

PROPOSED SINGLE STOREY REAR ADDITION. 8, MAISEMORE GARDENS, EMSWORTH HANTS FOR S. DANIELS.

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

NEW 1.8M X 1.5M ROOF LANTERN TO BE SUPPLIED AND
FITTED BY SPECIALIST COMPANY STRICTLY IN
ACCORDANCE WITH THE MANUFACTURER'S
SPECIFICATION AND DETAILS FOR LEAD FLASHINGS ETC.
SEE ENGINEERS DETAILS FOR TRIMMER SIZES.

CATNIC LINTELS OVER ALL NEW OPENINGS, SIZE IN
ACCORDANCE WITH THE MANUFACTURERS SPAN
TABLES MINIMUM 150MM END BEARINGS.

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

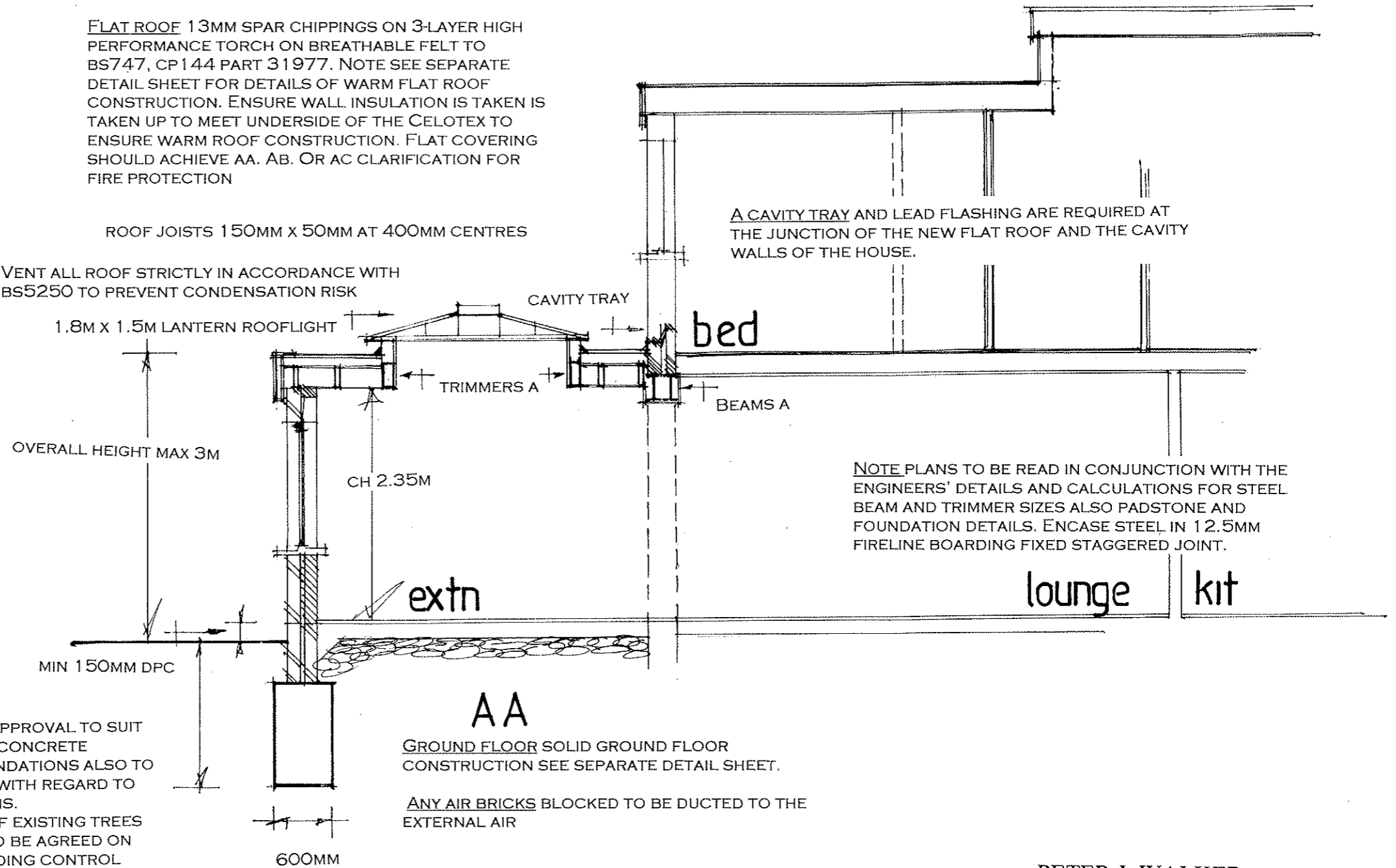
NOTE ANY EXISTING DRAINS FOUND UNDER THE NEW
EXTENSION TO REPORTED TO LA BUILDING CONTROL
AND EXPOSED ENCASED IN 150MM CONCRETE AND
PROTECTED WITH LINTELS THROUGH FOUNDATIONS.

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

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 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 150MM X 50MM AT 400MM CENTRES

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



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
BEAM 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 TO BE DUCTED TO THE
EXTERNAL AIR

date nov 23

scale 1:50

SECTION DRAWING AA

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