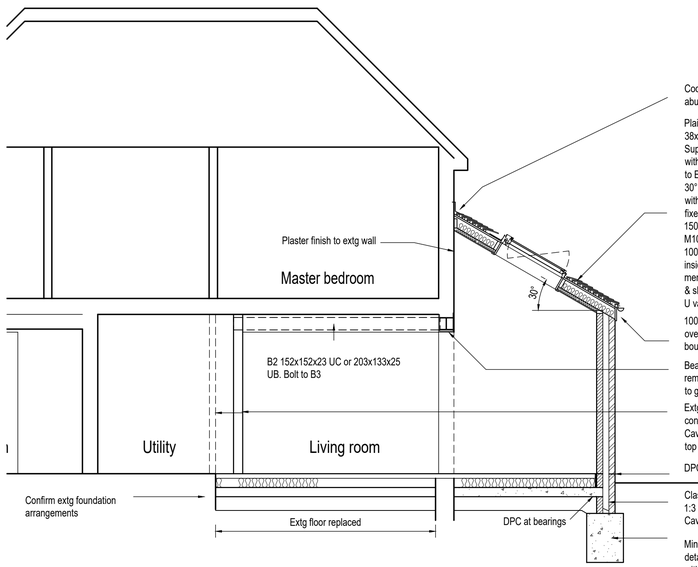


Code 5 lead flashing & Glidevale AV50 abutment vent at wall abutment

Plain tiles to match extg on 38x25mm treated battens on 38x25mm treated counter battens on double layer of Tyvek Supro breather membrane installed to mfgs recommendations with min 150mm laps & Tyvek eaves carrier over treated rafters to Engineers details (but min 150x50mm) @ max 400mm ccs, 30° pitch birdsmouthed over 100x50mm wall plate strapped down with 30x5x1200mm galv ms straps @ max 1.8m ccs & screw fixed to wall @ 225mm ccs & max 150mm from strap ends. 150x50mm high level bearer bolted to wall @ 600mm ccs with M10 bolts.
100mm Kingspan K107 insulation board between rafters flush on inside face & maintaining min 50mm airgap to underside of membrane & with 62.5mm Kingspan K118 insulated plasterboard & skim internal finish.
U value 0.14W./m2k

100mm hr upvc gutter on upvc fascia with Glidevale FV250 over fascai vent or equal. Note no part of eaves to overhang boundary line

Beam B3 203x203x71UC to Engineers details where walls removed & encased in 2 layers of 12.5mm plasterboard & skim to give 30 minutes fire resistance

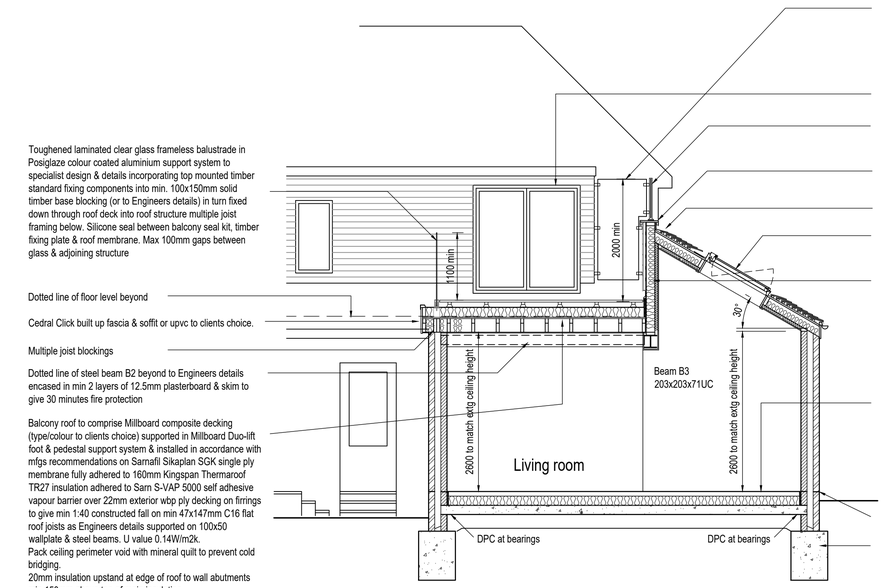
Extg stud partition removed & new insulated stud partition constructed to form enlarged utility
Cavity wall insulation extended down to min 150mm below top of floor insulation

DPC's min 150mm above finished GL & lapped to extg

Class B brickwork or solid dense concrete blocks below GL in 1:3 mortar.
Cavity filled with concrete to within 225mm of lowest dpc

Min. 600x800mm mass concrete footings as Engineers details. Depth to suitable load bearing strata agreed on site with Building Inspector but min. 1m below original GL

Section AA



Toughened laminated clear glass frameless balustrade in Posiglaze colour coated aluminium support system to specialist design & details incorporating top mounted timber standard fixing components into min. 100x150mm solid timber base blocking (or to Engineers details) in turn fixed down through roof deck into roof structure multiple joist framing below. Silicone seal between balcony seal kit, timber fixing plate & roof membrane. Max 100mm gaps between glass & adjoining structure

Dotted line of floor level beyond

Cedral Click built up fascia & soffit or upvc to clients choice.

Multiple joist blockings

Dotted line of steel beam B2 beyond to Engineers details encased in min 2 layers of 12.5mm plasterboard & skim to give 30 minutes fire protection

Balcony roof to comprise Millboard composite decking (type/colour to clients choice) supported in Millboard Duo-lift foot & pedestal support system & installed in accordance with mfgs recommendations on Sarnafil Sikaplan SGK single ply membrane fully adhered to 160mm Kingspan Thermaroof TR27 insulation adhered to Sarn S-VAP 5000 self adhesive vapour barrier over 22mm exterior wbp ply decking on firrings to give min 1:40 constructed fall on min 47x147mm C16 flat roof joists as Engineers details supported on 100x50 wallplate & steel beams. U value 0.14W/m2k.
Pack ceiling perimeter void with mineral quilt to prevent cold bridging.
20mm insulation upstand at edge of roof to wall abutments min 150mm above top of main insulation

Glazed screen returned against dormer for privacy and guarding

Confirm extg opening lintel & construction on site. Form enlarged door opening with Sarnafil lined inverted dormer recess to doorway. Note max door height TBC on site. Raise lintel level to enable max door height. Make good dormer cladding. Min 150mm roof membrane upstand below door cill

toughened laminated obscure glass screen with proprietary captive fixings in purpose made stainless steel support posts fixed through silicone seal & lead capping to stud framing. Top of screen to be min 2m above finished level of balcony decking

Code 5 lead capping on 22mm exterior wbp ply splayed to discharge over lead flashing to tiling abutment to top edge of stud wall. Welted drip to edges. Note maintain 10mm airgap at top of Cedral cladding

Code 5 lead flashing at abutment. Roof memnbrane dressed up 9mm wbp ply sheathing

Velux double glazed roof lights type GGL SK06 1140x1180mm with electric openers & rain sensor control & flashings to suit within double rafter trimmed opening

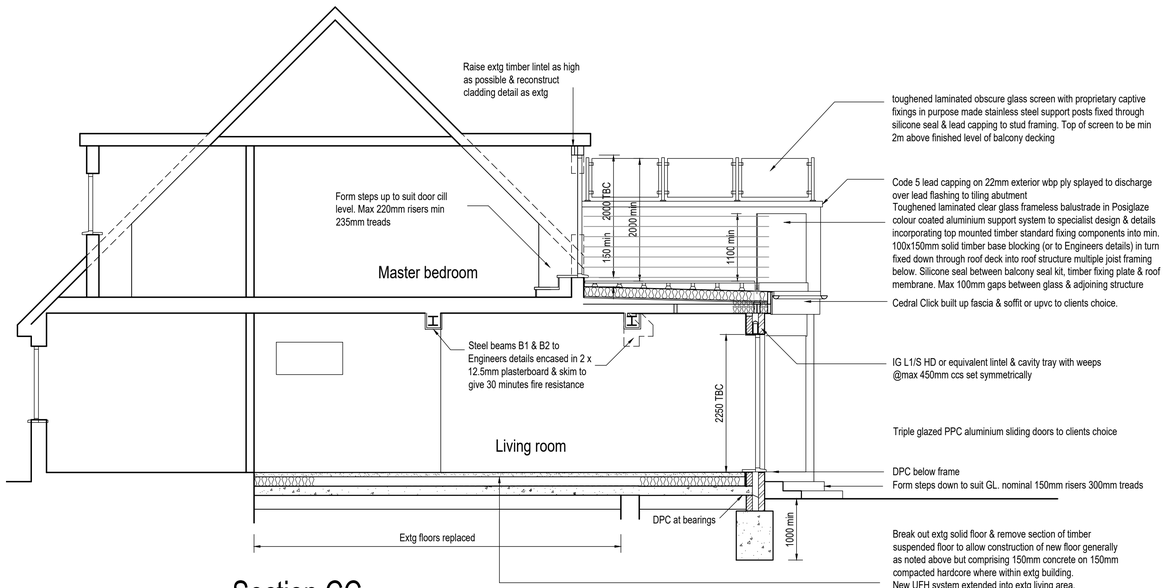
Stud wall comprising Cedral Click cladding installed in accordance with mfgs recommendations with mesh closer to bottom edge & 10mm airgap to top edge on 50x38mm treated vert battens on Tyvek Supro breather membrane over 9mm exterior wbp ply sheathing on 150x47mm studs @ 400mm ccs built off steel beam.
100mm Kingspan K107 insulation board between studs (cut to fill all voids adjacent flat roof zone) & flush on vaulted ceiling side for 62.5mm Kingspan K118 insulated plasterboard & skim

New floors comprising min 65mm fibre reinforced screed incorporating underfloor heating pipework to specialist design on 500g polythene VCL sealed at joints over 100mm Kingspan K103 insulation board with 20mm thick upstand at exposed perimeter all on 1200g polytheme dpm lapped & sealed at all joints & lapped to wall dpc's on grouted beam & block floor system to specialist mfg design laid on dpc's. Min 225mm void below slab ventilated via telescopic floor vents spaced @ max 2.5m ccs to give min 1500mm2 vent area per m run of wall.
U value 0.16W/m2k
Note! maintain extg subfloor airvents if found

DPC min 150mm above finished GL & lapped to extg

Foundations in accordance with Engineers details
600x800mm min 1m below original ground level

Section BB



toughened laminated obscure glass screen with proprietary captive fixings in purpose made stainless steel support posts fixed through silicone seal & lead capping to stud framing. Top of screen to be min 2m above finished level of balcony decking

Code 5 lead capping on 22mm exterior wbp ply splayed to discharge over lead flashing to tiling abutment
Toughened laminated clear glass frameless balustrade in Posiglaze colour coated aluminium support system to specialist design & details incorporating top mounted timber standard fixing components into min. 100x150mm solid timber base blocking (or to Engineers details) in turn fixed down through roof deck into roof structure multiple joist framing below. Silicone seal between balcony seal kit, timber fixing plate & roof membrane. Max 100mm gaps between glass & adjoining structure

Cedral Click built up fascia & soffit or upvc to clients choice.

IG L1/S HD or equivalent lintel & cavity tray with weeps @max 450mm ccs set symmetrically

Triple glazed PPC aluminium sliding doors to clients choice

DPC below frame

Form steps down to suit GL. nominal 150mm risers 300mm treads

Break out extg solid floor & remove section of timber suspended floor to allow construction of new floor generally as noted above but comprising 150mm concrete on 150mm compacted hardcore where within extg building.
New UFH system extended into extg living area.
Maintain all DPM & DPC's.
Provide 100mm dia upvc pipes to maintain ventilation to extg retained suspended timber floors.
NOTE! Screed level to allow coordination of new and extg floor finish levels to match

Section CC

0m 0.5 1 1.5 2 3 4 5m

SCALE 1:50

Notes

Rev C 16.04.2026 Amended for planning. Dormer cladding replacement note removed
Rev B 12.11.2024 Structural information added & associated amendments
Rev A 05.08.2024 Misc amendments & drawing update

PROPOSED EXTENSION AT
193 VICTORIA ROAD
WARGRAVE
RG10 8AH
For Mr I MILLS & Ms S CASEBOURNE

Scheme Proposals

Sections

Date	June 2024
Scale	1:50 AT A1
Drawing number	1827/BR/05 C

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