External Wall Construction

(ABOVE RETAINING WALL LEVEL)

100mm Facing Blockwork Finished in Render
100mm Cavity filled with 90mm Kingspan interlocking Cavity rigid insulation
100mm Blockwork Internal with plasterboard on plaster dabs

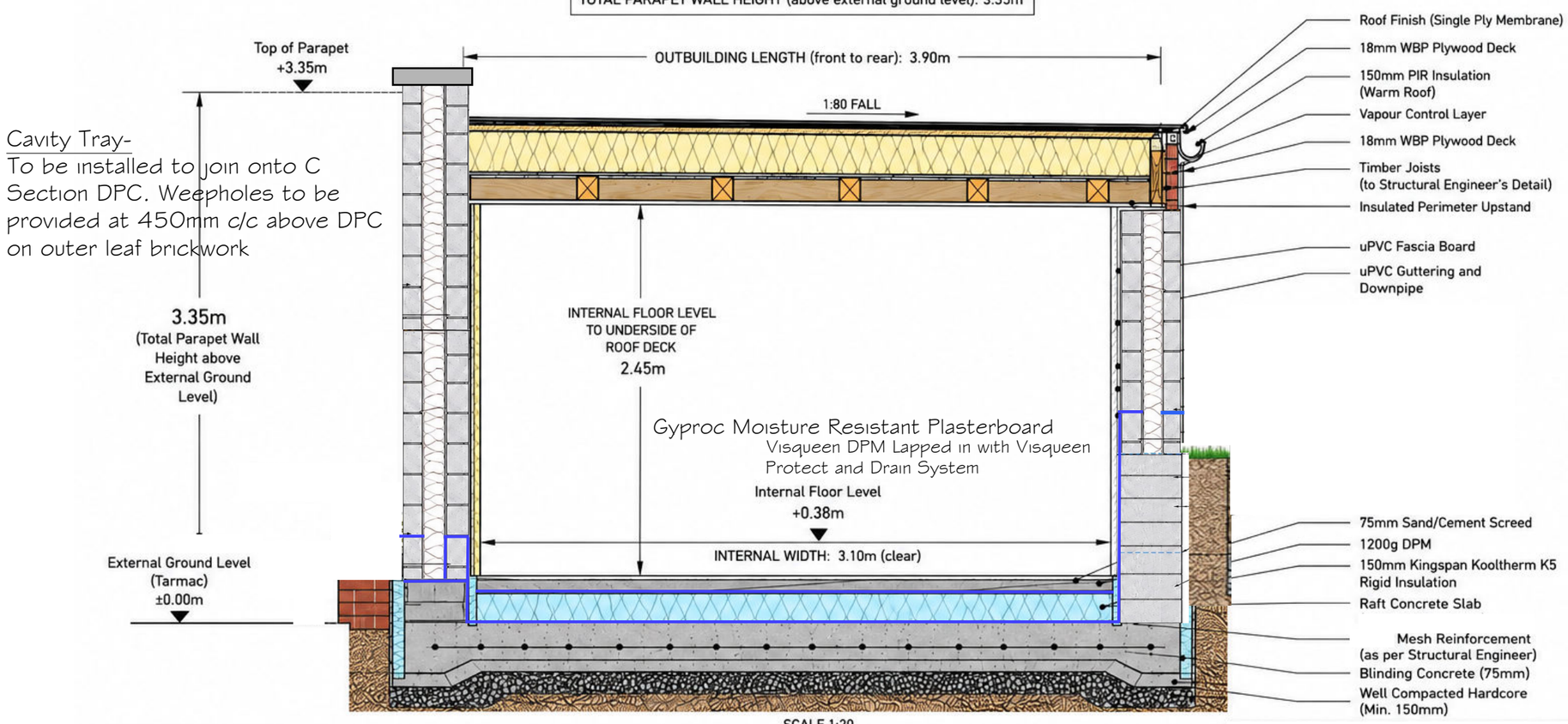
Warm Deck Flat Roof:
200mm x 50mm C24 Timber joists at 400c/c.
Noggings to be used between joists at every 1.5m c/c.
Lateral restraint straps to be used on each flank wall across noggings - 2 in number.

Insulation to meet a minimum U-Value of 0.18W/m2K.
Options - Insulation above deck - 150 TR31 Kingspan or 150mm Celotex TD4000

DPC - 150mm above GL Minimum and Lapped in with existing and DPM

CROSS SECTION A–A
OUTBUILDING

TOTAL PARAPET WALL HEIGHT (above external ground level): 3.35m



SCALE 1:20
0.99 m
0 0.2 0.4 0.6 0.8 1.0m

NOTES:
1. All structural elements to Structural Engineer's details.
2. All dimensions in millimetres unless noted otherwise.
3. All work to comply with Building Regulations and relevant British Standards.
4. Insulation to achieve U-values in accordance with current Building Regulations.

OUTBUILDING DIMENSIONS	
Internal Length (front to rear):	3.90m
Internal Width (side to side):	3.10m
Internal Floor Level to Underside of Roof Deck:	2.45m
Total Parapet Wall Height (above external ground level):	3.35m

LEVEL SUMMARY	
Top of Parapet:	+3.35m
Internal Floor Level:	+0.38m
External Ground Level (Tarmac):	±0.00m
Internal floor level is 0.38m higher than external.	

EXTENSION DETAILS

GROUND BEARING SLAB/RAFT:
150mm hardcore, 50mm sharp sand, lapping DPM, 100mm Rigid insulation, followed by 200mm Slab with B283 Mesh Top and Bottom. Shorter Mesh to span horizontally. T25 Bars to be every 3m Vertically and Linked with R8 Bars at 250 c.c

Retaining Wall to Rear and Side:
Hollow Dense 7N Concrete Blocks laid Flat
Infilled holes with T12 @ 200 c.c, connecting to Foundations and Slab Below.
40mm concrete cover to reinforcements
Tanking to both internal and outside face of wall protected with boarding.

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 ⅔ 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 discrepencies 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

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SUBJECT TO Approval

CLIENT	PROJECT	DRAWING	STAGE
Mr and Mrs SMITH	Wendover Lower Rochester Road Higham Rochester Kent ME3 7HD	DETAILS	Building Control

	CHECKED ·	APPROVED ·
·	SCALE @A3	DATE

DRAWING No. 17 CHAWORTH - 13 REV A

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