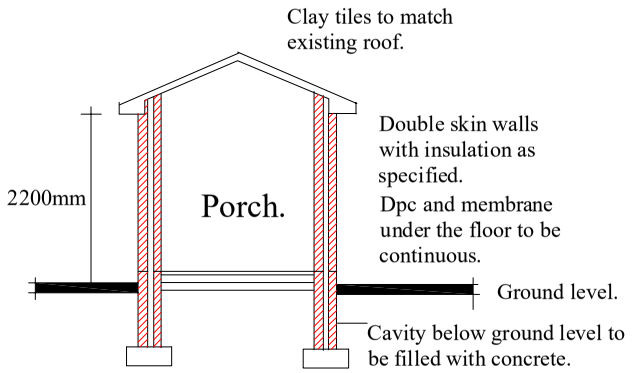
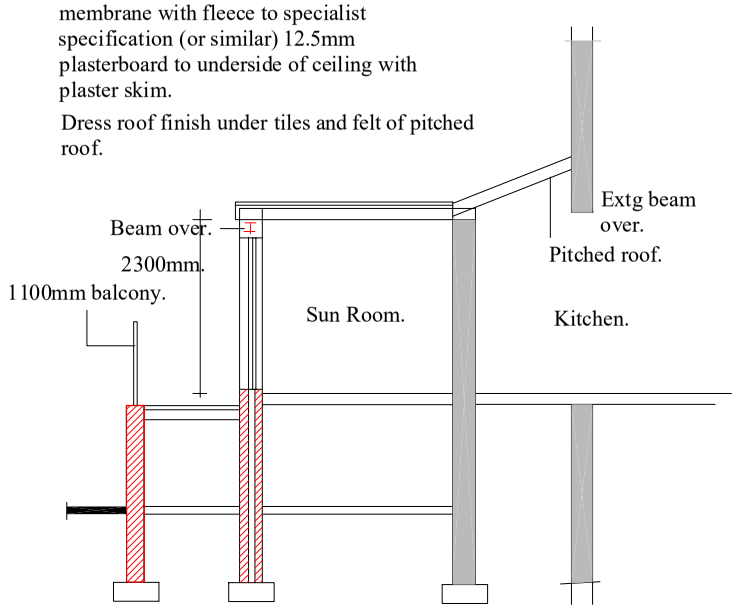


Section A - A.

Roof finish to flat roof to be Armourplan pvc membrane with fleece to specialist specification (or similar) 12.5mm plasterboard to underside of ceiling with plaster skim.

Dress roof finish under tiles and felt of pitched roof.



150mm block wall to form balcony support.

Balcony formed with 100mm x 50mm joists supported on brackets built into the walls. Decking finish to be agreed.

Section B - B.

Construction Notes:
New timber cut lean-to roof construction to Porch, rafters to be 147mm x 50mm @ 450mm centres.

150mm x 5mm upvc fascia and soffit fitted to timber frame.

Cover timber rafters with a breathable roofing felt and 25mm x 38mm tanalised timber battens at gauge to suit clay tiles to match existing roof.

100mm half section gutters and 62mm diameter downpipes all in upvc.

All roof timber to be C24 graded.

Construction Details:
All new work to current Building Regulations. Plans to be read in conjunction with the Structural Engineers beam design.
Roof/Balcony.
Construct flat roof with 147mm x 50mm Class C1 timber joists at 450mm centres and with two rows of herringbone strutting staggered. Lay 19mm marine plywood on timber firrings to give fall to gutter. Lay vcl to BS229-2003 and 50mm thick Celotex EL3000 fully bonded insulation pluis fully fill space between joists with rockwool insulation. Space must be fully filled to prevent condensation. to provide U value of minimum 0.18W/m2/K. (cold roof construction.)

Internal walls to be timber stud where shown.

New windows and doors to achieve a minimum U value of 1.6 & 1.8W/m2/K respectively.

Windows at ground floor level should be in laminated glass to comply with Approved Document Q.
Contractor to submit an energy performance certificate for the completed dwelling in accordance with Regulation 17E.

38mm x 5mm steel straps @ 2.0m centres at ceiling and rafter level where parallel to span of rafters/floor joists.

Mains wired and interlinked smoke alarms required over the ground floor and first floor rooms to be installed to the requirements of BS5839-6:2004 to at least a Grade D:LD3 standard using smoke alarms to BS5546-1:2000/BS5546-2:2003. It is recommended that a heat alarm is installed over the Kitchen.

Fire detection will be required in the Kitchen and be linked to detection in the srairwell at ground and first floor levels.

Background ventilation of 8000mm2 to be provided to all habitable rooms and Kitchen 4000mm2 to be provided to bathroom.
IG lintols over openings with cavity trays.

Rainwater from the roof construction to be taken to a soakaway minimum 5.0m from building.

Provide details from Heating Engineer to confirm that existing boiler is capable of serving the extended property.

The main entrance door to be provided with a multi-lock or a mortice lock to BS 3621, the door should have a viewer to see callers, plus a chain or door limiter. The door is to have a letter box of maximum size 260mm x 40mm with flap to prevent the insertion of a hand. All to comply with Approved Document Q.

On completion of the works the Contractor is to provide an electrical certificate, a gas safe certificate and a HETAS certificate.

Electrical:
Incorporate at least 75% of low energy light fittings in the scheme, Lighting to have a luminous efficacy greater than 45 lamp-lumens per circuit watt and a total light output greater than 400 lamp-lumens. Installation of new electrical circuits extensions of existing circuits to be undertaken in accordance with Approved Document P. A BS7671 electrical installation certificate should be provided on completion of the work.

Construct walls to building comprising two skins of blockwork, 50mm clear cavity and 50mm celotex insulation CW4000 within cavity, inner leaf to be thermalite blocks. Mechanically fix 50mm Celotex PL 4000 with 12.5mm plasterboard laminated to insulation to inner leaf to give minimum of 1.8U Value. wall tiles vertical twist type at 750mm centres horizontally and 450mm vertically and staggered. Ties to be doubled up at jambs. 38mm celotex insulation GA 2038 to jambs.

Builder to submit water efficiency calculations to demonstrate compliance with G2.

100mm concrete floor laid on 150mm hardcore blinded with sand. Insert damp proof membrane on top of sand and ensure dpc and dpm to be continuous. Install vcl above insulation to prevent condensation.

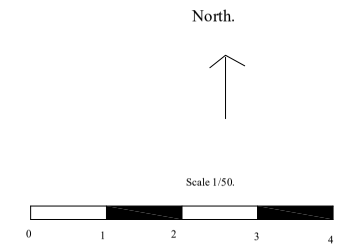
Install celotex insulation (XR4150 150mm thickness) below concrete slab, cut celotex boards to provide perimeter insulation to concrete slab. Insulation to have taped joints. 600mm x 250mm pcc foundations minimum 900mm below ground level and to suit ground conditions.

Concrete foundations to be minimum 900mm below ground level and to suit ground conditions. Foundations 600mm x 250mm PC concrete to external walls.

New upvc casements to be double glazed to incorporate 12mm gap in frame with air filled low E to give U value of 1.8W/m2K. Windows to incorporate trickle vents, all glazing to windows where glass is within 800mm of the ground or first floor level should comply with BS 6206 Class C or Class B of BS 6206 if the glass is in a door or side panel width exceeding 900mm.

Provide basic radon protection, lay visqueen gas barrier installed blue side up, laid on compacted sand blinding, laps to be joined with visqueen gas barrier jointing system overlapped by 150mm, joints bonded with double sided visqueen tape, joints secured with visqueen foil backed girth tape, all service entry's to have airtight seals.

Report from UK Radon indicates that basic radon protection should be afforded.



Notes

No.	Date	Revision
-	--/--/03	Revision line 01 Revision line 02
-	--/--/03	

Demolition of Existing Porch and Construction of New Porch, Plus Single Storey Side Extension.

Client
Mr & Mrs K Buckler.

Job Title
The Pantiles
Street End Lane
Blagdon
Somerset BS40 7TW.

Drawing Title
Sections & Notes.

Scale : 1:100@A3.

Drawn by :

Date : Jan 2024.

Checked :

Drawing No.
24/02/09.

Rev.