

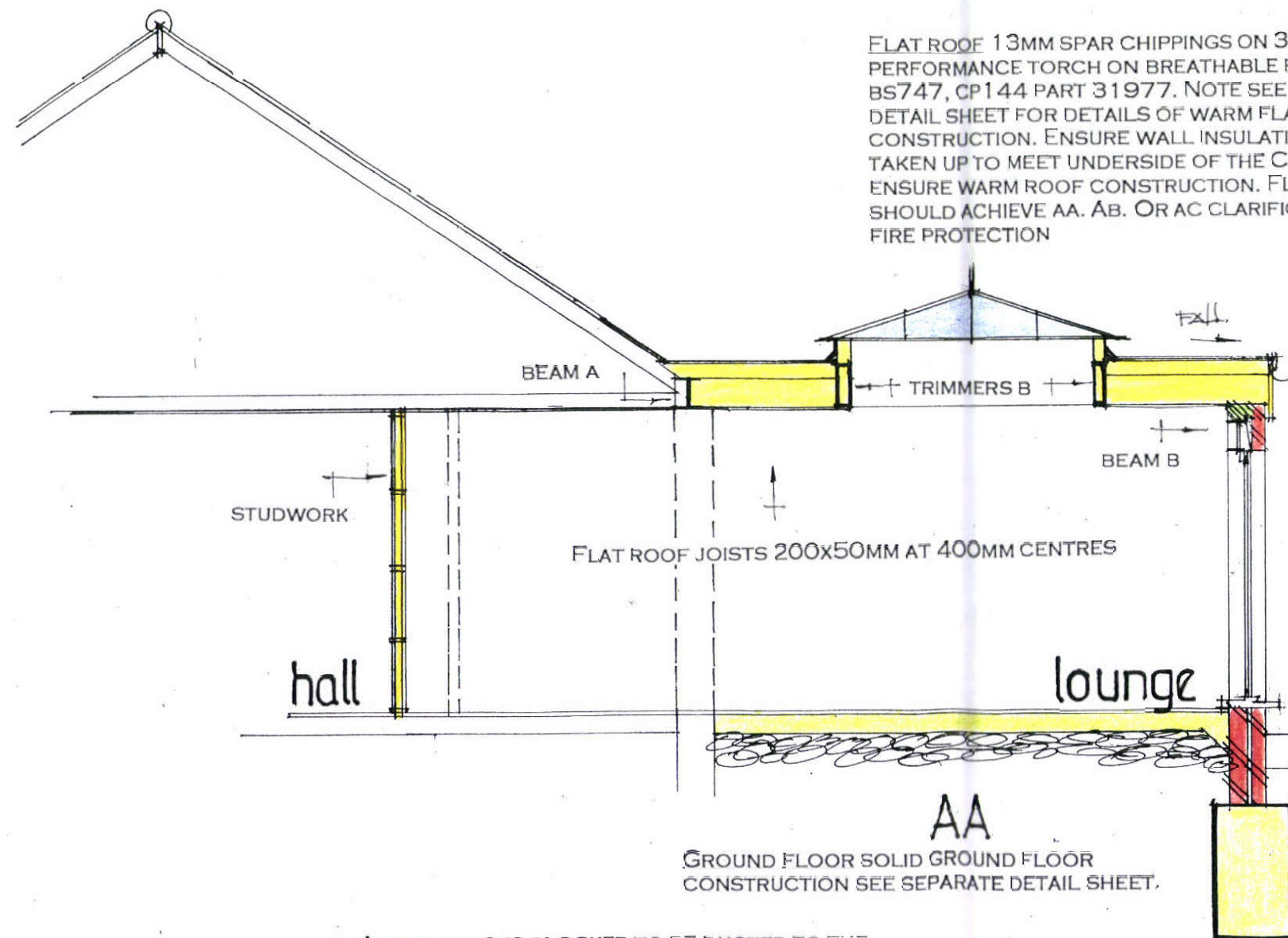
PROPOSED SINGLE STOREY ADDITIONS. 10, NORE FARM AVENUE, EMSWORTH, HANTS. FOR MR & MRS M. GRAHAM.

CAPACITY OF THE EXISTING BOILER TO BE CHECKED ON SITE TO LA APPROVAL BY GAS SAFE ENGINEER.

NOTE SEE ENGINEERS' DETAILS AND CALCULATIONS FOR BEAMS/TRIMMERS/PADSTONES ETC.

LANTERN ROOFLIGHT SUPPLIED AND FITTED BY SPECIALIST COMPANY STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND DETAILS FOR LEAD FLASHINGS ETC.

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



ANY AIR BRICKS BLOCKED TO BE DUCTED TO THE EXTERNAL AIR

GROUND FLOOR SOLID GROUND FLOOR CONSTRUCTION SEE SEPARATE DETAIL SHEET.

WALLS CAVITY WALLS BLOCK AND RENDER OR FACEBRICK 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 ROOFS 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 1.4W/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 UTILITY/BATHROOM AND ENSUITE 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 UNDER BUILDING PROTECT WITH LINTELS THROUGH FOUNDATIONS

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

date aug 22
scale 1:50

SECTION DRAWING AA

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