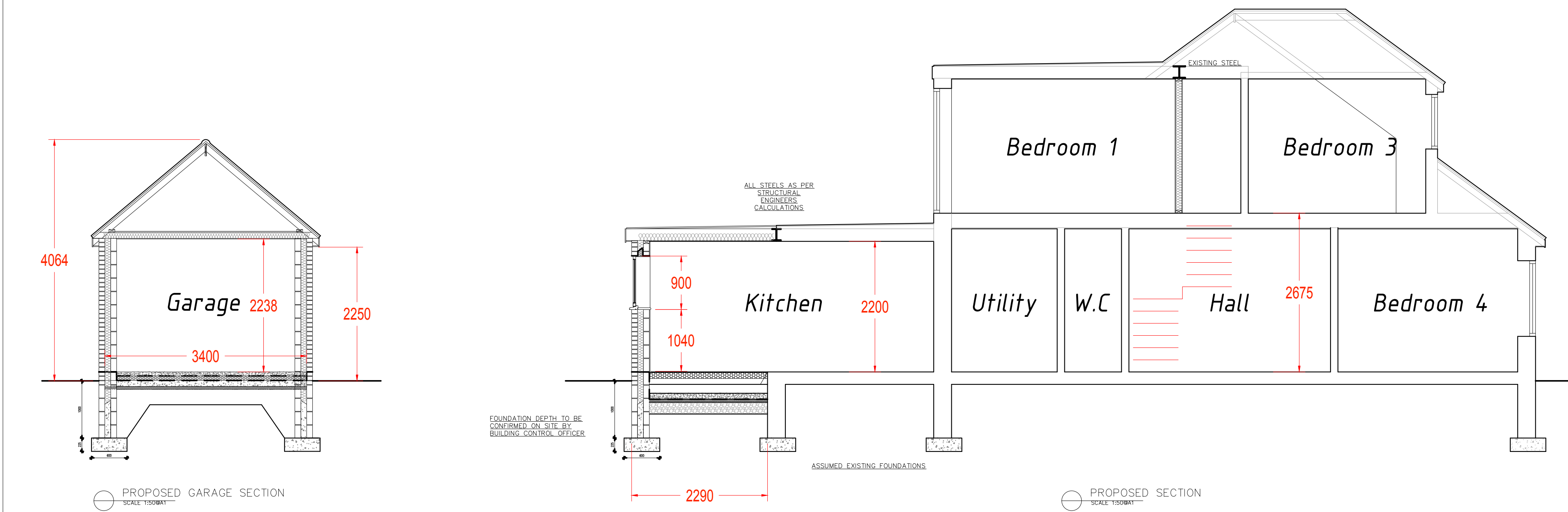
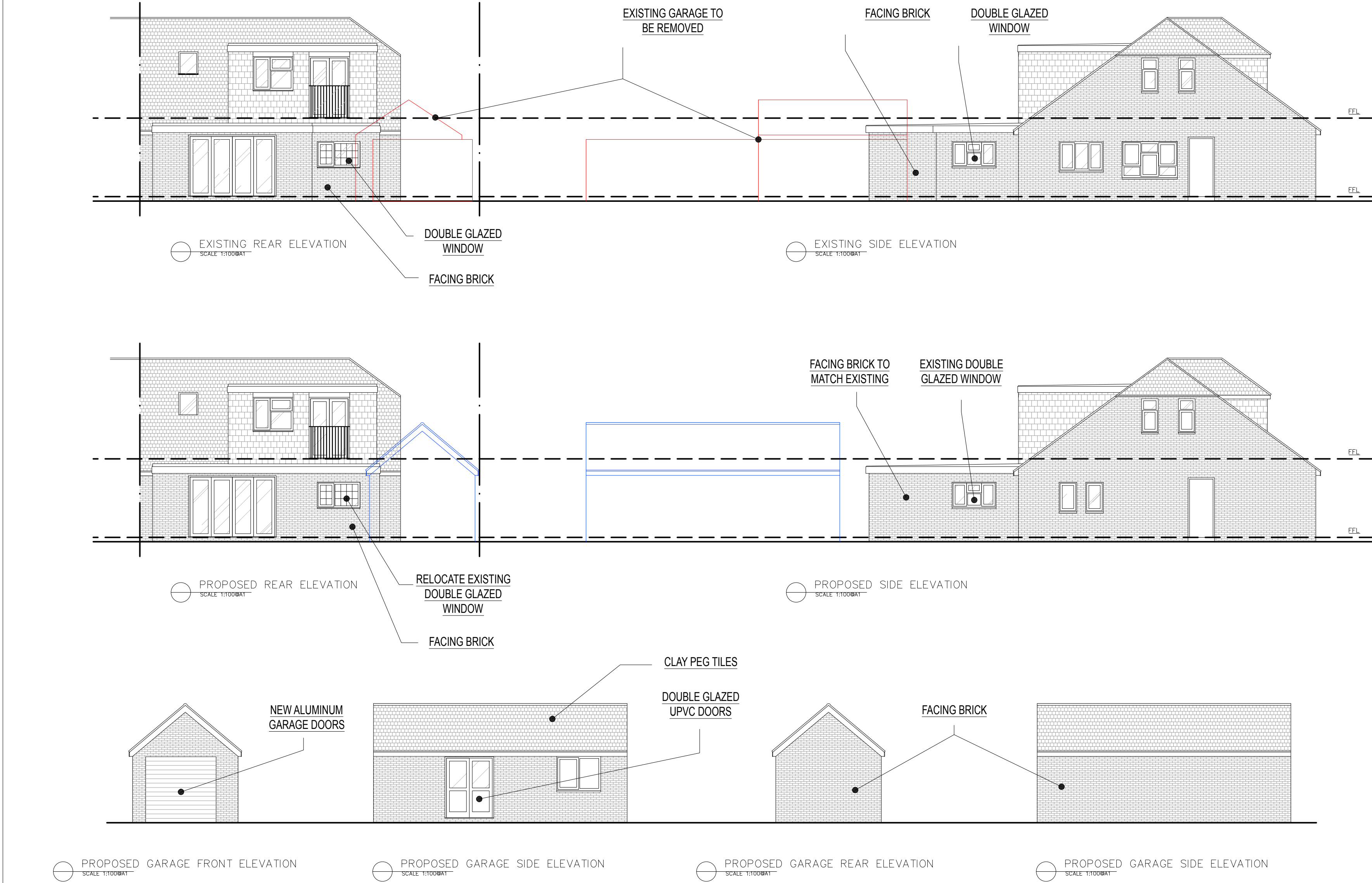




CONSTRUCTION NOTES:

CAVITY MASONRY WALL
U-VALUE 0.28W/M2K

100MM FACING BRICK,
85MM CAVITY WITH
85MM ROCKWOOL
DRITHERM CAVITY BATTS,
100MM CELCON SOLAR
BLOCK 3.5N,
13MM RENDER AND SET

CAVITY WALL INSULATION
NOT TO BE TAKEN PASS DPC

CAVITY FILLED TO WITHIN
225MM OF LOWEST DPC
WITH LEAN MIX. MORTAR MIX
BELOW GROUND 1:3 FOR
AGGREGATE BLOCK USING
SULPHATE RESISTING
CEMENT AND 1:4 FOR
AERATED BLOCKS BUT
GENERALLY IN
ACCORDANCE WITH
MANUFACTURERS
RECOMMENDATIONS

STAINLESS STEEL WALL TIES
AT 750MM CENTRES
HORIZONTALLY, 450MM
VERTICALLY, 225MM
VERTICALLY AT ALL
OPENINGS.

ALL CAVITIES TO BE CLOSED
TO WINDOW AND DOOR
REVEALS BY MEANS OF
INCORPORATING CAVITY
TRAYS LTD TYPE H
CAVICLOSER.

VERTICAL STRAPPING
RESTRAINTS TO BE
INSTALLED TO FLAT ROOF.
STRAPS TO BE TYPE MIN 1M
LONG AND INSTALLED AT
MAX 2M CENTRES AND FIXED
TO MASONRY BY MEANS OF
HARDENED NAILS Ø4MM x
75MM LONG OR TO TIMBER
BY MEANS OF WOOD
SCREWS Ø12 X 50MM LONG
INTO PLASTIC PLUGS

GARAGE TO BE BUILT IN
CAVITY WALL
CONSTRUCTION AS PER
NOTE ABOVE

600X225MM CONCRETE
FOUNDATIONS TO ALL
CAVITY WALLS, DEPTH TO
SUIT LOCAL GROUND
CONDITIONS (MINIMUM
1200MM BELOW GROUND
LEVEL IF IN CLAY OR 150MM
BELOW INVERT LEVEL OF
DRAIN IF LOWER).

ALL STEELS AS PER
STRUCTURAL ENGINEERS
CALCULATIONS

ALL STEELS TO ACHIEVE
MINIMUM 30 MINUTES FIRE
RESISTANCE

TIMBER FLOOR
CONSTRUCTION U-VALUE OF
0.22W/M2K

45X195 C24 FLOOR JOISTS
HUNG OFF JOIST HANGERS
WITH
100MM CELOTEX FR5000
BETWEEN JOISTS TAPED
AND JOINTED AS PER
MANUFACTURERS
RECOMMENDATIONS AS VCL
18MM CHIPBOARD CABER
FLOORING INSTALLED OVER
JOISTS

FLOOR JOISTS TO BE
INSTALLED AT 400MM
CENTRES

REFER TO STRUCTURAL
ENGINEERS CALCULATIONS
FOR CONFIRMATION OF
JOIST SIZE AND SPACING

SUB BASE IN GROUND
FLOOR VOID TO BE MADE UP
OF 150MM HARDCORE, WITH
40MM SAND BINDING OVER
AND 100MM CONCRETE
OVER BINDING. 1200G
POLYTHENE BARRIER
LINKED TO DPC TO BE
INSTALLED OVER THE
BINDING

GROUND FLOOR SUB VOID
SHOULD BE VENTILATED IN
ACCORDANCE WITH
APPROVED DOC C.

VENTILATORS SHOULD BE
SPACED AT NO MORE THAN
2M AND WITHIN 2M OF THE
END WALLS

EXISTING GROUND FLOOR
TIMBERS ARE TO BE
VENTILATED BY MEANS OF
100MM PIPE THROUGH
HARDCORE EXTENSION.
CONNECTED TO PERISCOPE
AIR BRICK VENTS AT 2000MM
CENTRES.

CONCRETE FLOOR U-VALUE
OF 0.22W/M2K - GARAGE

MIN 65MM SAND/CEMENT
SCREED
VAPOUR CONTROL LAYER
80MM CELOTEX GA4000
RIGID FOIL-FACED FOAM
BOARD PIR
100MM CONCRETE
1200 GAUGE DPM
50MM SAND BINDING
MIN 150MM HARDCORE

WINDOWS/DOOR TO REACH
MIN U-VALUE OF 1.60W/M2K

NEW DOUBLE GLAZED UPVC
DOORS AND WINDOWS
FITTED WITH TRICKLE
VENTS AND LOW-E GLAZING
TO HAVE PROPRIETARY
CATNIX LINTOL OVER TO
SUIT CAVITY
CONSTRUCTION. ALL
GLAZING TO BI-FOLD DOORS
TO BE SAFETY GLAZING
WHICH COMPLIES WITH
BS6206 1981

NEW MAINS OPERATED
SMOKE DETECTOR TO BE
INSTALLED ON EACH
LANDING WITH BATTERY
BACK UP TO A GRADE D
CATEGORY LD3 STANDARD,
IN ACCORDANCE WITH BS
5839-6:2013.

FLAT ROOF CONSTRUCTION
(WARM - UNVENTILATED) -
U-VALUE OF 0.17W/m²K

3NO LAYER FELT FLAT ROOF
SYSTEM WITH 13MM STONE
CHIPPINGS APPLIED TO
22MM STRUCTURAL
PLYWOOD DECK
LAID TO MIN OF 1:40 FALLS
BY MEANS OF SOFTWOOD
FIRINGS OVER
47X200MM C24 GRADE
JOISTS AT 400MM CENTRES
WITH 150MM CELOTEX
FR5000 INSULATION
BETWEEN JOISTS LEAVING
CLEAR 50MM CAVITY ABOVE
THE JOISTS
WITH THE JOINTS TAPED AS
VCL
12.7 PLASTERBOARD AND
SKIM FINISH

WHERE NEW FLAT ROOF
ABUTS EXISTING FLAT ROOF
EXISTING FALL IS TO BE
MAINTAINED

PITCH ROOF CONSTRUCTION
- GARAGE

CLAY PEG TILES OVER
38x25MM TREATED
SOFTWOOD BATTENS
BREATHABLE MEMBRANE
OVER
NEW 47X150MM C24 GRADE
RAFTERS AT 400MM
CENTRES WITH
47X100MM CEILING JOISTS
AND
12.7MM PLASTERBOARD AND
SKIM

SECOND FLOOR
CONSTRUCTION

INSTALL NEW 47X195MM
FLOOR JOISTS AT MAXIMUM
400MM CENTRES WITH
100MM ISOVER APR
INSULATION BETWEEN
JOISTS. 18MM CABERDECK
FLOORING OVER AND
12.5MM PLASTERBOARD
BELOW

REFER TO STRUCTURAL
ENGINEERS CALCULATIONS
FOR CONFIRMATION OF
JOIST SIZE AND SPACING

NEW STUD PARTITIONS TO
BE INSTALLED IN 50X100MM
TIMBER STUDS FIXED TO
FLOOR AND HEADER PLATE
WITH 100MM ISOVER APR
1200 BETWEEN WITH 12.5MM
PLASTERBOARD EITHER
SIDE AND SKIM FINISH

TIMBER FLOOR JOISTS TO BE
DOUBLED UP BELOW
PROPOSED STUD
PARTITIONS

ALL EXISTING DOORS OFF
OF STAIRCASE LOBBY TO BE
MIN FD30

ALL PROPOSED DOORS OFF
OF STAIRCASE LOBBY TO BE
MIN FD30

NEW PRIVATE STAIRCASE AS
PER TABLE 1 OF APPROVED
DOCUMENT K, PITCH NO
MORE THAN 42 DEGREES.

CONTRACTOR TO MEASURE
FFL TO FFL AND CONFIRM
WIDTH OF STAIRCASE PRIOR
TO FABRICATION OF
STAIRCASE.

FLOOR TO FLOOR HEIGHT
2675MM
GENERALLY 13 RISERS AT
205MM RISE AND 230MM
GOING

40MM DIA HANDRAIL TO BE
POSITIONED AT 900MM
ABOVE LINE OF SLOPE WITH
BALUSTERS AT 100MM
CENTRES

STAIR WINDERS TO HAVE A
MINIMUM OF 50MM GOING.

MINIMUM 2000MM CLEAR
HEADROOM TO BE
MAINTAINED UNDER NEW
STAIRCASE THROUGHOUT

BS5572, 38MM MIN WASTE
TO KITCHEN SINK AND
DISHWASHER FITTED WITH
75MM DEEP SEAL TRAP.
WASTE TO DISCHARGE TO
EXISTING INSPECTION
CHAMBER BY ALTERING
EXISTING SERVICES TO THE
KITCHEN.

EXTRACTOR FAN TO
KITCHEN TO EXTRACT AT A
RATE OF 60 LITRES PER
SECOND

BS5572, 100MM WASTE TO
WC, 32MM WASTE TO SINK,
FITTED WITH 75MM DEEP
SEAL TRAP. SINK WASTE TO
DISCHARGE TO EXISTING
INSPECTION CHAMBER
LOCATED IN DRIVE.
SUITABLE CONNECTION TO
BE ASCERTAINED ON SITE
AND AGREED WITH BUILDING
CONTROL INSPECTORATE

EXTRACTOR FAN TO W/C
AND UTILITY TO BE
OPERATED BY LIGHT AND
EXTRACT AT A RATE OF 60
LITRES PER SECOND WITH A
MINIMUM 15 MINUTE
OVERRUN

ALL NEW DRAINAGE TO BE
HEPWORTH PLASTIDRAIN
(OR EQUIVALENT) PVC-U
LAID TO FALL OF MIN 1:40.
ALL DRAINAGE TO BE
BEDDED ON AND
SURROUNDED IN 100MM PE
SHINGLE.

ANY DRAINAGE THAT PASSES
THROUGH CAVITY WALLS TO
BE SLEEVED AND
PROPRIETARY CONCRETE
LINTOLS FITTED TO EACH
LEAF OF THE CAVITY WALL.
REFER TO SKETCH DETAIL
PROVIDED

ANY EXISTING DRAINS THAT
WILL BE UNDER THE REAR
EXTENSION TO BE EXPOSED
TO ASCERTAIN ITS
CONDITION. IF FOUND TO BE
DEFECTIVE THE SECTION
WILL BE REPLACED.

DRAINAGE DETAILS (
INCLUDING SURFACE WATER
) TO BE AGREED ON SITE
WITH THE BUILDING
CONTROL SURVEYOR WHEN
EXISTING LINES ARE
EXPOSED

SUITABILITY OF EXISTING
HEATING SYSTEM TO BE
CONFIRMED BY HEATING
ENGINEER. SHOULD IT BE
REQUIRED - EXISTING
SYSTEM TO BE MODIFIED TO
COVER THE EXTENSION.
RADIATOR SIZES TO BE
SIZED BY HEATING
ENGINEER AND ALL FITTED
WITH TRV'S. ALL PIPES
INSULATED IN ACCORDANCE
WITH APPROVED DOCUMENT
L. RADIATOR LOCATIONS TO
BE AGREED WITH
CUSTOMER PRIOR TO
WORKS COMMENCING.

ELECTRICAL INSTALLATIONS
BS7671:2008 AS AMENDED
OR AN EQUIVALENT
STANDARD. THE ELECTRICAL
INSTALLATIONS SHOULD BE
DESIGNED, INSTALLED,
INSPECTED AND TESTED BY
A PERSON COMPETENT TO
DO SO. ALL WORKS TO
COMPLY WITH PART P OF
THE BUILDING REGULATIONS
AND WITH ANY OTHER
RELEVANT PART OF THE
BUILDING REGULATIONS. ALL
CERTIFICATION TO BE
PROVIDED, BY A PERSON
COMPETENT TO DO SO, WILL
BE REQUIRED UPON
COMPLETION.

75% OF LOW ENERGY LIGHT
FITTINGS WITH AN EFFICACY
EXCEEDING 45 LUMENS PER
CIRCUIT WATT TO BE FITTED
IN THE NEW WORKS.

PARTY WALL ACT 1996 - AS
THE BUILDING WORKS WILL
BE WITHIN 3 METRES FROM
THE BOUNDARY, TWO
MONTHS NOTICE IN WRITING
TO BE GIVEN TO THE
ADJOINING OWNERS /
OCCUPIERS AND WRITTEN
CONFIRMATION TO BE
RECEIVED PRIOR TO THE
COMMENCEMENT OF THE
WORKS ON SITE.

1. All dimensions to be checked on site by those
undertaking the work.
2. Where reference is given to a written specification that
has not been completed and the work is to be carried
out in accordance with the specification.
3. Where two or more drawings illustrate the same element,
the larger scale drawing shall prevail.
4. Later drawings shall prevail over earlier drawings unless
otherwise stated.
5. Elements that are subject to detailed design by others
are shown as indicated and are not to be taken as the
correct information provided by those designers which will
be used for the construction of the work.
6. All works are to be carried out to the satisfaction of
Building Control and in accordance with current Building
Regulations.

16 WESTBOURNE AVENUE, EMSWORTH PO18 1JY			
EXISTING AND PROPOSED DRAWINGS			
DATE	03/21	DRAWING NUMBER	REVISION
SCALE	1:100B&T	WES_02	-
PLANNING			