

PROPOSED TWO STOREY FRONT ADDITION. 58, NEW BRIGHTON ROAD, EMSWORTH, HANTS. FOR MR & MRS P. CHAFFEY.

PLANS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS FOR NEW STEEL BEAMS/BOLTING PADSTONES PIERS AND FOUNDATIONS ALSO PREVENTION OF ROOF SPREADS TO VAULTED CEILING IN NEW BEDROOM.

ENCASE NEW STEEL WORK IN 12.5MM PLASTERBOARD AND SET FIXED STAGGERED JOINT TO GIVE HALF HOUR FIRE RESISTANCE TO LA APPROVAL.

WALLS 100MM BLOCKWORK RENDERED TO MATCH EXTERNALLY 100MM CAVITY WITH 50MM CELOTEX INSULATION CLIPPED TO 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 OPENINGS, SIZE IN ACCORDANCE WITH THE MANUFACTURERS SPAN TABLES MINIMUM 150MM END BEARINGS.

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.

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 AND DOWNPIPE TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3 OR TO EXISTING SURFACE WATER DRAINS IF FOUND AVAILABLE.
ANY NEW RADIATORS TO BE FITTED WITH TRV VALVES.

PROVIDE MECHANICAL VENTILATION TO KITCHEN AND UTILITY ROOM DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC

DRAINS TO BE 100MM DIAMETER APPROVED PLASTIC LAID 1.40 BEDDED AND SURROUNDED IN 150MM PEASHINGLE HAUNCH IN 150MM CONCRETE UNDER BUILDING PROTECT WITH LINTELS THROUGH FOUNDATIONS

ROOF TYVEK BREATHABLE FELT/BATTENS AND TILES TO MATCH ON 150X50MM RAFTERS AT 400MM CTRS INSULATE WITH 100MM CELOTEX GA BETWEEN RAFTER 50MM AIR GAP TO FELT AND 35MM CELOTEX TB OVER THEN 12.5MM PLASTERBOARD AND SET FINISH

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.

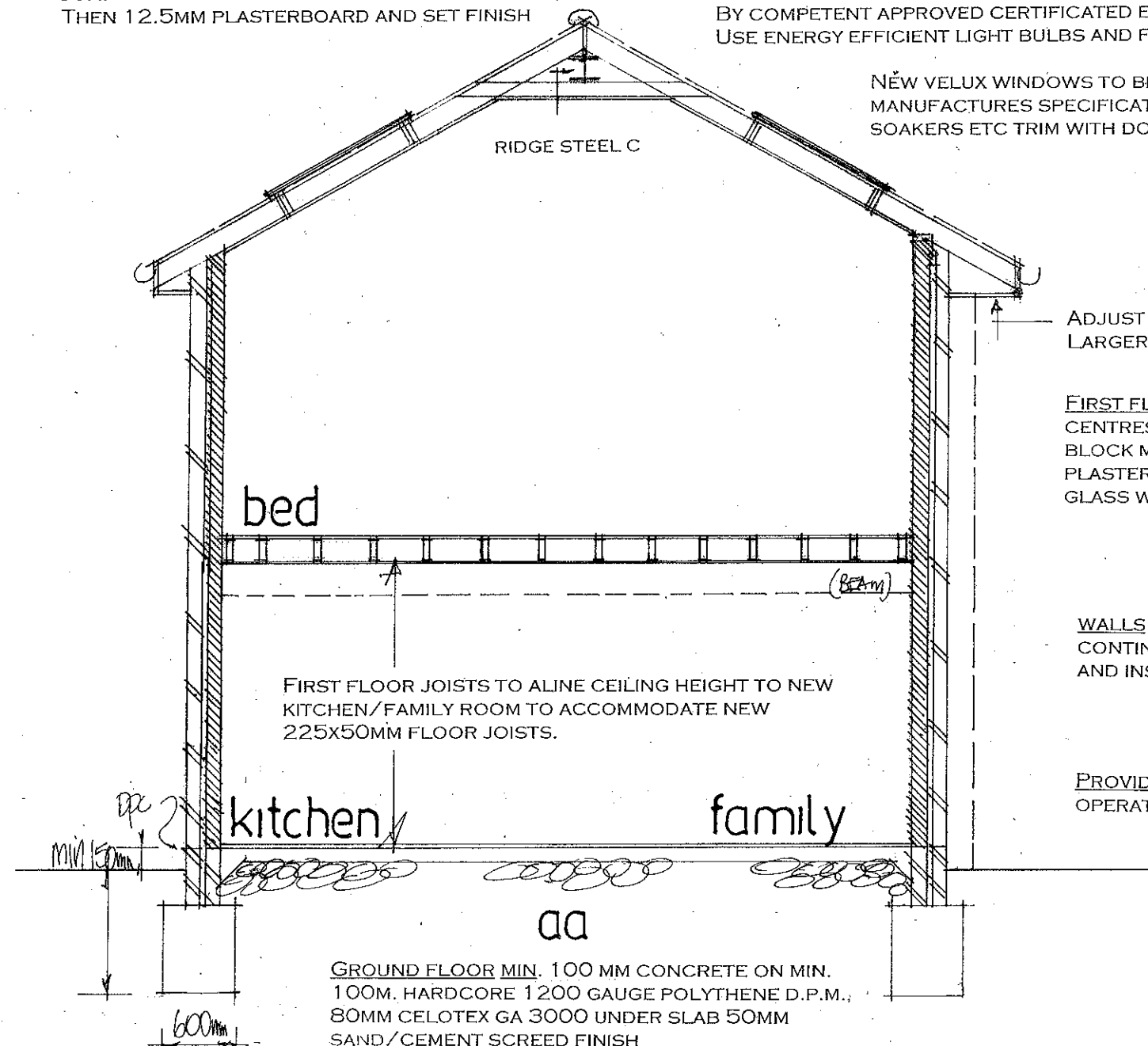
NEW VELUX WINDOWS TO BE INSERTED AS PER THE MANUFACTURES SPECIFICATION FOR LEAD FLASHINGS SOAKERS ETC TRIM WITH DOUBLE RAFTERS.

ADJUST PLATE HEIGHT TO THIS SIDE TO ACCOMMODATE LARGER SOFFIT TO MATCH THE EXISTING ROOF.

FIRST FLOOR 225MMX50MM JOISTS AT 400MM CENTRES WITH WATER RESISTANT T&G CHIPBOARD SOLID BLOCK MID SPAN STRUTTING AND 12.5MM PLASTERBOARD AND SET CEILING INSERT INTO FLOOR GLASS WOOL BATTS MIN DENSITY KG/M³.

WALLS FULLY BONDED AND CAVITIES MAINTAINED CONTINUOUS. CLOSE ALL REVEALS WITH VERTICAL DPC AND INSULATED CAVITY CLOSERS.

PROVIDE SMOKE DETECTORS TO BOTH FLOORS MAINS OPERATED AND INTERLINKED WITH BATTERY BACKUP.



date nov 2012
scale 1:50

FOUNDATIONS TO BE MINIMUM 1 M. DEEP 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.
NOTE TRENCH FILL FOUNDATIONS

SECTION DRAWING

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