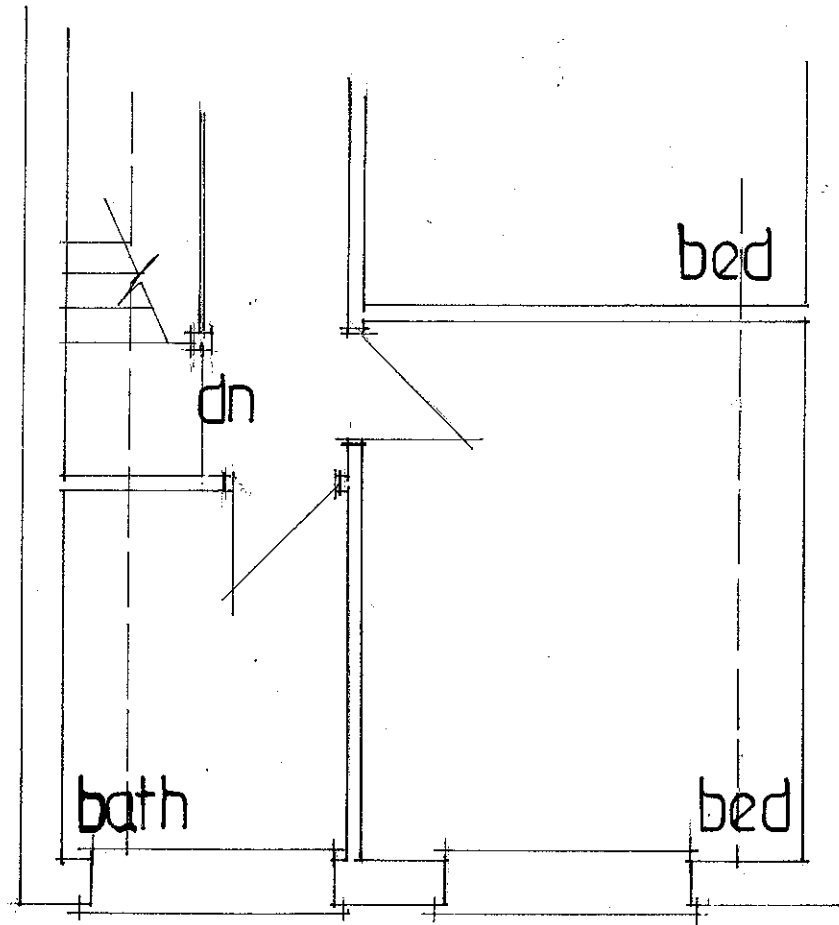
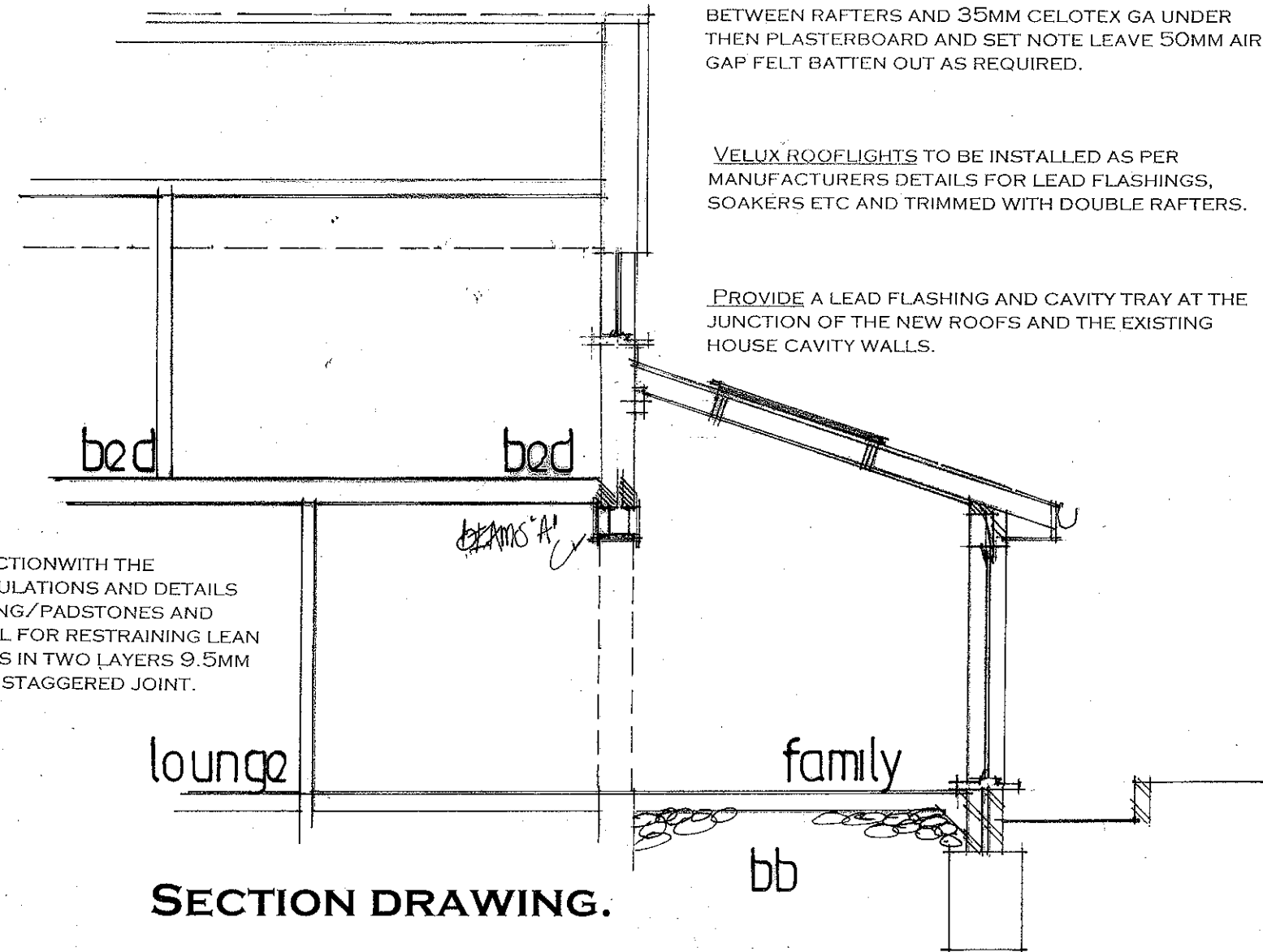


**PROPOSED SINGLE STOREY SIDE/REAR ADDITION.
16, EARNLEY ROAD, HAYLING ISLAND, HANTS.
FOR MR & MRS A. FERGUSON.**



PART FIRST FLOOR

PLANS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS FOR NEW STEEL BEAMS/BOLTING/PADSTONES AND FOUNDATIONS ETC. AND DETAIL FOR RESTRAINING LEAN TO ROOF. NOTE ENCASE STEELS IN TWO LAYERS 9.5MM PLASTERBOARD AND SET FIXED STAGGERED JOINT.



SECTION DRAWING.

LEAN TO ROOF AS PER MAIN SPEC USE 125x50MM RAFTERS WITH 100MM CELOTEX GA INSULATION BETWEEN RAFTERS AND 35MM CELOTEX GA UNDER THEN PLASTERBOARD AND SET NOTE LEAVE 50MM AIR GAP FELT BATTEN OUT AS REQUIRED.

VELUX ROOFLIGHTS TO BE INSTALLED AS PER MANUFACTURERS DETAILS FOR LEAD FLASHINGS, SOAKERS ETC AND TRIMMED WITH DOUBLE RAFTERS.

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

RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPES TO PICK UP INTO EX SW DRAINS ADJUSTED AS REQUIRED OR 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 KITCHEN AND SHOWER ROOM DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC NOTE SHOWER VENT LINKED TO LIGHT SWITCH WITH OVERRUN.

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

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

date jan 2013
scale 1:50

PETER J. WALKER MRICS
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