

Max eaves roof height = 3m high

Cold Brdging to be stopped by ensuring inslation of wall abuts up to insulation in roof

3m

1m

600mm

Cold Deck Flat Roof:
150mm x 50mm C24 Timber joists at 400c/c. Noggings to be used between joists at every 1.5m c/c. Lateral restraint straps to be used on each flank wall across noggings - 2 in number.

Insulation to meet a minimum U-Value of 0.18W/m2K.
Options - Insulation between joists deck - 100mm Celotex between and 50mm across joists sandwiched between plasterboard maintaing 50mm unobstrcted gap for continuous ventilation. Cross ventilation be provided at soffits/eaves and at flat roof abutment

Wall Construction:
100mm Celcon Standard/Toplite Standard Block - Inner Block 7N
100mm Full Fill Dritherm 37 Insulated Cavity
100mm Block Outer leaf with render finish to match existing

All reveals for openings to be closed using insulated cavity closers

Lead Flashing 150mm Upstand and to be chased into external wall

70mm 3:1 sand/cement screed reinforced with screed fibres on 500 gauge polythene vapour control barrier on 110mm Celotex GA3090 insulation (or similar approved) with T-break TB3020 boards as upstands on 1200 gauge polythene DPM lapped with perimeter DPC. New floor level to be completely flush with the existing.

Screed to be laid on 100mm Concrete Ground bearing Slab base, above 1200 guage polythene DPM lapped with perimeter DPC. DPM to be laid above soft sand blinding layer of 50mm above 150mm Compacted Type 1 Hardcore base.

Foundation:
Min 1m deep but deeper if clay subsoil found with trees located and below invert level of any underground drains in virgin soil. To be in accordance with NHBC Guidance if clay soils are found.

Min 600mm width

Do not concrete prior to LA Building Control Approval.

Any air bricks and existing sub floor ventilation to be extended to new external wall using 100mm pipe work and air bricks

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR - PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30 FD30 All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least 2/3 of way up door frame
- SD Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD Mains powered and interlinked operated heat detector with battery back up
- Ex Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Addlestone KT15
E: info@a-zbuildingservices.co.uk
T: 01969925562

SUBJECT TO BUILDING CONTROL APPROVAL

CLIENT HUSEYIN YENERSU	PROJECT Proposed Side Extension and Garage Conversion	Extension Section	CHECKED SCALE 1:20 @A3	APPROVED DATE
DRAWING No. 1 Gloucester Avenue - BREGS SECT			REV A	