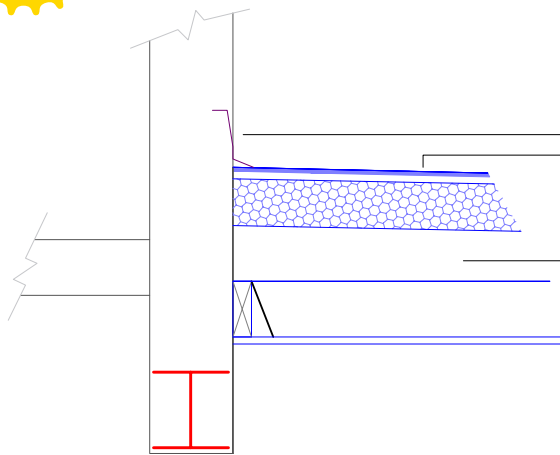


Flat Roof Abutment with Solid Wall

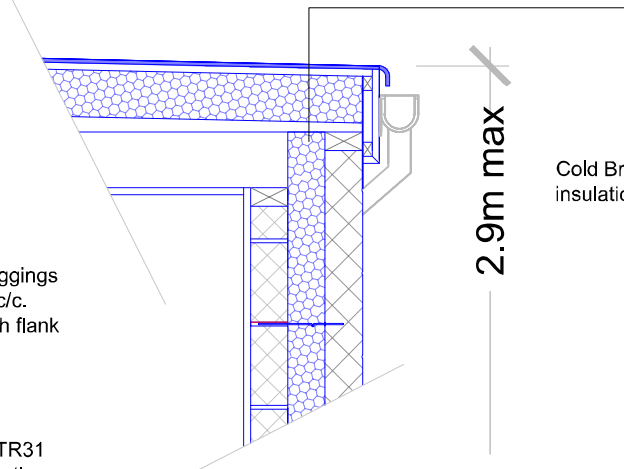


Lead Flashing 150mm Upstand and to be chased into external wall
Flat roof finished in Approved GRP Roofing System.

Warm Deck Flat Roof:
Refer To Engineer Drawing for Sizes. 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 above deck - 96mm TR31 Kingspan with 25mm TR31 Kingspan directly under and between joists up tight to underside of deck

Flat Roof Eaves



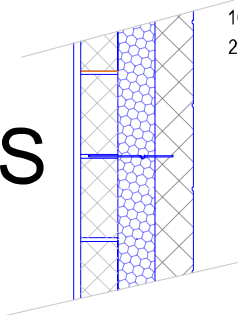
Cold Bridging to be stopped by ensuring insulation of wall abuts up to insulation in roof

2.9m max

External Wall Construction

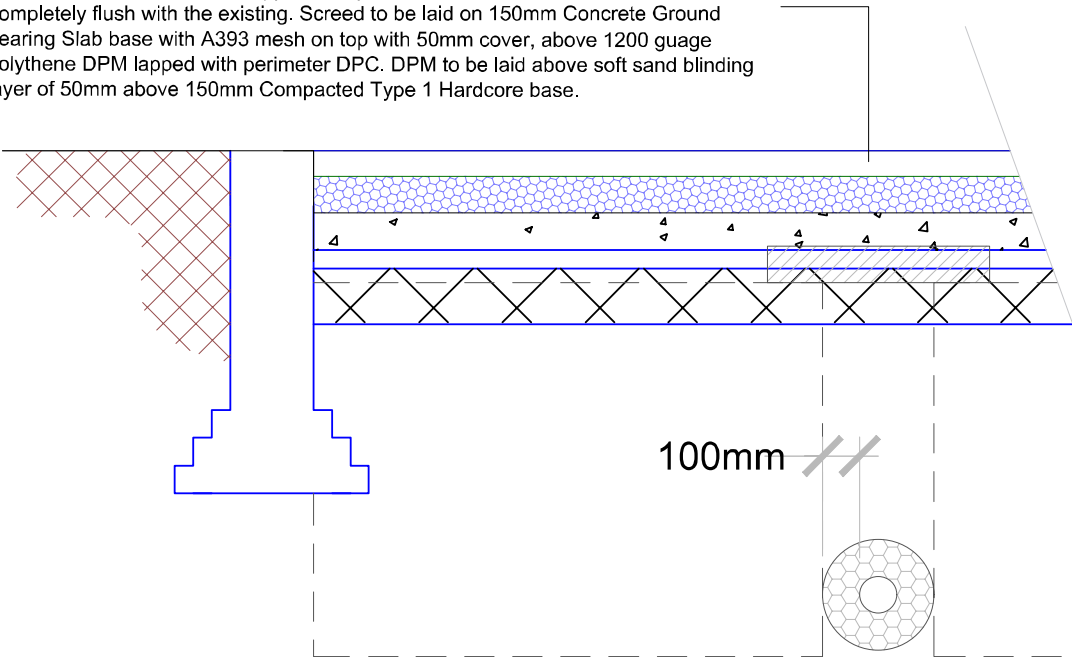
Wall Construction:
100mm Facing Brickwork to Local Authority Planning Department & client's approval
120mm cavity (50mm clear / 70mm Insulation)
70mm Celotex/Kingspan or equivalent insulation (Type TBC)
100mm Blockwork to the Structural Engineer's specification
2 coat wet plaster finish or plaster board on plaster dabs

Close all reveals using insulated cavity closers in order to prevent cold bridging.
New extension to connect to existing property using firfix starter strips.
Movement Joint - 10mm Flexcell or similar where old extension joins with new extension.



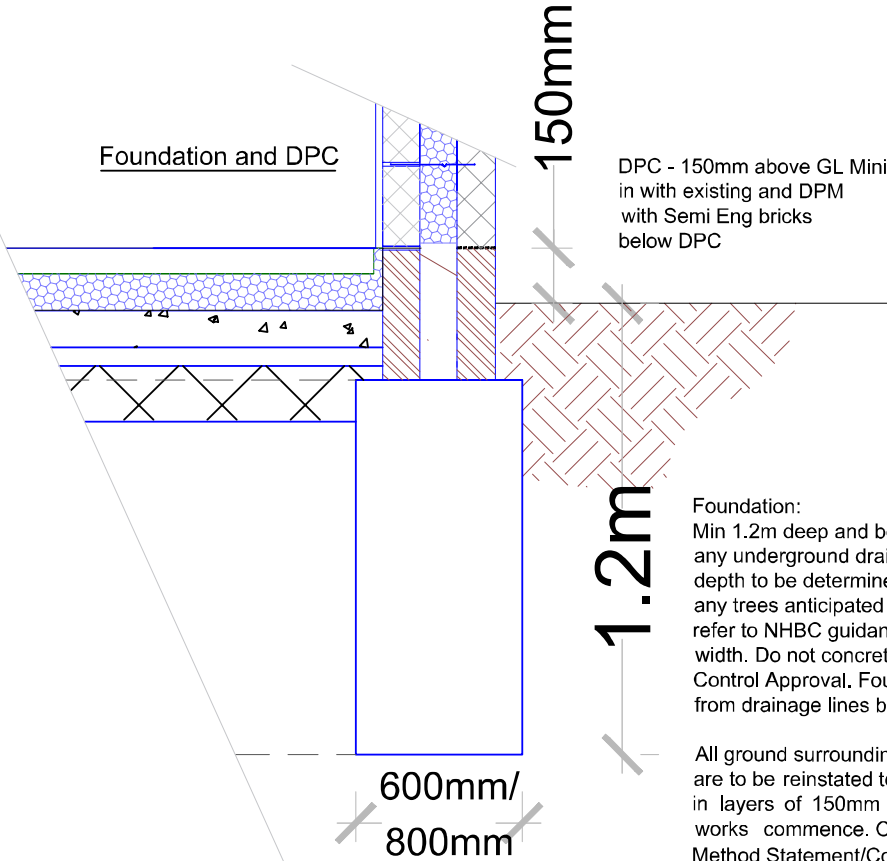
Oversite

Any air bricks and existing sub floor ventilation to be extended to new external wall using 100mm pipe work and air bricks 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 150mm Concrete Ground bearing Slab base with A393 mesh on top with 50mm cover, above 1200 gauge polythene DPM lapped with perimeter DPC. DPM to be laid above soft sand blinding layer of 50mm above 150mm Compacted Type 1 Hardcore base.



If Bridging Required refer to bridging detail

Foundation and DPC



DPC - 150mm above GL Minimum and Lapped in with existing and DPM with Semi Eng bricks below DPC

Foundation:
Min 1.2m deep and below invert level of any underground drains in virgin soil. Final depth to be determined by inspector and any trees anticipated to having affect then refer to NHBC guidance. Min 600mm width. Do not concrete prior to LA Building Control Approval. Foundations set away from drainage lines by at least 150mm

All ground surrounding excavations which are to be reinstated to be well compacted in layers of 150mm before any oversite works commence. Contractor to have Method Statement/Construction Phase plan for working in deep trenches

EXTENSION DETAILS

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 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

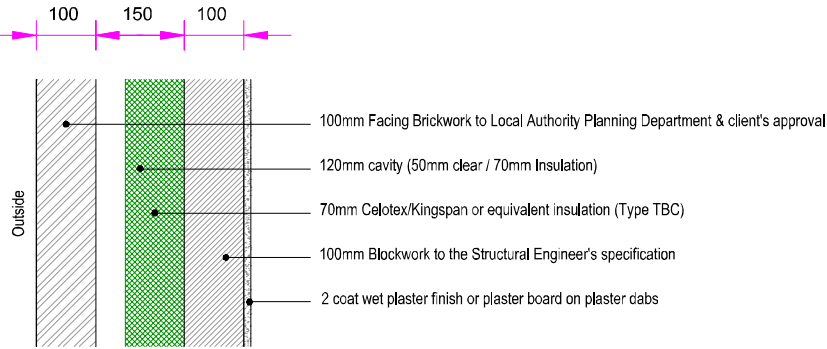
For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)
All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
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: hkhuseyin@azbs.com
T: 07969825562

SUBJECT TO Building Control Approval

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED	DRAWING No.	REV
48 JELICOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Details 1	Building Regs	SCALE @A3	DATE	4 8 J E L L I C O E - 0 9	A



External Wall Section (Brick) - Ref: SD-03-21
Scale 1:10 @ A1

U-Value: 0.19 W/m²K

External cavity walls to comprise 100mm external brickwork skin (as approved by the Local Authority Planning Department), 150mm cavity, 50mm clear then 100mm Kingspan/Celotex insulation board (Type TBC by manufacturer to suit application) mechanically fixed to inner leaf using Stairfix RT2 Wall Ties or equivalent, 100mm blockwork inner leaf (to Structural Engineer's specification) all finished with 2 coat wet plaster finish or plaster board on plaster dabs with skim coat. Stainless steel wall ties positioned at 750mm horizontally and 450mm vertically decreased to 300mm at all openings.

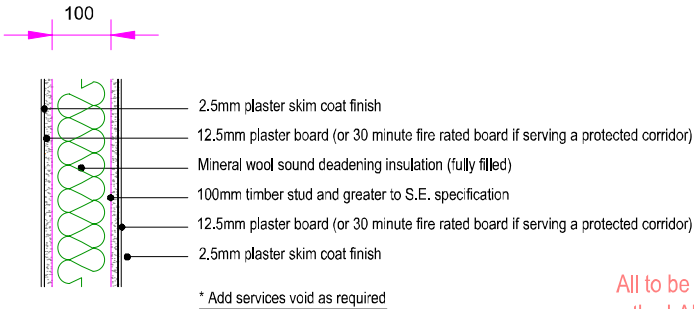
Expansion/contraction joints to be installed as per Structural Engineers specification/requirements and/or to NHBC guidelines, all as agreed with the LABC Inspector and Structural Engineer. Client to be consulted regarding joint positions and where possible conceal behind down-pipes or other architectural features.

External fenestration/detailing: Brickwork detailing including bonding & pointing and external features e.g headers, cills, banding/stringer courses, feature panels, plinths etc. as agreed with the client.

U-Value to meet 'As Designed' SAP calculations by Thermal Consultant. Builder to check Structural Engineer's design for an upgraded block specification and to check combination of blocks/bricks/cavity/insulation meets correct U-value before commencement on site.

See Technical Specification for further details of DPM/DPC's, wall ties, cavity trays, expansion/contraction joints, lateral support and lintels etc.

All to be as agreed with the LABC Inspector



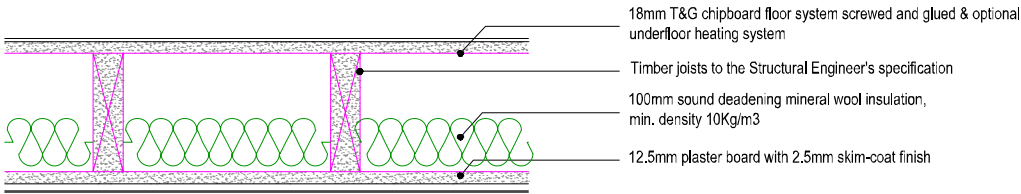
Internal non-loadbearing Stud Partition Wall Detail - Ref: SD-03-12
Scale 1:10 @ A1

Internal non-loadbearing studwork walls to comprise 100mm timber studs at 400mm centers, noggins at 1/3 and 2/3 vertical spacings unless specified otherwise by the Structural Engineer. All timber to be treated against attack by House Longhorn beetle. Studs fully filled with dense sound deadening mineral wool slabs/batts (minimum density 10Kg/m³). Either side to be finished with 12.5mm plaster board (minimum mass per unit area of 10kg/m²) (or 30 minute fire rated board if serving a protected corridor) and finished with plaster skim coat.

If walls serving a bathroom/utility or similar use a moisture resistant board on 'wet' room side whilst maintaining finish as above to suit particular requirements.

See Technical Specification for further details

All to be as agreed with the LABC Inspector



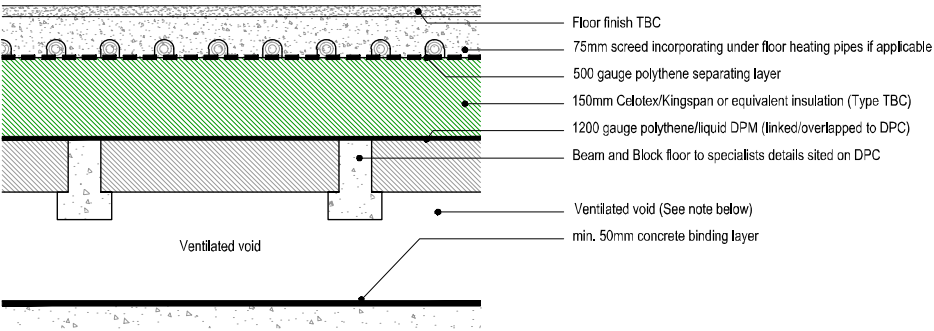
Typical Intermediate Floor Section (Timber) - Ref: SD-02-07
Scale 1:10 @ A1

Intermediate floor with timber joists to the Structural Engineer's specification fitted with 100mm sound deadening mineral wool insulation (min. density 10Kg/m³) installed within the floor zone between floors. Underside finished with 12.5mm plaster board (minimum mass per unit area of 10kg/m²) (or 30 minute fire rated board if building is greater than 2-stories or serving a protected corridor e.g. Gyproc Fireline) or moisture resistant board (e.g. Gyproc MR or Gyproc Fireline MR as required) if serving a room likely to have high-humidity i.e. Kitchen or Bathroom finished with 2.5mm skim-coat finish. Topside finished with 18mm chipboard T&G floor system screwed and glued to the timber joists. Optional under-floor heating system to be installed to the manufacturers' requirements and recommendations and as approved by the LABC Inspector and Structural Engineer. All timber to be treated against attack by House Longhorn beetle.

Lateral support to cavity walls to be provided by seating of joists. Where walls are parallel to joists 30x5mm galvanized steel straps to be fixed at 1800mm centres at first floor and second floor/rafter levels. Noggins to be fixed between joists at strap position. Ends of straps are to be built into brickwork and nailed across 3 No. trusses. Lateral restraint to be provided by 1200mm long 30x5mm galvanized steel straps at max 2000mm centres along wall plate.

Vertical support to floor structure to be provided by 30x5mmx1200mm long galvanized steel straps at max. 2m centres.

All to be as agreed with the LABC Inspector



Typical B&B Floor Section - Ref: SD-02-09
Scale 1:10 @ A1

U-value: U-Value to be minimum: 0.14 W/m²K

Beam & Block method:
Floor makeup to comprise 75mm screed (incorporating under-floor heating pipes if applicable) on 500 gauge polythene vapour control layer on 150mm Kingspan/Celotex Insulation board (Type TBC by manufacturer to suit application) on 1200 gauge polythene/liquid DPM layer lapped over DPC by a minimum of 300mm. Beam & Block floor system installed on a DPC layer over a minimum 225mm void (225mm-300mm void or more may be required to allow for heave where clay present, to be confirmed with the LABC Inspector and Structural Engineer). Void to be ventilated using telescopic vents with a min. equivalent vent area of 4500mm² at a min. 2m centres as illustrated on the substructure plan and as agreed with the LABC Inspector and over a 50mm concrete binding layer. All installed to manufacturers design, requirements & recommendations and all to the LABC Inspectors on site approval. Builder to forward project specific Beam & Block calculations & manufacturers details to LABC Inspector and Structural Engineer prior to installation for approval.

Prior to commencement the Builder is to confirm with the LABC Inspector if an upgraded membrane is required e.g. for contamination or radon etc. If deemed necessary, the product is to be agreed with the Building Inspector, installed to the manufacturers requirements and recommendations to the LABC Inspectors on site approval.

U-Value to meet 'As Designed' SAP calculations by Thermal Consultant. Builder to check overall floor makeup meets correct U-value before commencement on site.

Screeded floors:
Traditional sand/cement screed min. 75mm thick. Where less is proposed, screed to be reinforced with fibres or similar and to the suppliers requirements and recommendations. Note screeds less than 85mm are liable to cracking. Proprietary screeds to be laid in strict accordance with manufacturers recommendations and note surface will require careful preparation before floor finish is laid. Allow sufficient time for drying out of screed prior to laying floor finish. See Technical Specification for further details. All as approved by the LABC Inspector.

Ensure slab level is set to an agreed datum to achieve approved finished floor levels. Consider requirement for Part M type level threshold (and raised patios) and amend fabric accordingly, airbricks may need to continue through any adjacent raised path/patio if present to terminate at external air or raise external vent with extended telescopic vent. Install cavity tray over, all to LABC Inspectors approval.

All to be as agreed with the LABC Inspector

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** 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

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

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

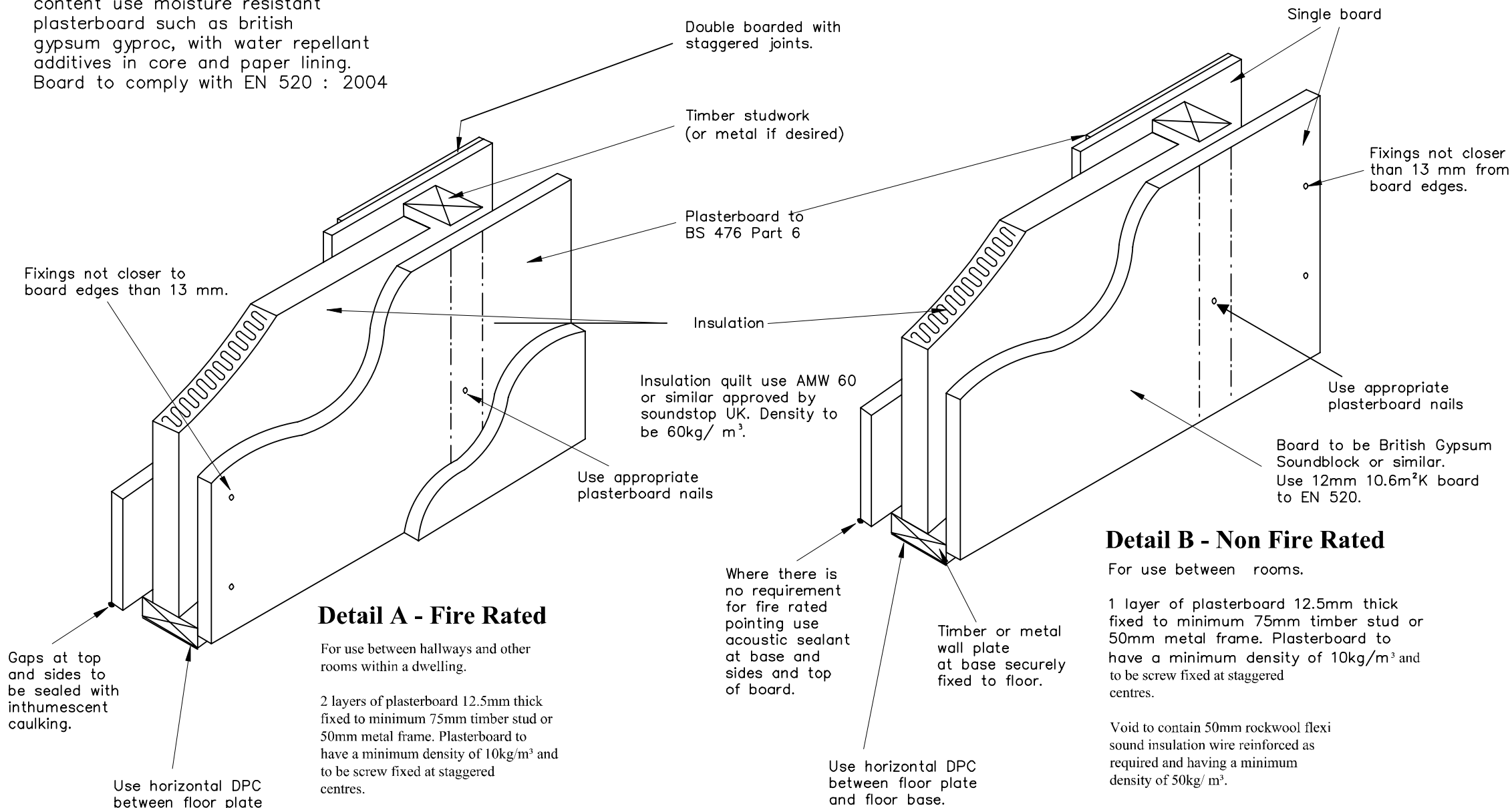
A-Z Building Services

A: Addlestone KT15
E: hthuseyn@BEO9@msn.com
T: 07969825562

CLIENT	PROJECT	DRAWING	STAGE
48 JELLCOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Details 2	Building Regs
DRAWING No.	4 8 J E L L I C O E - 1 0	REV	A



Note
In areas prone to high moisture content use moisture resistant plasterboard such as british gypsum gyproc, with water repellant additives in core and paper lining. Board to comply with EN 520 : 2004



Detail A - Fire Rated

For use between hallways and other rooms within a dwelling.

2 layers of plasterboard 12.5mm thick fixed to minimum 75mm timber stud or 50mm metal frame. Plasterboard to have a minimum density of 10kg/m³ and to be screw fixed at staggered centres.

Void to contain 50mm rockwool flexi sound insulation wire reinforced as required and having a minimum density of 50kg/ m².

Wall to run continuously up to underside or floor above. I.E not terminate at suspended or false ceiling level.

Detail B - Non Fire Rated

For use between rooms.

1 layer of plasterboard 12.5mm thick fixed to minimum 75mm timber stud or 50mm metal frame. Plasterboard to have a minimum density of 10kg/m³ and to be screw fixed at staggered centres.

Void to contain 50mm rockwool flexi sound insulation wire reinforced as required and having a minimum density of 50kg/ m².

All gaps around perimeter to be sealed. (see notes)

Wall and plasterboard cladding to run up to underside of ceiling.

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** 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

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

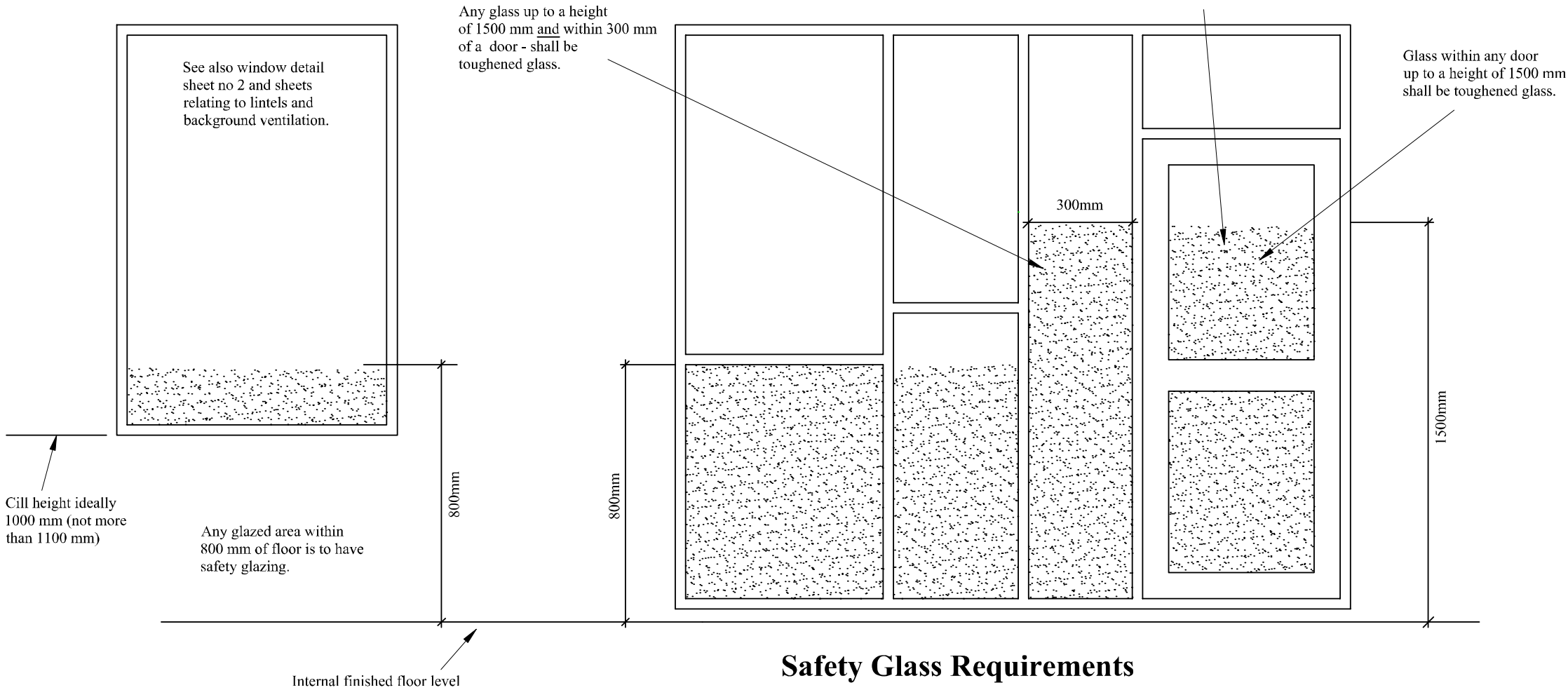
All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Addlestone KT15
E: hthuseyin@OEO9@man.com
T: 07969825562

SUBJECT TO BUILDING CONTROL APPROVAL

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED	DRAWING No.	REV
48 JELICOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Details 3	Building Regs	SCALE @A3	DATE	4 8 J E L L I C O E 1 1	A



Safety Glass Requirements

Glazing In Critical Locations

Glazing in critical locations is to be glass which breaks safely. this defined in BS 6206 1981 and basically means toughened glass which shatters into small blunt pieces.

- The critical locations are
- Any glass between finished floor and a level 800mm above it.
 - Any glass within 300mm of the side of a door (glazed or otherwise) and at a height less than 1500mm above finished floor level.
 - Any glass within a glazed door that is less than 1500mm above finished floor level.
 - Any glass in a full height side panel adjacent to a door.

These are minimum requirements. any glass in a panel less than 250mm wide in any direction and not more than 0.5m² need not be safety glass.

Alternatives To Safety Glazing.

- As an alternative to the use of safety glazing, a screen may be erected in front of a glazed area. In such cases the screen should be
- Such that no apertures in it are greater than 75mm wide.
 - At least 850mm above finished floor.
 - Securely fixed.
 - Strong enough to resist being moved or significantly deflected.
 - Not capable of being easily climbed (i.e. not just horizontal bars).

Manifestation

Consult diagrams 5 and 6 Building Regs part M for guidance on need for glazing manifestation. In domestic circumstances this is not normally required unless the doors have a narrow frame or nonc.

Safe Opening

All window catches and locks to be located not higher than 1700mm above floor level.
Except in life time homes buildings where they must be a maximum 1100 mm above floor level.

Safe Cleaning

For non-domestic buildings refer to Building Regulations part No4 for details of safe access for cleaning etc.

Daylight

Adequate levels of daylight. In accordance with BS 8206 part 2 code of practice for day-lighting arc to be provided in all habitable spaces.

Note
For Building Regulation purposes
a new bay window is an extension.

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** 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

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
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: hthuseyin@azbs.co.uk
T: 07969825562

Window And Glazing Details Sheet 1

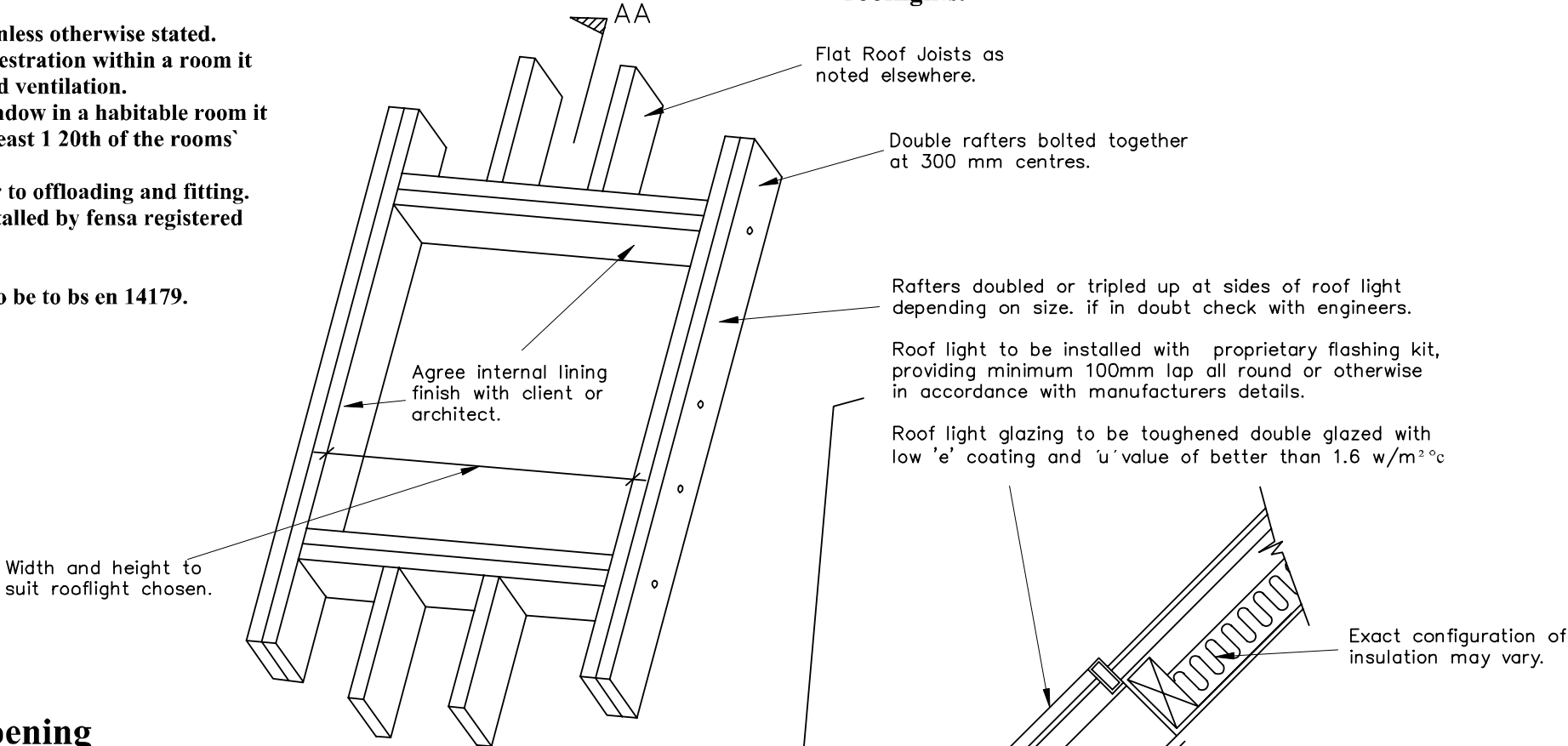
SUBJECT TO BUILDING CONTROL APPROVAL

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED
48 JELLCOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Details 3	Building Regs	SCALE @A3	DATE
DRAWING No.				REV	
4 8 J E L L I C O E - 1 2				A	

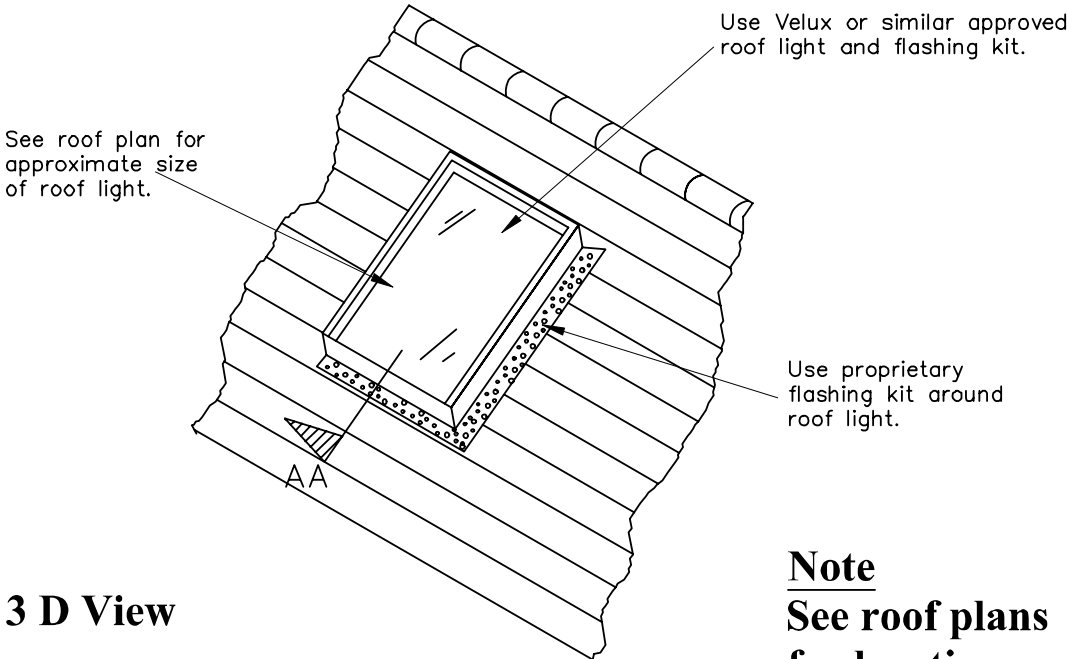


- All rooflights to be openable unless otherwise stated.
- Where rooflight is the only fenestration within a room it should incorporate background ventilation.
- Where rooflight is the only window in a habitable room it should have a size equal to at least 1/20th of the rooms' floor area.
- Check condition and size prior to offloading and fitting.
- Window components to be installed by fensa registered contractor.
- Glazing generally to bs 6262.
- Heat soaked toughened glass to be to bs en 14179.

See roof plans for location and sizes of rooflights.



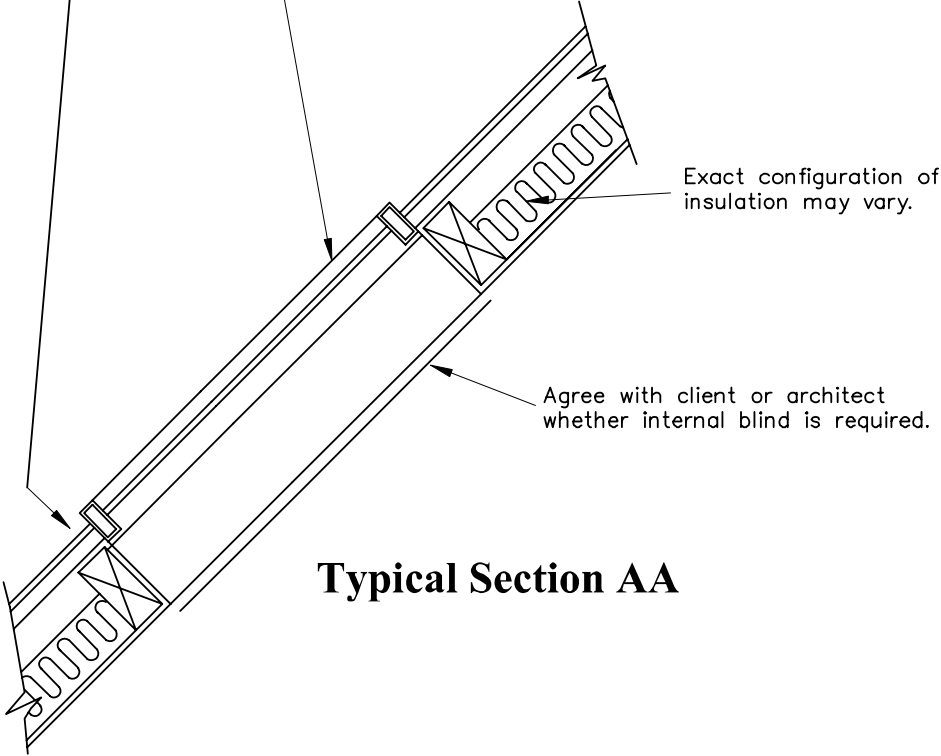
Trimmed opening



3 D View

Note
See roof plans for locations.

Note
Exact configuration may vary slightly according to exact site conditions.



Typical Section AA

- Means Of Escape Rooflights**
- Minimum clear opening size for means of escape roof lights to be 900mm x 500mm.
 - Distance from eaves to front edge of roof light should be not greater than 1700mm.
 - Rooflight must have a simple push open mechanism and not be locked shut.
 - Rooflight should be top hung.
 - The bottom of the opening should be between 850mm and 1050mm above ffl.

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** 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

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

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: hthuseyin@azbs.co.uk
T: 07969825562

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED
48 JELICOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Details 3	Building Regs	SCALE @A3	DATE
DRAWING No.				REV	
4 8 J E L L I C O E - 1 3				A	



Pipe work above ground

(All sizes are minimum)

Trap size

Trape size for whb	diameter 32mm	seal depth 75mm
Trape size for bath	diameter 40mm	seal depth 75mm
Trape size for shower	diameter 40mm	seal depth 50mm
Trape size for wc	diameter 100mm	seal depth 50mm
Trape size for sink	diameter 40mm	seal depth 75mm

- All points of discharge in to stack/ branch to have a trap as noted above.
- (All traps deep seal and tubular).
- All traps fitted directly to appliance to be removeable and have cleaning eye.
- Branch pipe should discharge into stack so as to avoid cross flow. the minimum offset should be 250mm.
- No connections to branch pipe lower than 500mm above drain invert.
- All branch pipes should have same minimum diameter as trap size noted above.
- All discharge systems to be air tight and capable of withstanding an air test of positive pressure of at least 38mm water guage for 5 minutes.

Maximum Branch Lenghts (unventilated)

- Are to be as follows.
- WC maximum branch length 15m.
 - Urinal maximum branch length 3m.
 - WHB maximum branch length 3m for 40mm dia pipe.

For other variants consult table 2 building regs part h1.
For longer lengths the branch pipe should be ventilated.
Dimension a to b on attached plan should ideally not exceed 3m.

Maximum Gradients

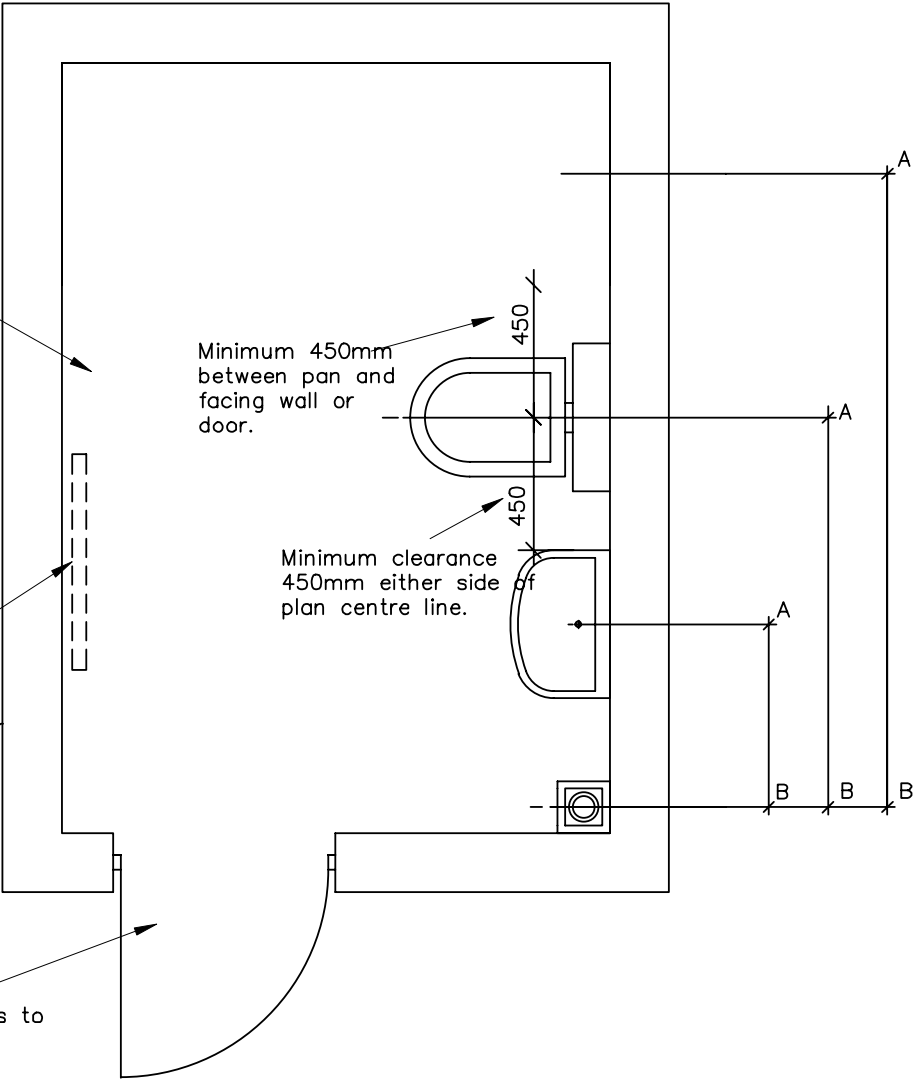
WC	-	18 to 90 mm fall per metre
Urinal	-	18 to 90 mm fall per metre
Bath	-	18 to 25 mm fall per metre
WHB	-	18 to 25 mm fall per metre
Shower	-	18 to 25 mm fall per metre

- All pipe work should be securely fixed.
- All pipe work should be fitted with rodding/ cleaning access at the end of pipe runs.
- Where appliances cannot be fitted to a stack/ svp directly a common pipe connection is acceptable provided that:
 - WC basins and other high level fittings are drained separately from ow level fittings such as showers.
 - Individual pipes should discharge into the upper third of the perimeter of the common pipe.
 - The diameter of the common pipe should be not less than 50mm and agreed on site subject to the number of fittings connecting to it (generally use 100mm)
 - Venting should be provided at the end of the common pipe by means of an air admittance valve.

Note
Sub floor of all bathroom areas to have moisture resistant base eg plywood plus aquaboard or 2 layer WBP lapped plywood.

See G.A. plans for location of any heated towel rails or radiator.

All bathroom doors to open outwards.



NOTE

- Qualified plumber to install all pipe work. Bath temp restricted to 48 degrees
- Exact routes for pipes finalised on site.
- Inspection to be undertaken prior to covering up.
- Drains and pressure test will be required upon completion.

Indicative Bathroom Layout

(See general arrangement plans for proposed layout of the scheme to which this drawing relates)

See Project Layout Drawings For Exact Plans.

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

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
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: hthuseyn@azbs.co.uk

T: 07969825562

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED
48 JELICOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Details 3	Building Regs	SCALE @A3	DATE
DRAWING No. 4 8 J E L L I C O E - 1 4				REV A	

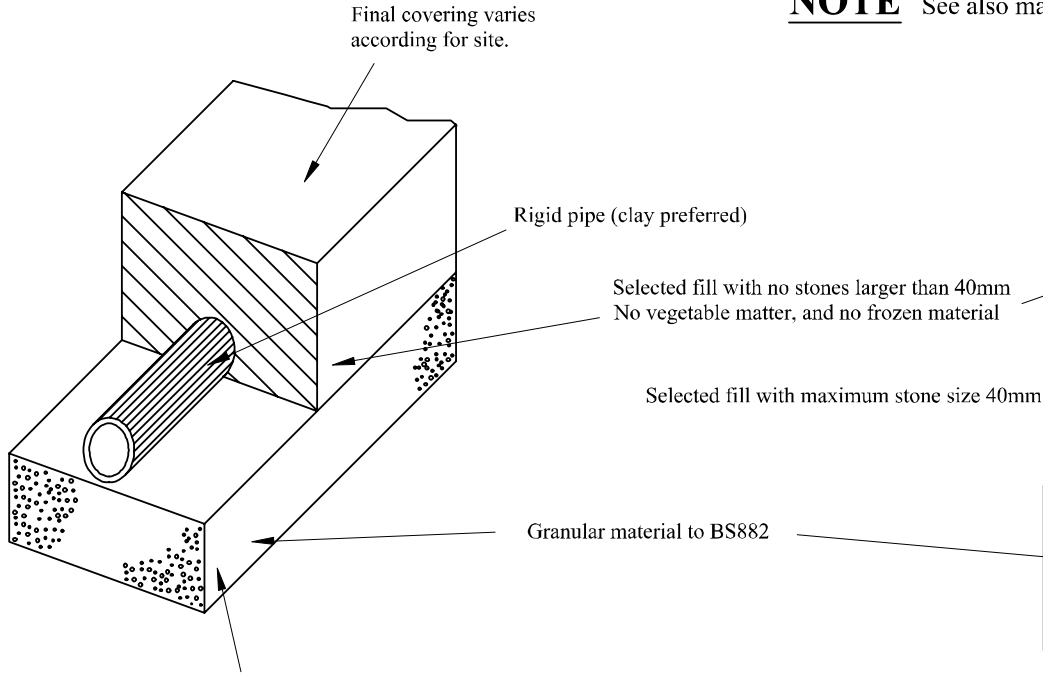


Note RD1 - Rainwater Drainage Above Ground

- Unless otherwise indicated on drawings:
- Gutters are to be formed in black 115mm half round UPVC.
 - If roof area drained per gutter exceeds 50m2 then gutter size is to be increased, consult designer or part H3 of Building regs.
 - Use 75mm diameter black UPVC down pipes with fixing clips at 300mm centres.
 - Gutters are to have suitable connections, end caps, corner bends and outlets.
 - Gutters generally laid to to fall of 1 in 50.
 - Roofs with an area less than 6 sq m need not have gutters.
 - Down pipes to connect into existing or new underwater system via trapped gully.
 - All paved areas adjacent to building should fall at 1 in 60 away from building if impervious.
 - All paved areas adjacent to building should be adequately drained into an underground drainage system if not impervious.

Note RD2 - Underground Rainwater Drainage

- Rainwater drains should not discharge into the sewer system.
- Where practical discharge into existing surface water drains.
- Alternatively where possible rainwater should discharge into soakaways 5m away from building. See Soakaway specification.(right)
- Underground rain water pipes up to 100mm in diameter should have a fall of 1 in 100.
- A 1 in 150 fall is permissible for drains above 100mm diameter.
- Drainage pipes to be flexible jointed and have a minimum 500mm cover.
- Pipes to be clay to BS 65, or UPVC to BS EN 1401.



BEDDING FOR RIDDING PIPES

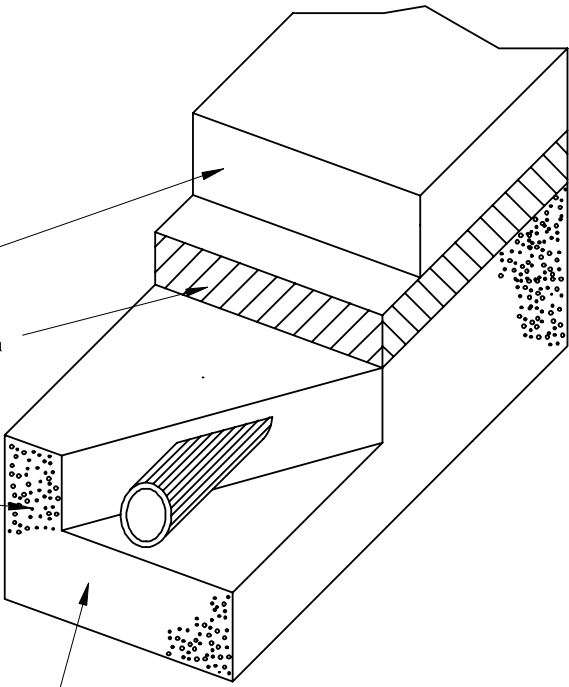
Rigid pipes in vitrified clay to comply with BS63
Rigid pipes in concrete to comply with BS5911

Soakaways

- Soakaway located at least 5m from house.
- Soakaway located at least 2.5m from boundary.
- Bottom of soakaway to be above water table.
- Soakaway must not served a drained area of more than 100 sq. m.
- Soakaway formed in prefabricated concrete rings or UPVC unit.
- Soakaway left as empty chamber.
- Soakaway to be renewed every 8 years.
- Internal volume of soakaway calculated on the basis of 1 cubic metre per 40 sq m of run off.
- Soakaway based on design rainfall of 10 mm in 5 minutes.
- Soakaway design based upon and checked against BRE Digest 365.
- No soakaway to be within 5m of another.
- Check with architect or building control officer if percolation tests shall be carried out to determine the permeability of the soil and the storage volume calculated on site using the methodology outlined in part H of the building regulations.

Do not use soakaways where there is a risk of contaminated run off.

NOTE See also manhole notes on underground drainage detail sheet 2.



BEDDING FOR FLEXIBLE PIPES

Flexible UPVC pipes to comply with BS46690 and BS4581

Access points

Access points to the drains should be a minimum of 225mm x 100mm or 150mm diameter.

- Access points should be located at;
- The head of the drain.
 - At bends or changes in level.
 - Generally at majors junctions.

Manholes to be a maximum distance of 45m from start of drain.
Access points to be a maximum of 12m from start of drain.

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

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

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

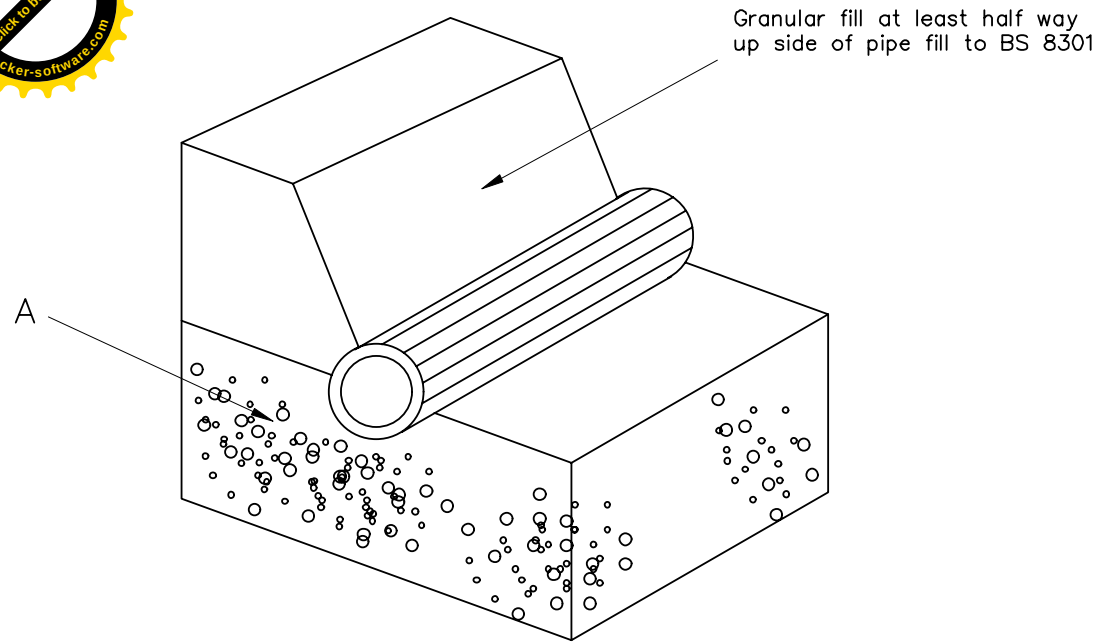
A: Addlestone KT15

E: hthuseyin@azbs.co.uk

T: 07969825562

SUBJECT TO BUILDING CONTROL APPROVAL

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED
48 JELlicoe AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Details 3	Building Regs	SCALE @A3	DATE
DRAWING No.				REV	
4 8 J E L L I C O E - 1 5				A	



A' denotes good quality fill free of stones larger than 40mm, tree or vegetation material etc. **3 D VIEW**

Note D5 - Drains under buildings.

- Foul drains or sewers should not extend more than 6m under a building without the sewer and building owners permission.
- Where drains or sewers pass under buildings they should do so in a straight line and have access points or manholes at either end.
- Sewers running under the building must have an invert level higher than the level of the building foundations.
- Where drainage pipes pass through an external wall they should have adequate lintels above them and pass above the top of adjacent foundations.
- Where drainage pipes pass through an external wall there should be a minimum 50mm gap around the pipe and the gap should be filled with flexible foam sealant. The sealant should have a rigid anti rodent sheet on the outside face.
- Where drainage pipes pass through an external wall use a joint at a max 150mm from the wall on either side.
- Drains in trenches under buildings to be fully surrounded by at least 100mm shingle.
- All dis - used or abandoned drains to be back filled with concrete or shingle.

Pipe Trough Wall / Footing

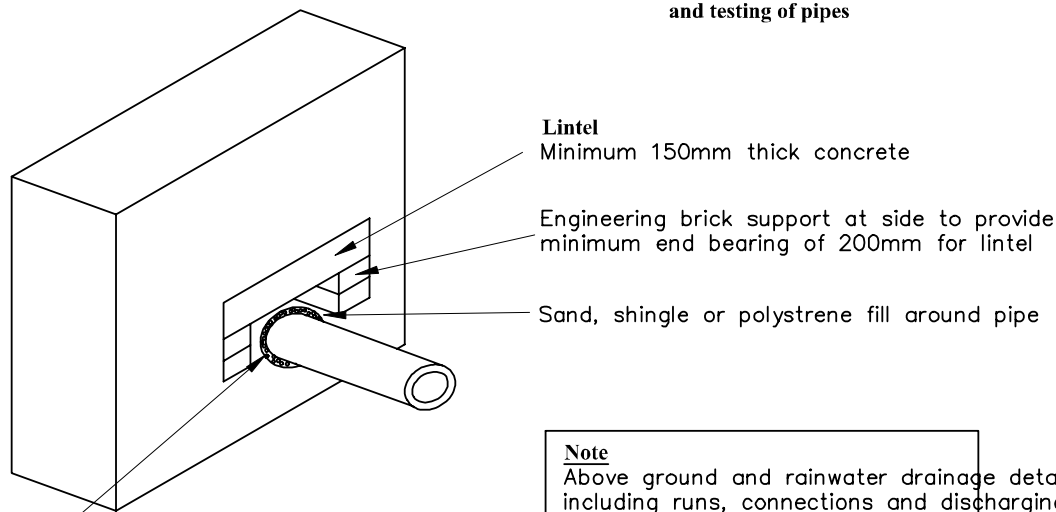
Where pipe passes through wall or footing use minimum 150mm deep concrete lintols over pipe to act as a bridge. Pipe to be surrounded by minimum 25mm polystyrene where it passes through wall or footing.

Arrangement to be inspected prior to covering.

Note D3 - Underground Foul Drainage

- Wherever possible foul drains should discharge into the sewer system.
- The next best alternative is a private sewer connection to a public sewer.
- The next best alternative is a private sewer treatment plant.
- Wherever possible lay pipes straight.
- Use access points or manholes at change of direction.
- Underground foul water pipes up to 100mm in diameter should have a fall of 1 in 80.
- A 1in 100 fall is permissible for drains above 150mm diameter.
- Drainage pipes to be bedded and surrounded with minimum 600mm cover. Unless note on drawings use 150mm diameter.
- Pipes to be clay to BS 65, or UPVC to BS EN 1401.
- Manhole or access fitting to be provided within 12m of start of drain and thereafter not more than 20m apart except by agreement with designer.
- Workmanship to be in accordance with BS 8000 part 14 code of practice for below ground drains.
- Upon completion drains to be air or water tested by agreement with local building control department.

See rainwater drainage detail sheet for further notes on bedding and testing of pipes



Note
Above ground and rainwater drainage details, including runs, connections and discharging points, are to be agreed on site with Building Control.

Note D2 - Manholes

- Manholes with invert less than 900mm below ground to be UPVC "off the shelf ", installed in accordance with manufactures notes and back filled.
- If circular use 1200mm clear internal diameter with similar opening size.
- If rectangular use 1200 x 700mm. With similar opening size.
- If deeper than 1500mm refer to designer for detail.
- Manholes located as GA plans but generally not more than 45m apart.
- Manhole benching to be smooth, impervious and slope towards main channel at 1 in 12.
- Manholes deeper than 1m to have secure step irons.
- All manholes within buildings to have double sealed bolt down covers.
- All manhole covers to be screwed down or at least child resistant.
- Cast iron covers to be to BS 497.
- Refer to designer if cover is on a vehicle route.

SUBJECT TO BUILDING CONTROL APPROVAL

**Underground Foul Drainage
Details Applicable Sheet 2**

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED	DRAWING No.	REV
48 JELLCOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Details 3	Building Regs	SCALE @A3	DATE	4 8 J E L L I C O E - 1 6	A

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** 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

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)
All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
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: hkhuseyni@azbs.com
T: 07969825562



FOUNDATION

Foundation Type A:

Foundation:
Min 1.2-1.5m deep and below invert level of any underground drains in virgin soil. No trees anticipated to having affect using NHBC guidance but final depth to be determined by inspector prior to concreting. Min 800mm width where eccentrically loaded and 600mm in all other places. Do not concrete prior to LA Building Control Approval. Foundations set away from drainage lines by at least 150mm

Foundation on party wall to be eccentrically loaded. Flank wall and foundations to be set in 50mm from boundary line unless otherwise agreed by neighbours. Subject to Party Wall Award. Do not encroach boundary - Open trenches to be shuttered and shored at all times.

All ground surrounding excavations which are to be reinstated to be well compacted in layers of 150mm before any oversite works commence. Contractor to have Method Statement/Construction Phase plan for working in deep trenches

Flank wall and foundations to be set in 50mm from boundary line unless otherwise agreed by neighbours. Foundation on partywall to be eccentrically loaded

DRAINAGE

Prior to commencing works, drainage gullies and existing drainage lines to be investigated and confirmed to Surveyor in order to issue proposed drainage plan and to obtain Build Over Agreement. To be done at least 3 weeks prior to commencing main works

150 x 100mm Pre Cast Concrete Lintels - Supreme or similar to bridge Drains with 150mm end bearings

Remove old manhole completely and replace open channels with clay pipework with branches ready for new connections

Any new Manholes to be formed using IC - 225mm Semi Eng brick built Inspection Chamber with external stainless steel cover

100mm Drainage from IC to be connected to existing line via clay Y connection

Assumed Drainage Plan shown. If any drainage lines found within footprint of new extension, notify surveyor prior to concreting. Any drainage lines to be bridged using 2no. Pre Cast Concrete Lintels - Any sewers that are equal or shallower than 1.1m to the invert from finished ground level, foundations to be minimum 100mm away from side of the public sewer. Where sewers are deeper than 1.1 but no deeper than 2m new foundations shall be no closer than 600mm. Where sewers are deeper than 2m, new foundations shall be no closer than 1m.

Rainwater Drainage - 75mm Downpipe to betaken down from new gutter into gulley and taken into 1.5m3 soakaway (Marley Stormcell Type) for side extension only via 100mm underground drainage pipe subject to inspector approval. Soakaway to be minimum 5m away from any building. To be installed in accordance with manufacturer's guidance. Contractor to leave indication of soakaway location.

Any connections that need to be made to existing Sewer can only be done with prior approval from inspector and Thames Water.

All existing rainwater down pipes to be connected to existing sewers. Only extension roof rainwater to be taken into soakaway

All new shower room drainage to be taken into new stub stack to terminate at same height as basin with AAV Floplast or similar installed. Access panel and rodding point to be formed. Stub stack to be connected to existing SVP

ROOF WINDOWS

Roof Window Type A - Velux - Flat Roof Windows to be formed by doubling up either side of window opening and bolting doubled members - Roof window to be Velux type suitable for flat roofs and to include flashing kits. All to be installed as per manufacturer's instructions minimum 15 degrees pitch - Sizing to be agreed with client - Minimum 1mx1m

Roof Window Type B - Pitched Roof Windows to be formed by doubling up either side of window opening and bolting doubled members - Roof window to be Velux type suitable for flat roofs and to include flashing kits. All to be installed as per manufacturer's instructions minimum 15 degrees pitch

FLOOR

FLOOR TYPE A - CONCRETE Oversite - 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 150mm Concrete Ground bearing Slab base with A393 mesh on top with 50mm cover, 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.

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

FLOOR TYPE A - CONCRETE Oversite - 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 150mm Concrete Ground bearing Slab base with A393 mesh on top with 50mm cover, 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.

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

FLOOR TYPE B - Floor Joists:
175mm x 50mm C24 Timber Floor Joists @ 400 c/c onto restraint hangers into walls 100-200mm Sound Quilt to be laid between joists such as Rockwool or similar - Strutting/Noggings to be installed between joists in staggered fashion every 1.5m. 15mm Sound Plasterboard to be used for ceiling on underside of floor joists.

Lateral Restraint Straps across joists into front and rear wall at every 1.2m

WALLS

U Value 0.18 W/m2K -
100mm Facing Brickwork to Local Authority Planning Department & client's approval
150mm cavity (50mm clear / 100mm Insulation)
100mm Celotex/Kingspan or equivalent insulation (Type TBC)
100mm Blockwork to the Structural Engineer's specification
2 coat wet plaster finish or plaster board on plaster dabs

WINDOWS & DOORS

WINDOW TYPE A
New uPVC or Aluminium windows withopeners as per elevations or as agreed with client to meet U Value of 1.4 W/m2K.
Catnic Lintel CG90/100

Means of Escape:
A means of escape window is one that is classified with a clear openable area of 0.33m2 with minimum widths and heights of 450mm. To be located within 1100mm from finished floor level.

Mains powered with battery back up smoke detectors in both floor hallway/landings. Heat detector in Kitchen.

DOOR TYPE A
New double glazed door to meet U-Value of at least 1.8Wm2k. Glazing to be toughened glass. As per manufacturer's specification.

DOOR TYPE B
External Door:
Aluminum bi-folding detail to be meet 1.4 W/m2K

Glazing to be toughened glass. Background vents to all new windows to 8000mm2

ROOF

Rafters - 0.15 W/m2K -
175/200mm x 50mm C24 Rafters @ 300 c/c
with 150mm TP10 between rafters & 20mm K18 under rafters
Breather membrane allows continuous ventilation from rafters through to flat roof Install as per manufacturers instructions
Provide minimum 50mm ventilation void above insulation
Roof tiles to match existing - Suitable for minimum pitch 15 degrees with minimum 100mm headlap
Flashing for Velux window to match roof pitch - consult manufacturer prior to installation

Pitched Roof Windows to be formed by doubling up either side of window opening and bolting doubled members - Roof window to be Velux type suitable for flat roofs and to include flashing kits. All to be installed as per manufacturer's instructions minimum 15 degrees pitch

150mm Lead Flashing as per spec to all places where roof abuts wall

Warm Deck Flat Roof:
175mm x 50mm C24 Timber joists at 300c/c for up to 3m spans. 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 above deck - 126mm Celotex TD4000 or 126 TR31 Kingspan - Refer to spec

Roof finished in GRP as per spec - Curelt or similar BBA approved system

Refer to Structural Engineer's Drawings for all structural members and details

CONTRACTOR TO HAVE CONSTRUCTION PHASE PLAN IN PLACE FOR WORKING AT HEIGHTS AND PREVENTION OF COLLAPSE OF XCAVATIONS, PREVENTION OF FALLING, DISLODGING OF MATERIAL, FALLING INTO EXCAVATIONS, SAFE INSPECTION - SEE HSE.GOV.UK AND GUIDANCE DOCUMENTS

Restrain all walls, floors and roof as per Approved Document A restraint details - brief guidance document attached within specification.

Provide strutting and noggings at regular intervals in accordance with Approved document A

All roofing members to be designed as per Structural Design and Calculations. Where there is a discrepancy between this plan and Structural Calculations follow Structural Design or refer to Surveyor

New Gas and Boiler works to be carried out by Gas Safe Registered Installer who isto issue a Building Regulations Compliance Certificate for the completed works. Heating system to be designed by Heating Engineer

SUBJECT TO Building Control Approval

CLIENT	PROJECT	DRAWING	STAGE
48 JELLCOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Notes	Building Regs

	CHECKED	-	APPROVED	-
	SCALE	@A3	DATE	
DRAWING No.				REV
48 JELLCOE	-	18		A



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

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

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
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

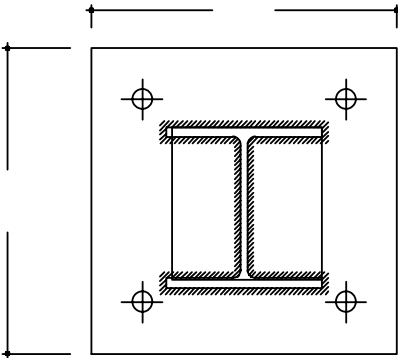
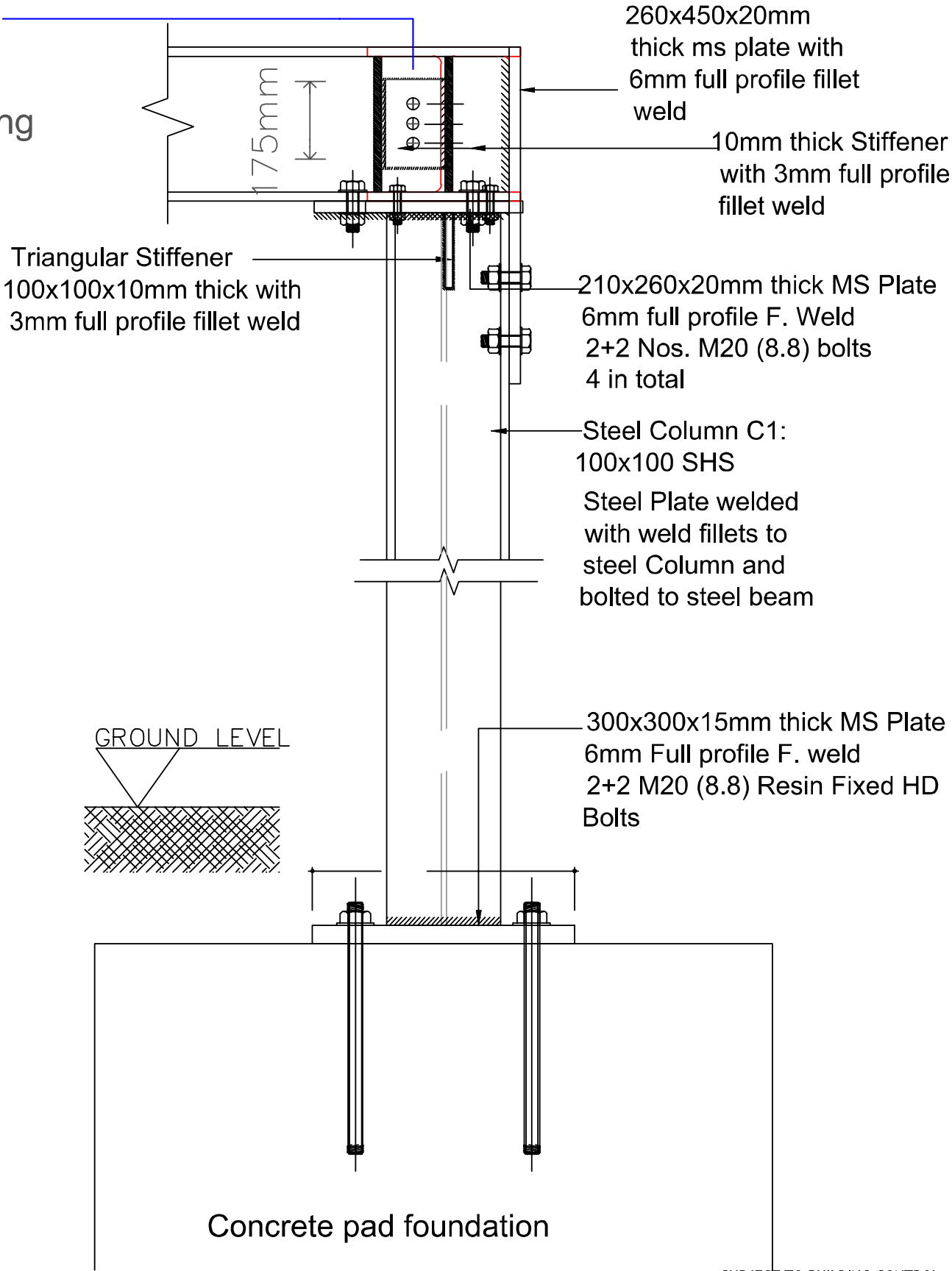
A: Addlestone KT15

E: htruseyn@BOQ@men.com

T: 07969825562



total 6 no M20 bolts & nuts
90x90x12 mm thick angle
each side of web 175mm long



SEC S1-S1

Concrete pad foundation

DEPTH OF FOUNDATION TO BE CONFIRMED

SUBJECT TO BUILDING CONTROL
APPROVAL

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED	SCALE	DATE	REV
		Details 3				@A3		A

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 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 $\frac{2}{3}$ 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

For Structural Steelwork refer to Structural Engineer's
Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered
joints or fire resisting intumescent paint in accordance with manufacturer's
guidance to provide minimum 60min fire resistance

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: hthuseyin@azbs.co.uk
T: 07969825562