

**PROPOSED SINGLE STOREY REAR ADDITION.
38, ALMOND CLOSE, BEDHAMPTON, HANTS.
FOR MR & MRS A. GODDARD.**

WALLS CAVITY WALLS FACE BRICK TO MATCH
EXTERNALLY SEE SEPARATE DETAIL SHEET.

A PARTY WALL AGREEMENT IS REQUIRED WITH THE ADJOINING OWNER FOR THE EXCAVATION OF FOUNDATIONS WITHIN 3M. THIS IS THE RESPONSIBILITY OF THE OWNER AND IS TO BE IN WRITING PRIOR TO THE COMMENCEMENT OF ANY WORK ON SITE.

CHECK LINTEL OVER DINING AREA TO LA APPROVAL ON SITE IF REQUIRED INSERT NEW LINTEL.

STRAP DOWN NEW ROOF WITH MILD STEEL ANCHORS
MINIMUM CROSS SECTION 30MMX5MM AND AT 1.2M
CENTRES.

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
DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60
LITRES/SEC

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

VENT ALL ROOF IF REQUIRED STRICTLY IN ACCORDANCE
WITH BS5250 TO PREVENT CONDENSATION RISK

FLAT ROOF 13MM SPAR CHIPPINGS ON 3-LAYER HIGH PERFORMANCE TORCH ON BREATHABLE FELT TO BS747, CP144 PART 3 1977. 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

ROOF JOISTS 150X50MM AT 400MM CTS SEE CALCS

A CAVITY TRAY AND LEAD FLASHING ARE REQUIRED AT THE JUNCTION OF THE NEW FLAT ROOF AND THE CAVITY WALLS OF THE HOUSE.

NOTE PLANS TO BE READ IN CONJUNCTION WITH THE ENGINEERS' DETAILS AND CALCULATIONS FOR STEEL BEAMS AND TRIMMER SIZES ALSO PADSTONE AND FOUNDATION DETAILS. ENCASE STEEL IN 12.5MM FIRELINE BOARDING FIXED STAGGERED JOINT.

GROUND FLOOR SOLID GROUND FLOOR
CONSTRUCTION SEE SEPARATE DETAIL SHEET.

ANY AIR BRICKS BLOCKED BY THE EXTENSION TO BE
DUCTED TO THE EXTERNAL AIR

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 REGARDING ANY TREES., TRENCH FILL FOUNDATIONS.

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scale 1:50

SECTION DRAWING AA

PETER J. WALKER
182 SEAFRONT, HAYLING ISLAND, HANTS
PO11 9AN
MOB: 07973327695

