Rainwater goods & fascias and soffits for new extension

Provide 150mm dia white UPVC gutter and 2 no. 89mm dia white UPVC downpipes to take new rainwater for flat roof.

Provide white UPVC fascias and soffits to match existing.

Draught proofing

To avoid excess moisture transfer to roof voids, gaps and penetrations for pipes and electrical wiring should be filled and sealed; This is particularly important in area's of high humidity, EG, bathrooms & kitchens. An effective draught seal should be provided to loft hatches to reduce inflow of warm air and moisture.

Flat roof / balcony U-Value 0.18 W/m2K

Composite decking on Polyroof membrane over 120mm Polyroof insulation board in accordance with the manufacturers recommondations on self adhesive Vapour barrier on 19mm plywood over timber firrings laid to fall 1:80 on 219x47mm s/w Eco joists @ 400mm ctrs with 12.5mm 'Gyproc Wallboard DUPLEX' plasterboard (with integral vapour barrier) and thistle plaster and skim to form ceiling.

'Velux' rooflights 1, 2 & 3 (PREVIOUSLY APPROVED)

Roof to be trimmed with 75mm trimmers to suit proposed 'Velux' rooflights. proposed 'Velux' rooflights to be (size 980mm height x 780mm width) centre pivot roof window complete with all flashings.

Structural work

Civil and structural detail/information shown on this drawing is notional and is for indicative purposes only. All Structural work is to be designed, detailed and schelduled by a Structural Engineer. All Steel elements of structure are to be clad with 12.5mm Gyproc Fireline plasterboard to achieve 30min of fire protection. All steelwork below ground level is to be encased in concrete, to Structural Engineers details.

Leadwork

Leadwork is to be carried out in minimum Code 5 lead, unless otherwise noted (i.e Code 3 for lead soakers). All leadwork is to be carried out in strict accordance with the Lead Sheet Association's manuals volumes I, II, III, and BS1178. All exposed leadwork is to be treated with patination/weathering oil, applied once before fixing and finally upon completion, in accordance with manufacturer's written instructions. Leadwork built into blockwork shall be painted with bitumen paint on both sides prior to building in.

Lighting to extension

Energy efficient light fittings to be fitted within extensions to satisfy Table 4 of Part L of 2002 building regulations.

Structural Engineers details and calculations to follow for the following:
1. Adequecy of existing foundations
2. Steelwork
3. Lintel designs
4. roof structure
5. Adequecy of the fixings to balustrading, fixings details.

Doors

Doors to be powder coated aluminium double glazed 'U' Value of 1.5w/m2k. Style as per elevations. All windows in habitable rooms to have a minimum clear openable width and height of 450mm and minimum clear opening area of 0.33m2.

Safety glazing

All glazing to comply with Approved Document N of the Building Regulations 2000, in particular Diagram 1 "Critical Locations in Internal & External Walls". All glazing between finished floor level and 800mm above that level and between finished floor level and 1500mm above that level in a door or a side panel within 300mm of a door should be safety glazing to comply with BS 6206:1981.

Electrical work

Survey to be carried out on existing electrics to determine their condition. Existing electrics in main house to be altered as required, to be looked at in more detail at a later date.Proposed extension electrics as required to be looked at in more detail at a later date.

Ventilation

All ventilation to comply with Approved Document F of the Building Regulations 2006.

All habitable rooms to be provided with a rapid ventilation opening of at least 1/20th of the floor area. Also to incorporate background ventilation of at least 80,000mm2 to each dwelling by means of trickle ventilators and 2 air bricks each side of gable to suit.

Soakaway

Existing soakaway to be exposed and checked before connecting new rwp's to see if it has spare capacity to take additional volume of water created by extension. If extg. soakaway is sited within 5m of the building, provide new soakaway minimum 5m from buildings. Re-direct extg. rainwater to new soakaway.

Checks to be made to ascertain the permeability of the ground in the area, all to local Building Control Requirements. Osma AquaCell Lite, suitable for non-trafficked areas and up to maximum depth 1500mm, minimum ground cover 300mm. Soakaway needs to be designed to satisfy requirements in AD H3 and BRE Digest 365.

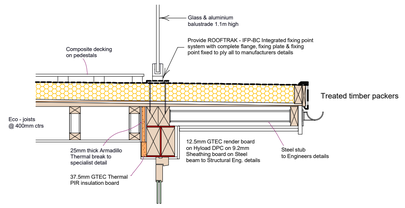
Surface water Drains

110mm diameter uPVC drains laid to a minimum fall of 1:80. Drains under buildings, drives, ramps and roadways to be cased in minimum 150mm concrete, otherwise to be laid in 150mm sifftings with 75mm concrete capping. Provide lintels where drains pass through walls, with 50mm space around the pipe. Both ends of the pipe should be masked during construction to prevent entry of fill or vermin. All drainage installed in accordance with Approved Document H of the Building Regulations, BS 8300, BS EN 752, the manufacturer's instructions and with Building Control Officer's approval.

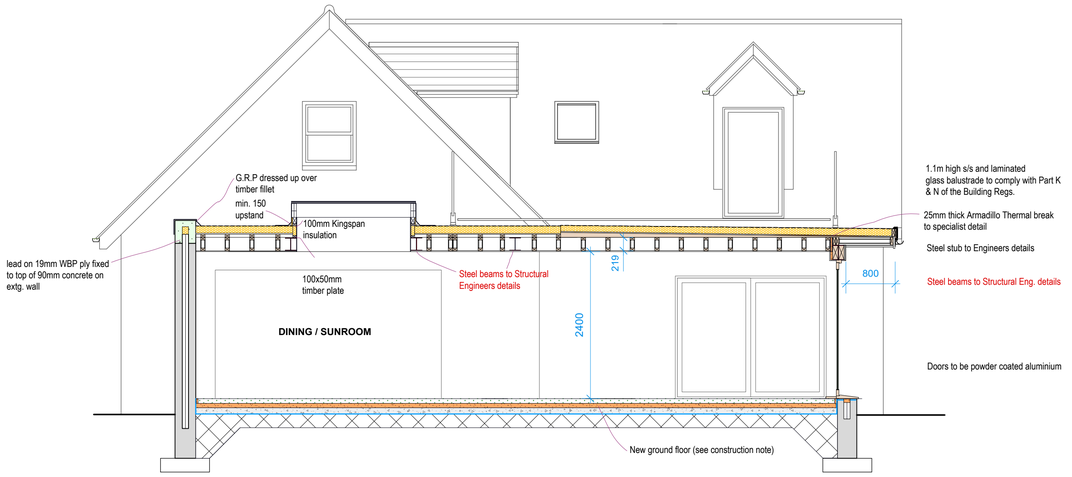
New ground floor

75mm sand/cement screed reinforced with D49 mesh on 500 guage polythene separating layer on 75mm Kingspan Thermafloor TF70 insulation on 100mm C35P concrete slab (To Structural Engineers details) on 1200 guage Visqueen polythene DPM, lapped in with DPC in walls, on 30mm stone dust blinding on min 225mm well consolidated hardcore. Provide 20mm Kingspan TF70 insulation upstand vertically around perimeter of ground floor.

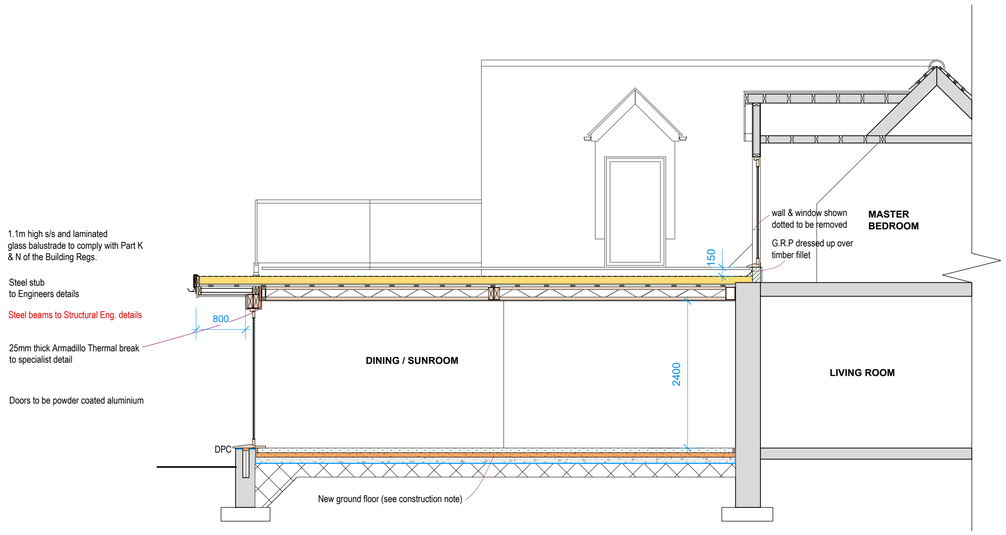
(U-Value 0.22/m2K)



DETAIL X-X
Scale 1:20



SECTION A-A



SECTION B-B

NOTES

Any discrepancies found on this drawing must be reported to the architects immediately.

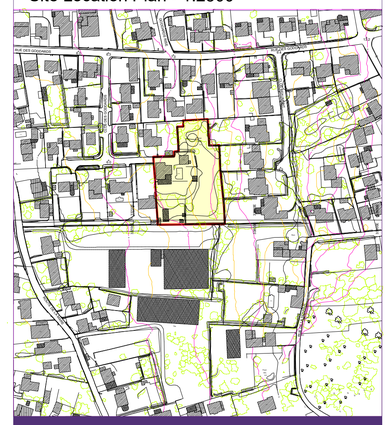
Figured dimensions to be used in preference to scaled dimensions.

Contractors must check all dimensions on site prior to commencement of work.

REVISIONS

No.	Date	Description	Drawn
A	18.4.19	Amendments made to B. Control Req.	JT
B	July 2020	Amendments made to clients req	JT

Site Location Plan - 1:2500



TORODE

ARCHITECTURE | CHARTERED SURVEYING

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JOB	Proposed extension and alterations at Palm Lodge Clos des Goddards Castel Guernsey GY5 7JD for Mr. & Mrs. A. Gent
Drawing	Working drawing- Sections
Scale	1:50
Date	Nov 2018
Signed	
Drawn	JT
Dwg. No.	6080-13B