

SUPERSEDED

ADDITION TO FORM ANNEXE ACCOMMODATION 6, EASTOKE AVENUE, HAYLING ISLAND, HANTS. FOR MR & MRS A. WATKINS

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/ENSUITE AND EX BATHROOM DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC EX BATHROOM LINKED TO LIGHT SWITCH WITH OVERRUN

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

WALLS TO BE FULLY BONDED TO THE EXISTING CAVITIES AND DAMP-PROOF COURSES TO BE MAINTAINED CONTINUOUS CLOSE ALL REVEALS WITH INSULATED CAVITY CLOSERS.

EX STACK TESTED AND RENEWED IF REQUIRED, BOX IN, NOTE ANY EXISTING DRAINS UNDER THE NEW EXTENSION TO BE EXPOSED AND ENCASED IN 150MM CONCRETE AND PROTECTED WITH LINTELS THROUGH FOUNDATIONS.

SINGLE STACK PLUMBING TO BS 5572 USE 75MM DEEP SEAL TRAPS, SVP TO TERMINATE WITH A DURGO UNIT ABOVE THE LEVEL OF THE INLET OF THE HIGHEST FITTING. PROVIDE A RODDING ACCESS POINT AT THE BASE OF THE STACK

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

FLAT ROOF 3 LAYERS ASBESTOS BASED FELT TO BS 747 LAID TO CP144, 12.5MM CHIPPINGS OVER ON CELOTEX TD 4126 (126MM) THICK INSULATED ROOF DECKING ON 200x63MM OR 200x50MM JOISTS AT 400MM CENTRES. 12.5MM PLASTERBOARD AND SET TO CEILING.

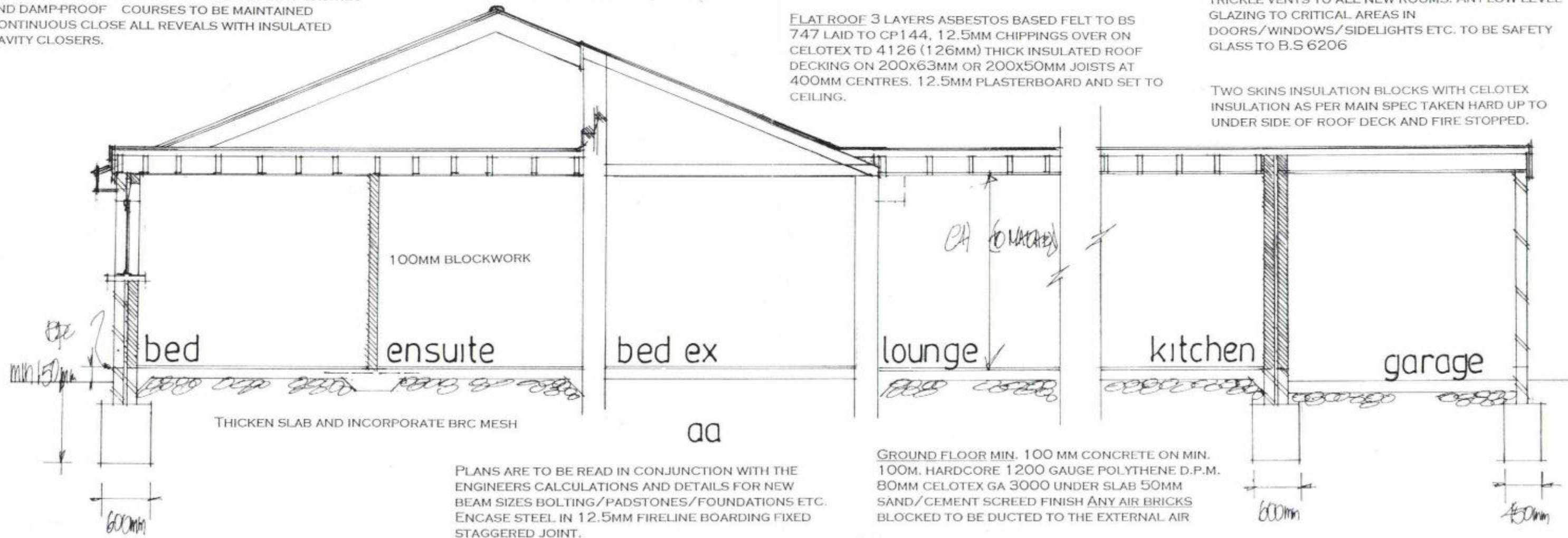
WALLS 100MM BLOCKS RENDERED TO MATCH EXTERNALLY 100MM CAVITY WITH 50MM CELOTEX INSULATION CLIPPED TO AN INSIDE SKIN OF 100MM CELCON SOLAR BLOCKS INTERNALLY RENDER AND SET TIE WALLS WITH APPROVED STAINLESS STEEL WALL TIES EVERY 750MM HORIZONTALLY AND 450MM VERTICALLY

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

TWO SKINS INSULATION BLOCKS WITH CELOTEX INSULATION AS PER MAIN SPEC TAKEN HARD UP TO UNDER SIDE OF ROOF DECK AND FIRE STOPPED.



PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENGINEERS CALCULATIONS AND DETAILS FOR NEW BEAM SIZES BOLTING/PADSTONES/FOUNDATIONS ETC. ENCASE STEEL 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.

date nov 14
scale 1:50

SECTION DRAWING

PETER J. WALKER MRICS
CHARTERED SURVEYOR
182 SEAFRONT, HAYLING ISLAND, HANTS
PO11 9 AN

TEL: 02392467571