

PROPOSED TWO STOREY SIDE ADDITION 170, WAKEFORDS WAY, WEST LEIGH, HANTS FOR MR & MRS C. PAGE

NEW SINGLE STACK PLUMBING TO BS 5572 USE 75MM DEEP SEAL TRAPS, SVP TO TERMINATE A MINIMUM OF 900MM ABOVE THE NEAREST OPENING WINDOW. 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 ROOF AND THE EXISTING CAVITY WALLS OF THE HOUSE STEPPED AS REQUIRED.

NOTE ANY EXISTING DRAINS UNDER THE NEW EXTENSION TO BE EXPOSED AND ENCASED IN 150MM CONCRETE AND PROTECTED WITH LINTELS THRO FOUNDATIONS.

STUDWORK WELL BRACED 100x50MM TIMBER WITH 12.5MM PLASTERBOARD AND SET BOTH SIDES INSERT SOUND DEADENING QUILT AND BUILT OFF DOUBLE JOISTS WHERE APPROPRIATE.

FIRST FLOOR 175x50MM JOISTS AT 400MM CENTRES WITH 22M MOISTURE RESISTANT BOARDING OVER, INSERT 100MM SOUND DEADENING QUILT MINIMUM DENSITY 10KG/M3. PROVIDE SOLID BLOCK MID SPAN STRUTTING, WITH 12.5MM PLASTERBOARD AND SET CEILING.

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 THE SEWER SHOW THE EXACT DEPTH OF FOUNDATIONS TO BE AGREED WITH LA BUILDING CONTROL PRIOR TO COMMENCEMENT AND STEPPED AS REQUIRED. NOTE SEE SEWER SURVEY ATTACHED

ROOF TYVEK BREATHABLE FELT BATTENS AND TILES TO MATCH ON 125x50MM RAFTERS AND 175x50MM CEILING JOISTS AT 400MM CENTRES. 150x100MM PURLIN WITH 100x50MM STRUTS AT 1.2M CENTRES TO CENTRAL UNIVERSAL BEAM A (STRAP ACROSS CEILING JOISTS) 12.5MM PLASTERBOARD AND SET CEILING WITH 400MM FIBRE GLASS QUILT LAID OVER.

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.

WALLS FACE BRICK 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.

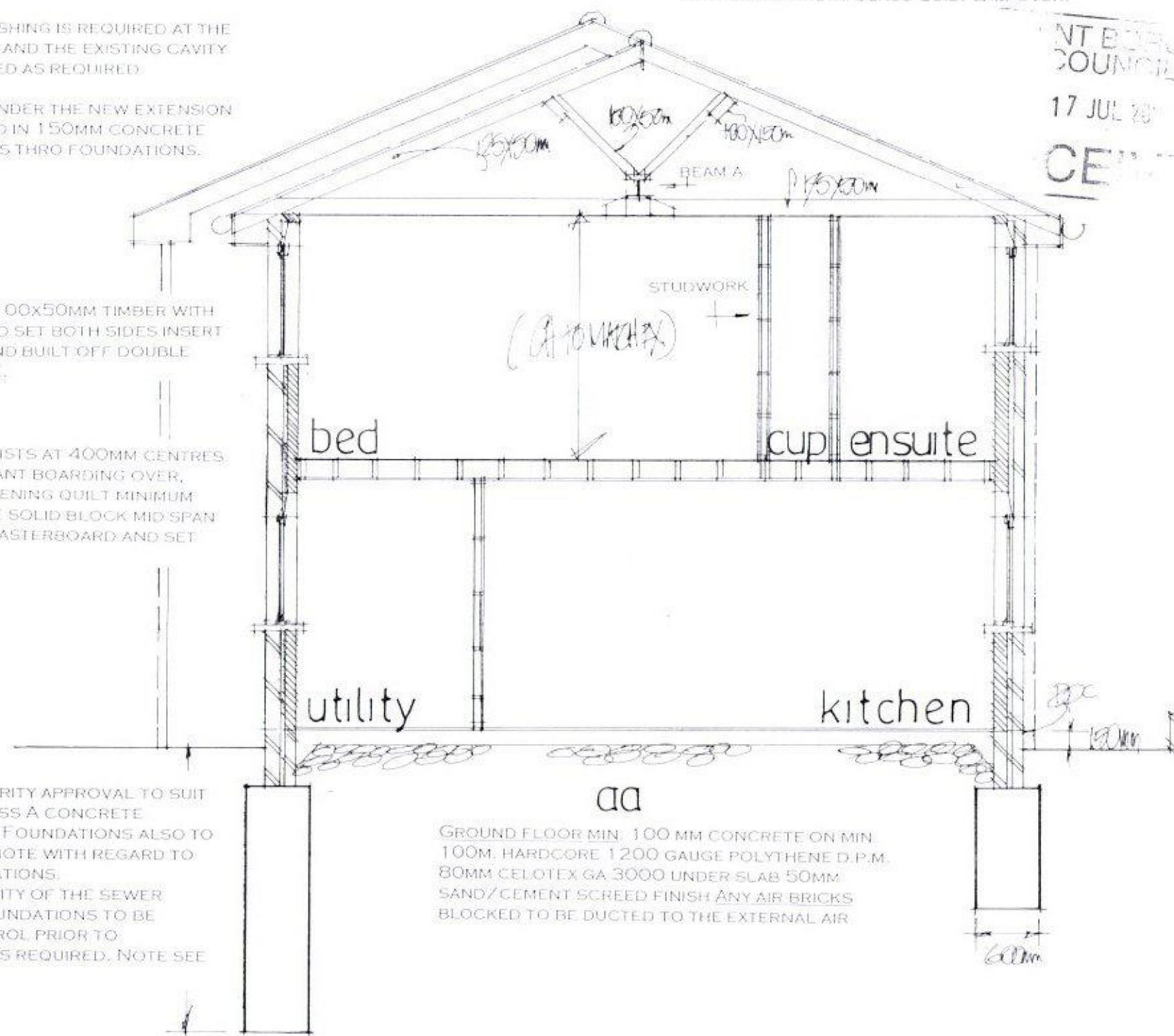
STRAP DOWN NEW ROOF WITH MILD STEEL ANCHORS MINIMUM CROSS SECTION 30MMx5MM AND AT 1.2M CENTRES. CLOSE TOP OF NEW CAVITY WALLS WITH BRICKWORK.

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

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

LOWER GROUND AROUND EXTENSION AS SHOWN BUILD SMALL RETAINING WALL AS REQUIRED

PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS CALCULATIONS AND DETAILS FOR NEW BEAM SIZES, PADSTONES/BOLTING AND FOUNDATIONS ETC. ENCASE STEEL WORK IN 12.5MM FIRELINE BOARDING FIXED STAGGERED JOINT.



date july 17
scale 1:100

SECTION DRAWING

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