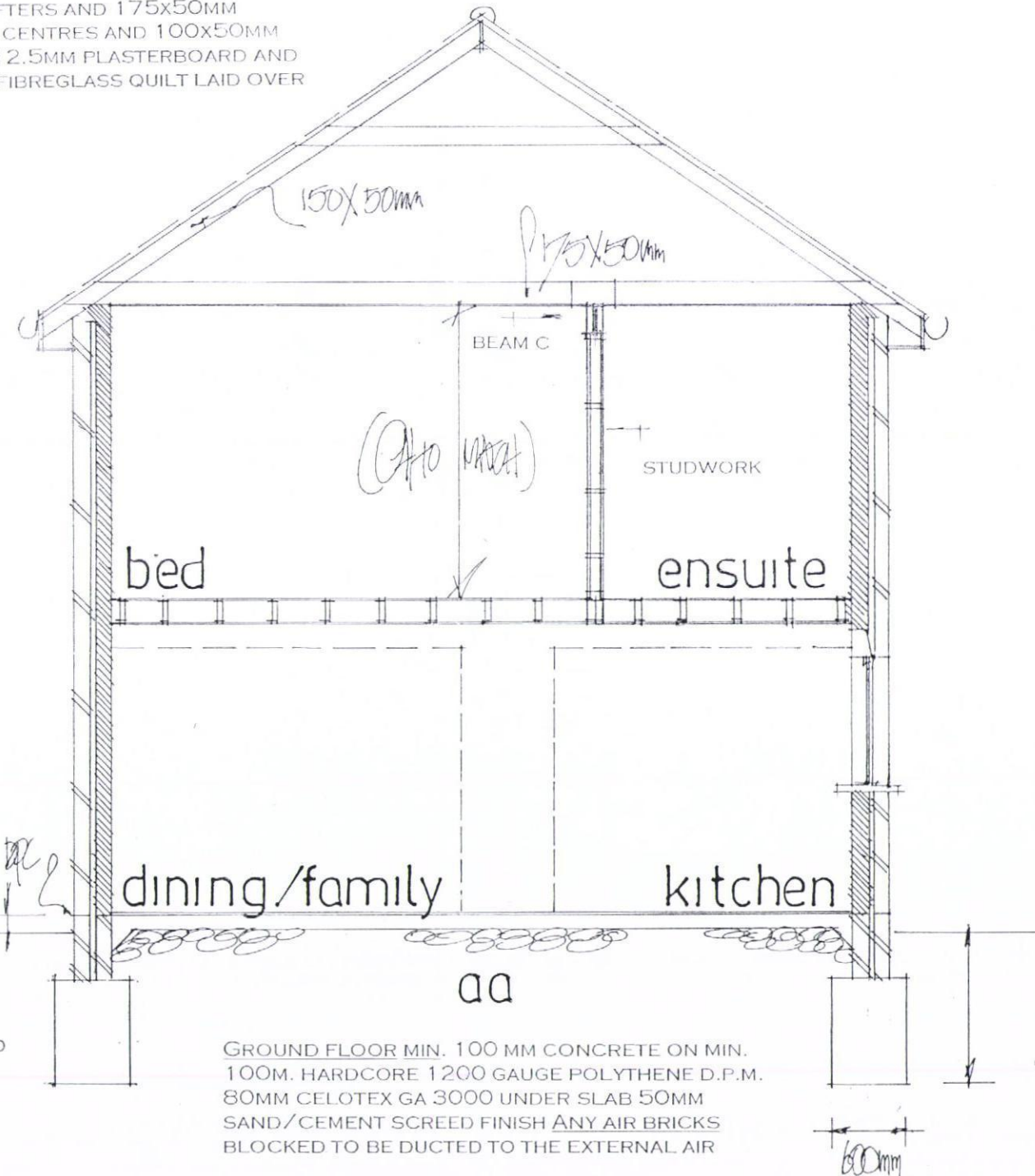
ROOF TYVEK BREATHABLE FELT BATTENS AND TILES TO MATCH ON 150X50MM RAFTERS AND 175X50MM CEILING JOISTS AT 400MM CENTRES AND 100X50MM HIGH LEVEL COLLAR TIES. 12.5MM PLASTERBOARD AND SET CEILING WITH 400MM FIBREGLASS QUILT LAID OVER

STUDWORK WELL BRACED 100X50MM TIMBER WITH 12.5MM PLASTERBOARD AND SET BOTH SIDES INSERT SOUND DEADENING QUILT MIN DENSITY 10KG/M3. BUILT OFF DOUBLE JOIST WHERE APPROPRIATE.

FIRST FLOOR 175X50MM JOISTS AT 400MM CENTRES WITH SOLID BLOCK MID SPAN STRUTTING 22MM T&G FLOORING LAID OVER, 12.5MM PLASTERBOARD AND SET CEILING. INSERT INTO FLOOR ROCK WOOL BATTS MIN DENSITY 10KG/M3.

PLANS TO BE READ IN JUNCTION WITH THE ENGINEERS CALCULATIONS AND DETAILS FOR NEW STEEL BEAMS PADSTONES/BOLTING/FOUNDATIONS AND PIER SIZE ETC.
NOTE ENCASE STEEL BEAMS IN 12.5MM FIRELINE BOARDING FIXED STAGGERED JOINT

FOUNDATIONS 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., TRENCH FILL FOUNDATIONS.
NOTE DUE TO THE CLOSE PROXIMITY OF EXISTING TREES THE DEPTH OF THE FOUNDATIONS IS TO BE AGREED ON SITE WITH THE LOCAL AUTHORITY BUILDING CONTROL PRIOR THE COMMENCEMENT OF ANY WORK



NOTE FOUNDATIONS TAKEN DOWN BELOW INVERT LEVEL OF EXISTING DRAINS

WALLS FACEBRICK TO MATCH EXTERNALLY 100MM CAVITY WITH 50MM CELOTEX INSULATION CLIPPED TO AN INSIDE SKIN OF 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 NEW OPENINGS, SIZE IN ACCORDANCE WITH THE MANUFACTURERS SPAN TABLES MINIMUM 150MM END BEARINGS.

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

RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPE TO PICKUP INTO EXISTING SURFACE WATER DRAINS IF FOUND AVAILABLE TO LA APPROVAL ON SITE, ALTERNATIVELY TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3

PROVIDE MECHANICAL VENTILATION TO NEW SHOWER ROOM/ KITCHEN AND WC DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60-LITRES/SEC

NEW 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. NEW IC IN GARAGE FITTED WITH A DOUBLE SEAL SCREW DOWN COVER AND FRAME

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date oct 15
scale 1:50

SECTION DRAWING

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