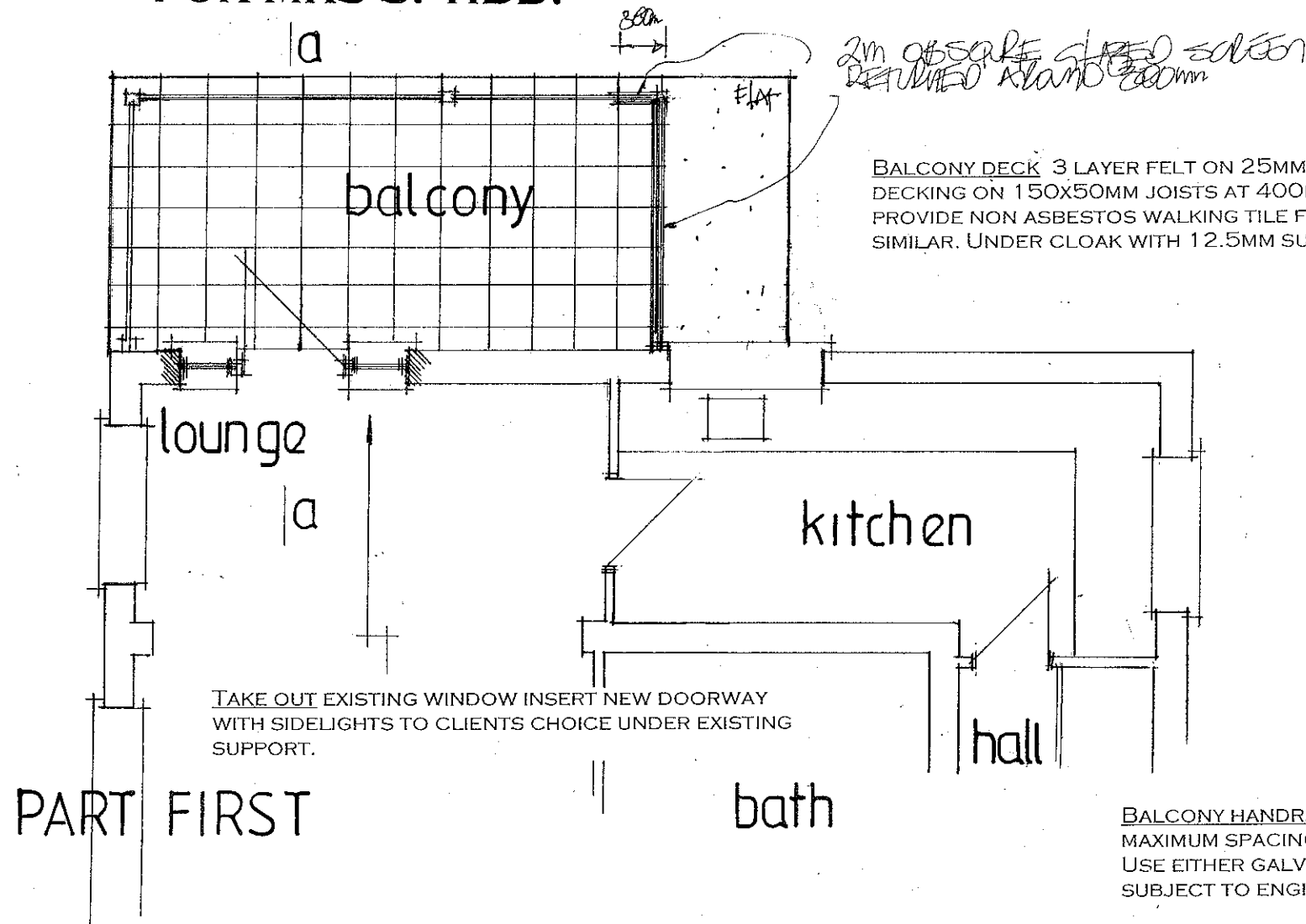


**PROPOSED COVERED WAY INCORPORATING BALCONY TO FLAT OVER
GORSEWAY NURSERY SCHOOL, FARRINGDON HOUSE, MANOR ROAD, HAYLING ISLAND, HANTS.
FOR MRS S. TIDD.**



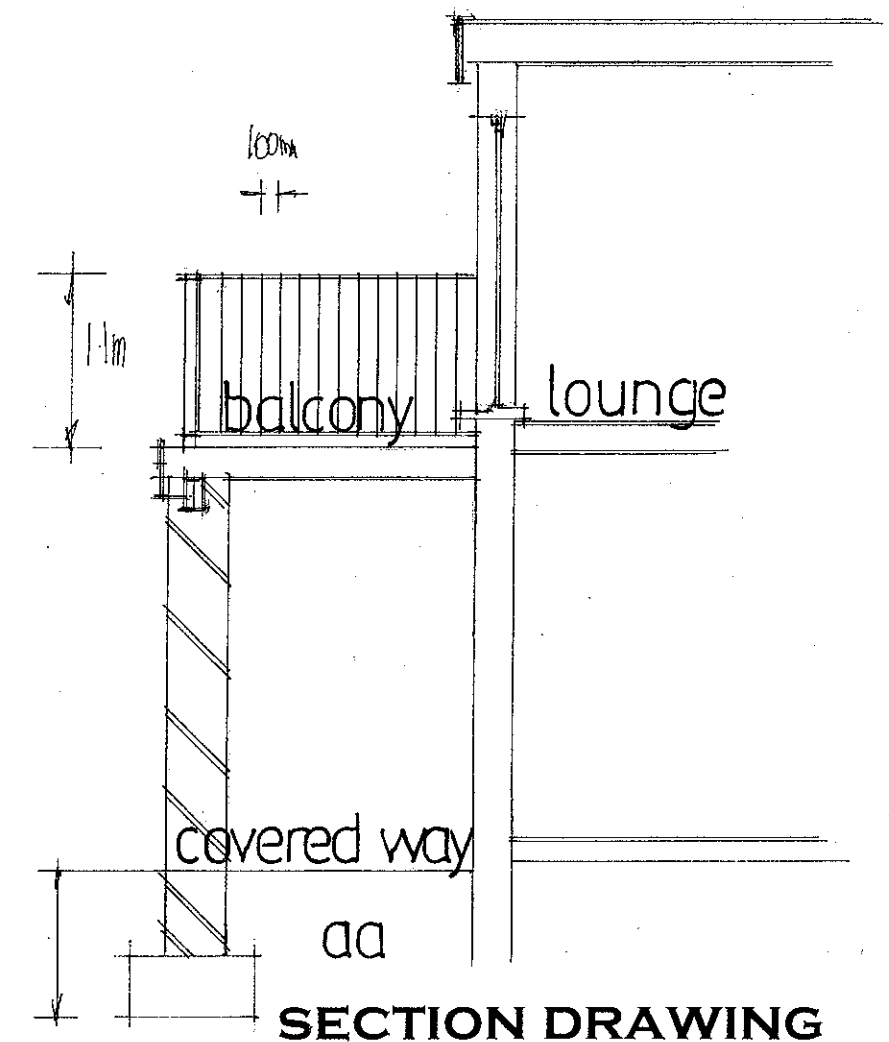
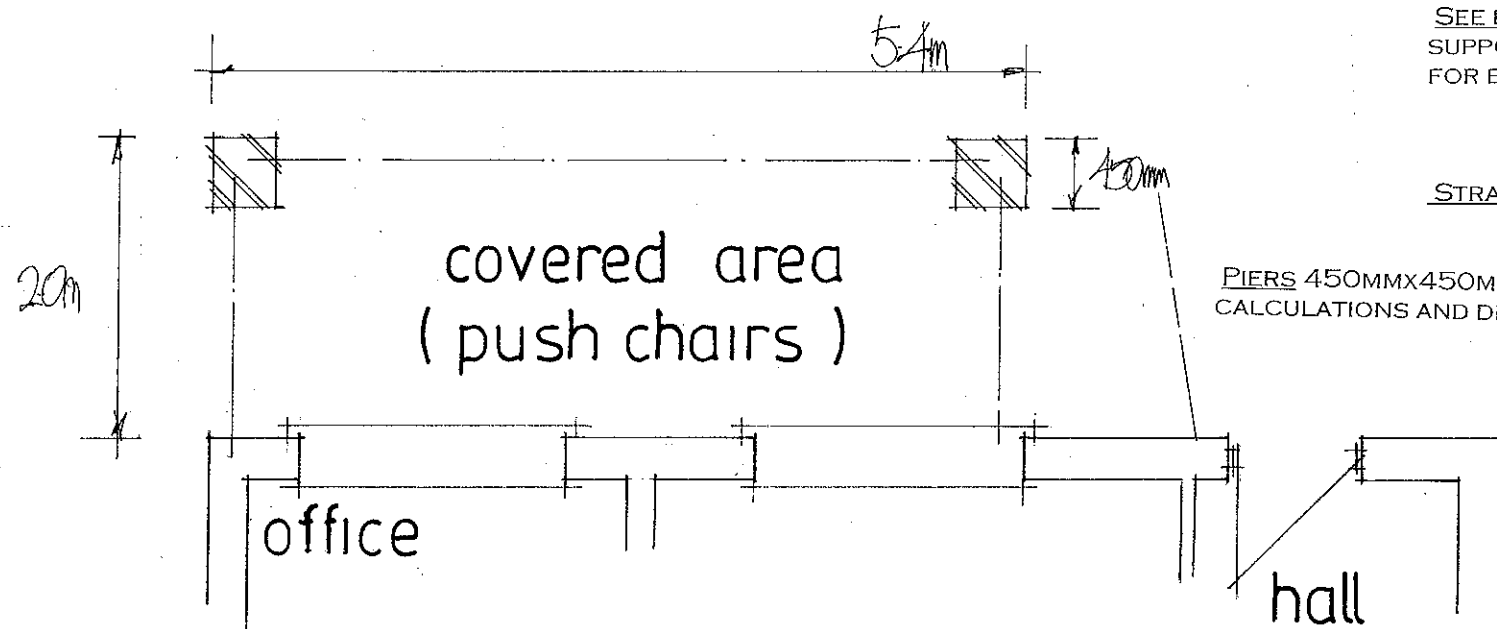
NOTE THE EXISTING BOILER IS TO BE RESITED CLEAR OF
BALCONY THE NEW POSITION IS TO BE AGREED WITH LA
BUILDING CONTROL PRIOR TO THE COMMENCEMENT OF
ANY WORK ON SITE.

BALCONY HANDRAIL MINIMUM 1.1M HIGH WITH 100MM
MAXIMUM SPACING OF VERTICAL PATTERN GUARDING.
USE EITHER GALVANISED WROUGHT IRON OR TIMBER ALL
SUBJECT TO ENGINEERS DESIGN AND CALCULATIONS.

SEE ENGINEERS DETAILS AND CALCULATIONS FOR
SUPPORT BEAMS/PIERS/FOUNDATIONS AND DESIGN
FOR BALCONY HANDRAIL.

STRAP DOWN NEW BALCONY SEE ENGINEERS DETAIL

PIERS 450MMX450MM BRICK PIERS SEE ENGINEERS
CALCULATIONS AND DETAILS



FOUNDATIONS TO PIERS BE MINIMUM 1 M. DEEP TO
LOCAL AUTHORITY APPROVAL TO SUIT SITE CONDITIONS.
FOUNDATIONS ALSO TO COMPLY WITH NHBC PRACTICE
NOTE WITH REGARD TO ANY TREES.
NOTE TRENCH FILL FOUNDATIONS IF REQUIRED.

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

TEL: 02392 467571

date sept 2012
scale 1:50

*Balcony Area 6.450m
2m SCREEN ADDED
RETURNED 300mm NOV 2012*