REFUSE

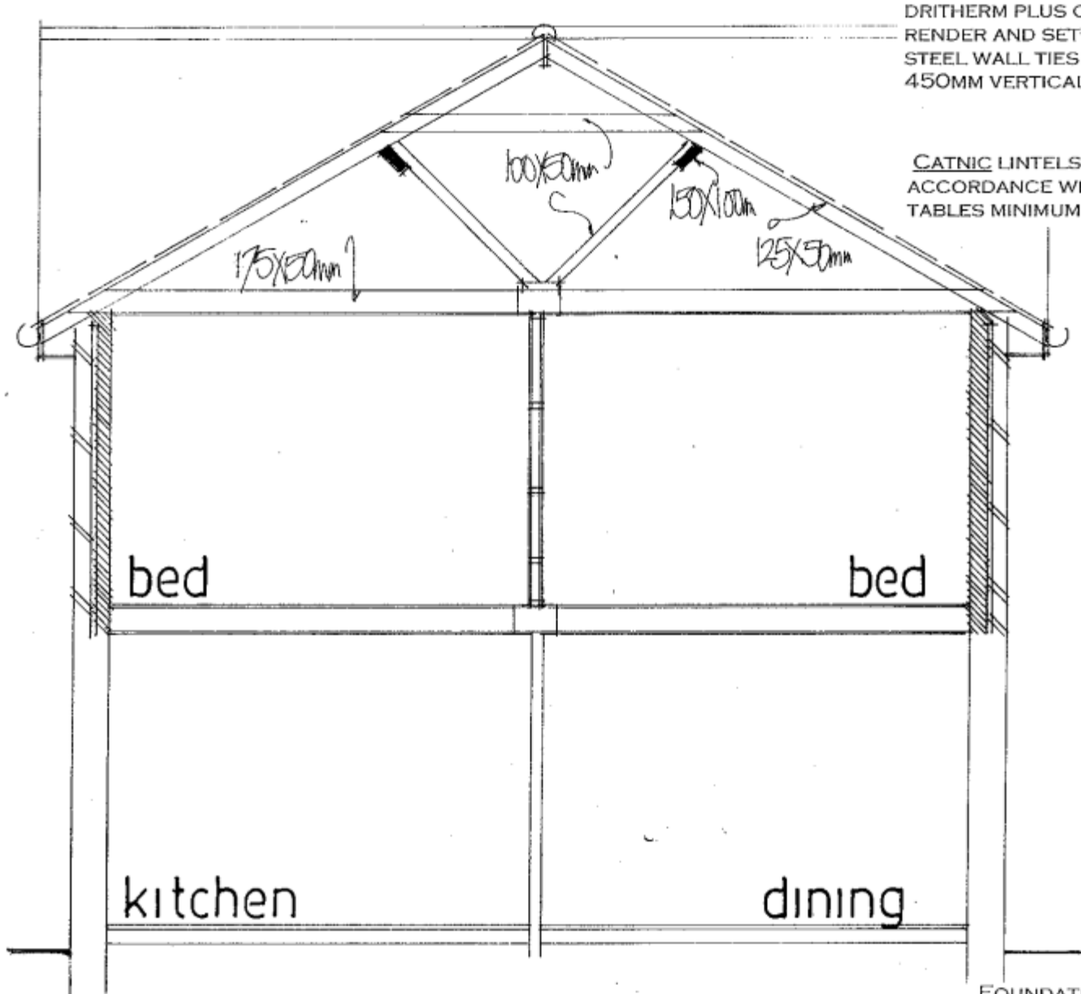
ED FIRST FLOOR REAR ADDITION.
MARYS ROAD, HAYLING ISLAND, HANTS.
FOR MR & MRS SHAYEGAN.

STRAP DOWN NEW ROOF/GABLE END AND FIRST FLOOR JOISTS WITH MILD STEEL ANCHORS MINIMUM CROSS SECTION 30MMX5MM AND AT 1.2M CENTRES. CLOSE TOP OF NEW CAVITY WALLS WITH BRICKWORK.

WALLS 112MM FACEBRICKS TO LA APPROVAL EXTERNALLY CAVITY TO MATCH EXISTING FULL FILL WITH DRITHERM PLUS 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 OPENINGS, SIZE IN ACCORDANCE WITH THE MANUFACTURERS SPAN TABLES MINIMUM 150MM END BEARINGS.

ROOF TYVEK BREATHABLE FELT/BATTENS AND TILES TO LA APPROVAL ON 125X50MM RAFTERS AND 175X50MM CEILING JOISTS AT 400MM CENTRES AND 150X100MM PURLIN WITH 100X50MM STRUTS AT 1.2M CENTRES ONTO LOAD BEARING STUD WALL. 12.5MM PLASTERBOARD AND SET CEILING WITH 400MM FIBRE GLASS QUILT LAID OVER.



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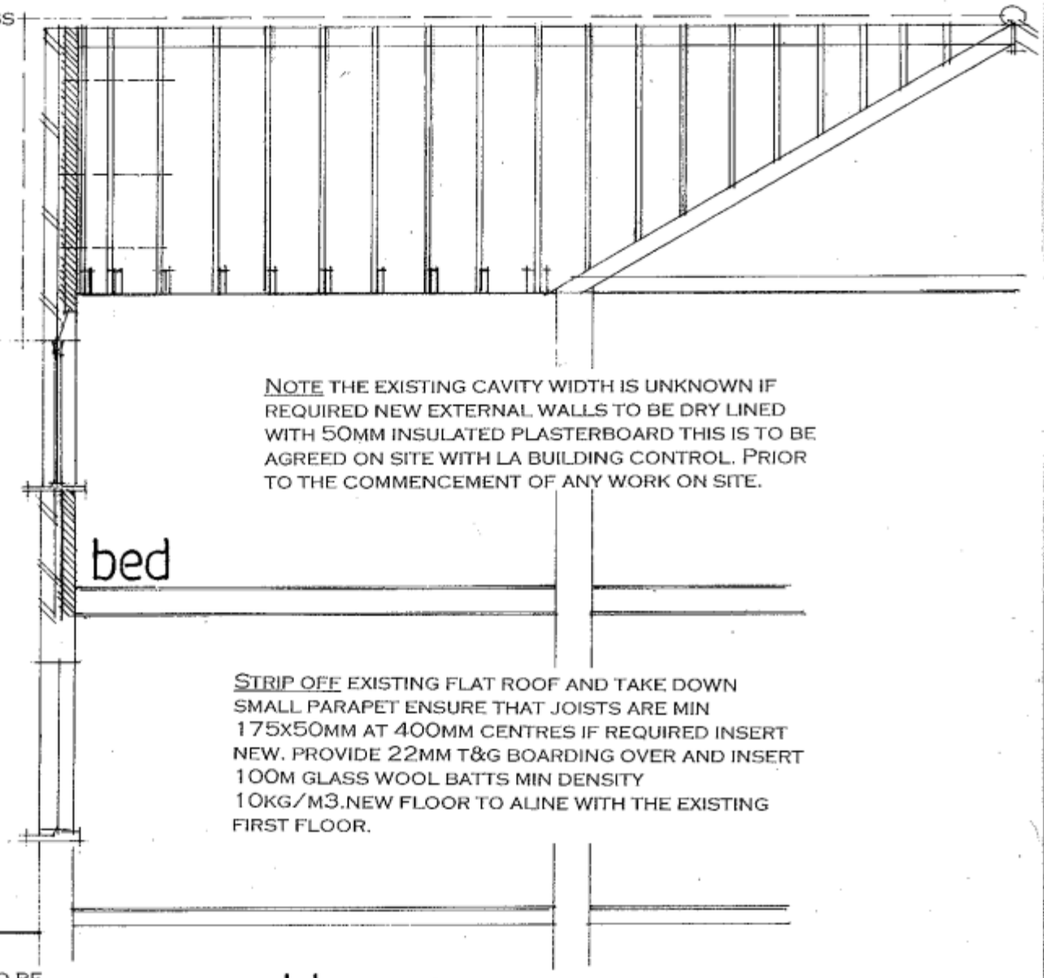

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NOTE THE EXISTING CAVITY WIDTH IS UNKNOWN IF REQUIRED NEW EXTERNAL WALLS TO BE DRY LINED WITH 50MM INSULATED PLASTERBOARD THIS IS TO BE AGREED ON SITE WITH LA BUILDING CONTROL. PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE.

STRIP OFF EXISTING FLAT ROOF AND TAKE DOWN SMALL PARAPET ENSURE THAT JOISTS ARE MIN 175X50MM AT 400MM CENTRES IF REQUIRED INSERT NEW. PROVIDE 22MM T&G BOARDING OVER AND INSERT 100M GLASS WOOL BATTS MIN DENSITY 10KG/M3.NEW FLOOR TO ALINE WITH THE EXISTING FIRST FLOOR.

NOTE IT IS ASSUMED THAT THE EXISTING WALL BETWEEN THE KITCHEN AND DINING ROOM IS LOAD BEARING AND TAKES THE EXISTING FLAT ROOF JOISTS. IF ON OPENING UP THIS IS NOT THE CASE A NEW STEEL BEAM WILL BE REQUIRED. THIS IS ALL TO BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE.

ELECTRICAL INSTALLATION BY APPROVED CERTIFICATED ELECTRICIAN TO COMPLY WITH APPROVED DOCUMENT P.
CERTIFICATE TO BE ISSUED ON COMPLETION OF WORK.
BY COMPETENT APPROVED CERTIFICATED ELECTRICIAN
USE ENERGY EFFICIENT LIGHT BULBS AND FITTINGS.

FOUNDATIONS NOTE EXISTING FOUNDATIONS TO BE OPENED UP FOR INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY INCLUDING THE INTERNAL WALL PRIOR TO COMMENCEMENT.

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

RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS TO PICK UP INTO EXISTING RAINWATER DOWNPIPES EXTENDED AS REQUIRED.
ANY NEW RADIATORS TO BE FITTED WITH TRV VALVES.

PROVIDE MECHANICAL VENTILATION TO NEW ENSUITE DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC

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

TEL: 02392 467571

date may 2011
scale 1:50

.NOTE CHECK ALL MEASUREMENTS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.