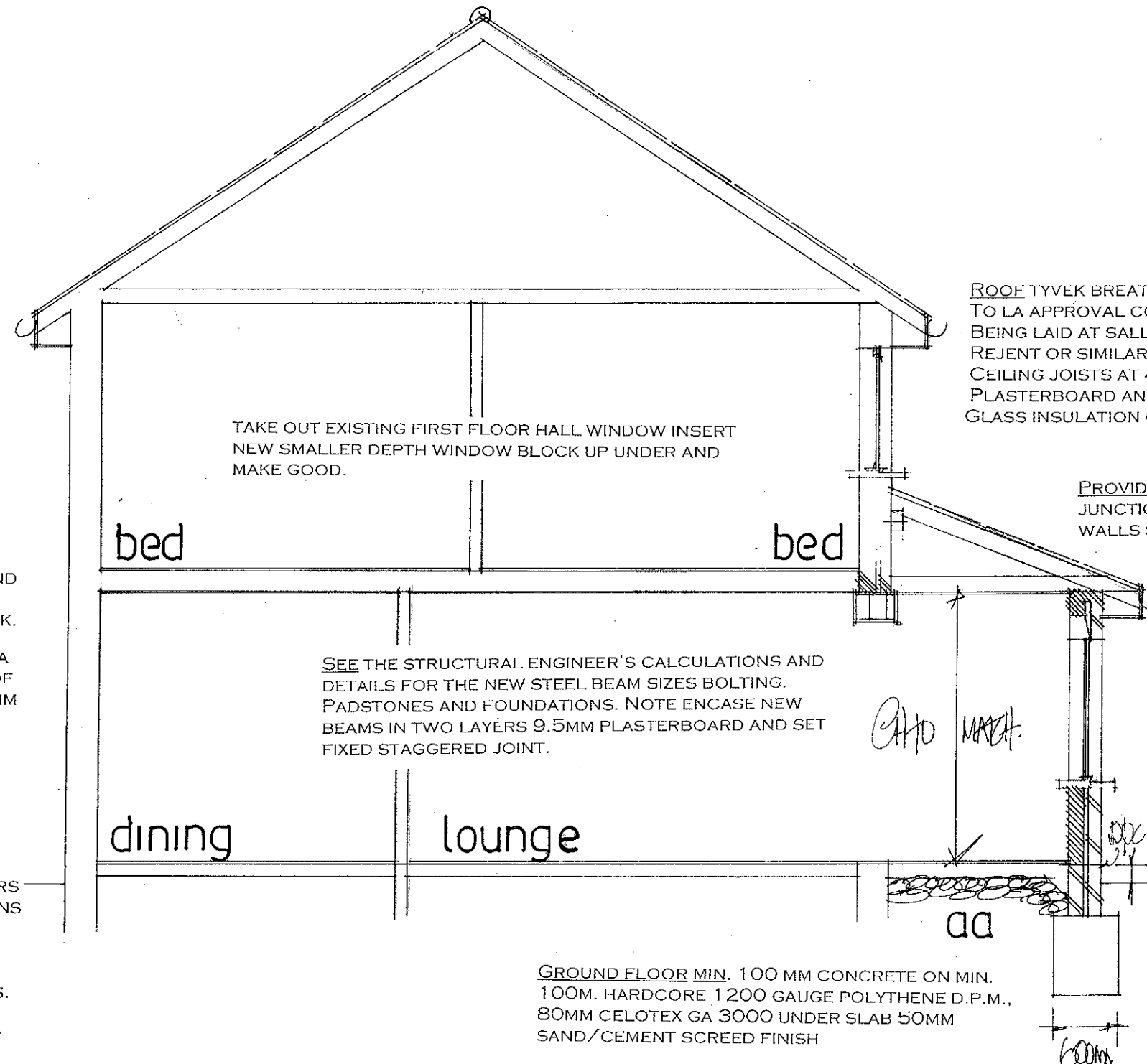


PROPOSED SINGLE STOREY FRONT ADDITION. 13, SOUTHBROOK ROAD, LANGSTONE, HAVANT, HANTS. FOR L. LASHLEY.



STRAP DOWN NEW ROOFJOISTS 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 DOWNPIPES TO PICK UP INTO EXISTING SW DRAINS IF FOUND AVAILABLE AERNATIVELY TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3

ANY NEW RADIATORS TO BE FITTED WITH TRV VALVES.

DRAINS ANY DRAINS FOUND UNDER THE EXTENSION TO BE EXPOSD AND ENCASED IN 150MM CONCRETE

TAKE OUT EXISTING FIRST FLOOR HALL WINDOW INSERT NEW SMALLER DEPTH WINDOW BLOCK UP UNDER AND MAKE GOOD.

SEE THE STRUCTURAL ENGINEER'S CALCULATIONS AND DETAILS FOR THE NEW STEEL BEAM SIZES BOLTING. PADSTONES AND FOUNDATIONS. NOTE ENCASE NEW BEAMS IN TWO LAYERS 9.5MM PLASTERBOARD AND SET FIXED STAGGERED JOINT.

NOTE CHECK ALL MEASUREMENTS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

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

ROOF TYVEK BREATHABLE FELT/BATTENS AND TILES TO LA APPROVAL COLOUR TO MATCH BUT CAPABLE OF BEING LAID AT SALLOW PITCH SHOWN USE REDLAND REJENT OR SIMILAR ON 100X50MM RAFTER AND ALSO CEILING JOISTS AT 400MM CENTRES. 12.5MM THICK PLASTERBOARD AND SET CEILING WITH 400MM FIBRE GLASS INSULATION QUILT OVER.

PROVIDE A LEAD FLASHING AND CAVITY TRAY AT THE JUNCTION OF THE NEW ROOF AND THE EXISTING HOUSE WALLS STEPPED AS REQUIRED.

WALLS 112MM FACEBRICK TO LA APPROVAL 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.

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

date july 2012
scale 1:50

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