

SINGLE STOREY REAR ADDITION & ALTS 13, SELANGOR AVENUE, EMSWORTH, HANTS. FOR MR J. PHILLIPS.

NOTE PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS' DETAILS AND CALCULATIONS FOR STEEL BEAM AND TRIMMER SIZES ALSO PADSTONE AND FOUNDATION DETAILS. ENCASE STEEL IN 12.5MM FIRELINE BOARDING FIXED STAGGERED JOINT.

WALLS CAVITY WALLS BRICK/BLOCK AND RENDER TO MATCH EXTERNALLY SEE SEPARATE DETAIL SHEET.

STUDWORK WELL BRACED 100X50MM TIMBER WITH 12.5MM PLASTERBOARD AND SET BOTH SIDES INSERT BETWEEN STUDS 100MM THICK SOUND DEADENING QUILT MINIMUM DENSITY 10KG/M3 ALL BUILT OFF DOUBLE JOISTS WHERE APPROPRIATE.

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.

WINDOWS TO BE DOUBLE AND TO ACHIEVE A U VALUE OF 1.4W/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 PICK UP 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 KITCHEN AND BATHROOM 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 WHERE SHALLOW.

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

CONSTRUCT ROOF STRICTLY IN ACCORDANCE WITH BS5250 TO PREVENT CONDENSATION RISK

FLAT ROOF 13MM SPAR CHIPPINGS ON 3-LAYER HIGH PERFORMANCE TORCH ON BREATHABLE FELT TO BS747, CP144 PART 31977. NOTE SEE SEPARATE DETAIL SHEET FOR DETAILS OF WARM FLAT ROOF CONSTRUCTION. ENSURE WALL INSULATION IS TAKEN UP TO MEET UNDERSIDE OF THE CELOTEX TO ENSURE WARM ROOF CONSTRUCTION. FLAT COVERING SHOULD ACHIEVE AA. AB. OR AC CLARIFICATION FOR FIRE PROTECTION

LANTERN ROOFLIGHT TO BE INSTALLED BY A SPECIALIST COMPANY STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND DETAILS FOR LEAD FLASHINGS ETC. SEE ENGINEERS CALCS FOR TRIMMER SIZES.

3.6M X 2.4M LANTERN ROOFLIGHT

FLAT ROOF JOISTS 225X50MM AT 400MM CENTRES

TRIMMERS A

STEEL A

STEEL B

MAX 3M FROM EX GROUND LEVEL

2.3M CEILING HEIGHT

bed

lounge

family

AA

GROUND FLOOR SOLID GROUND FLOOR CONSTRUCTION SEE SEPARATE DETAIL SHEET.

ANY AIR BRICKS BLOCKED TO BE DUCTED TO THE EXTERNAL AIR

600MM

date aug 24
scale 1:50

SECTION DRAWING AA

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