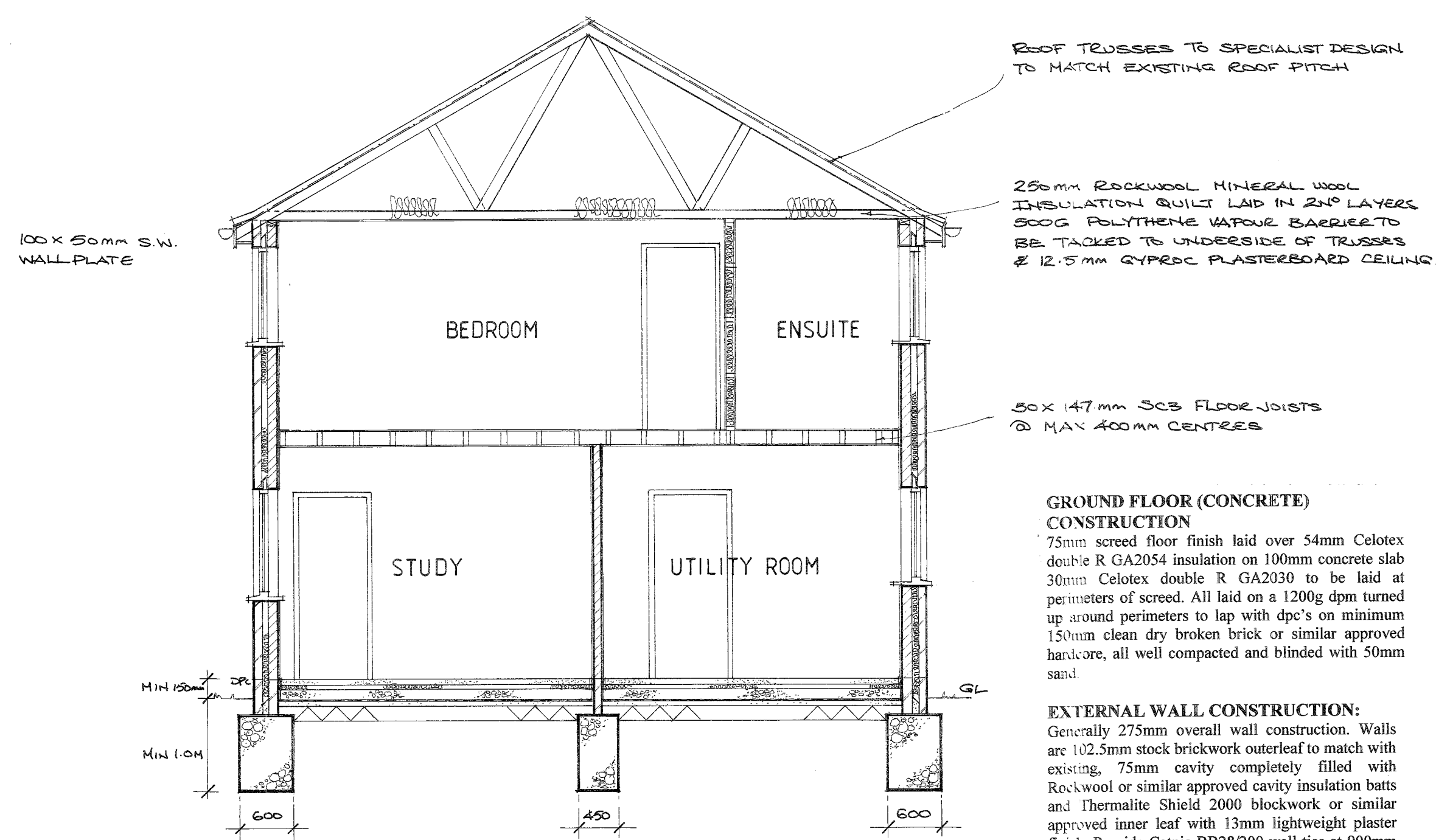
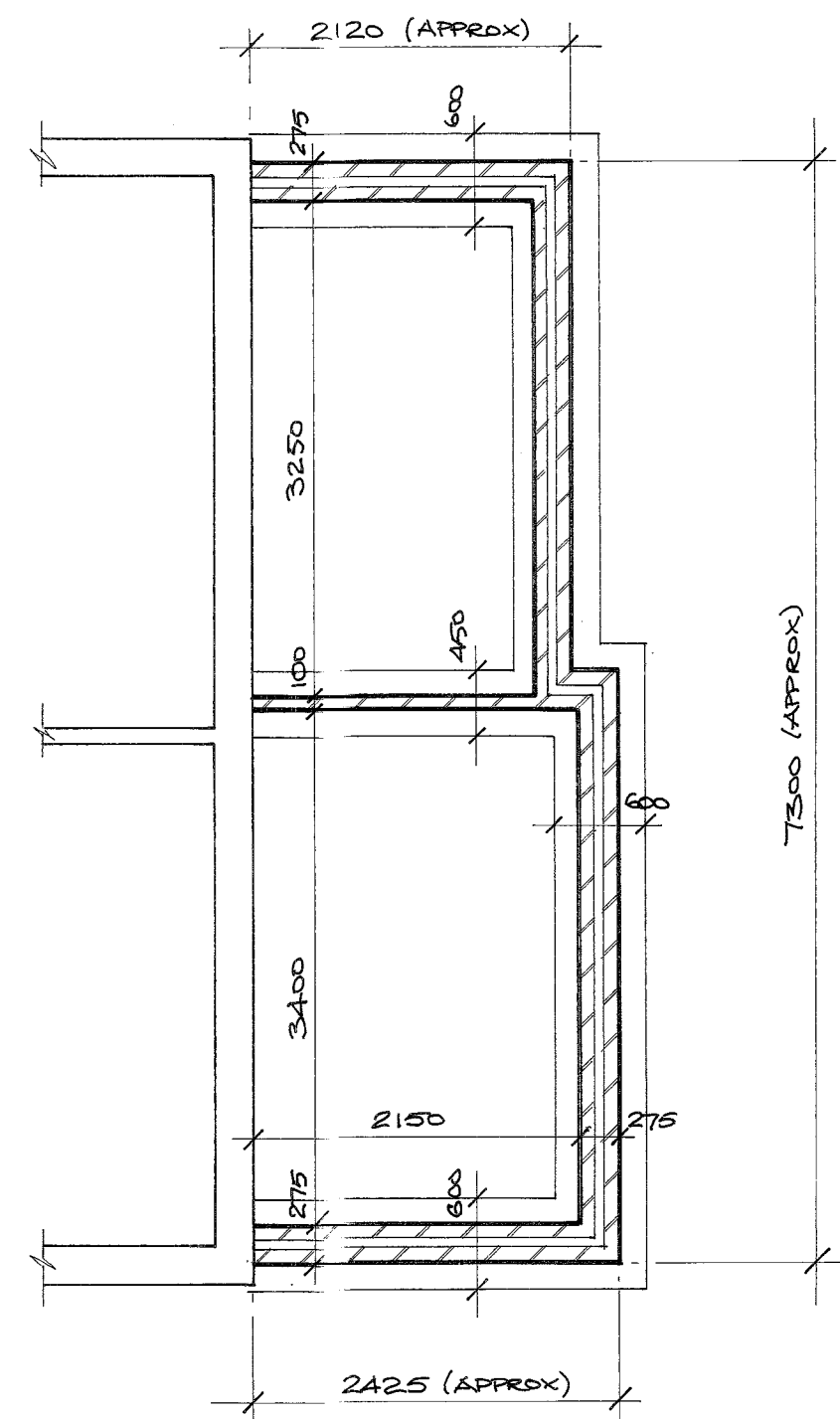


SECTION A - A



SECTION B - B



FOUNDATION PLAN

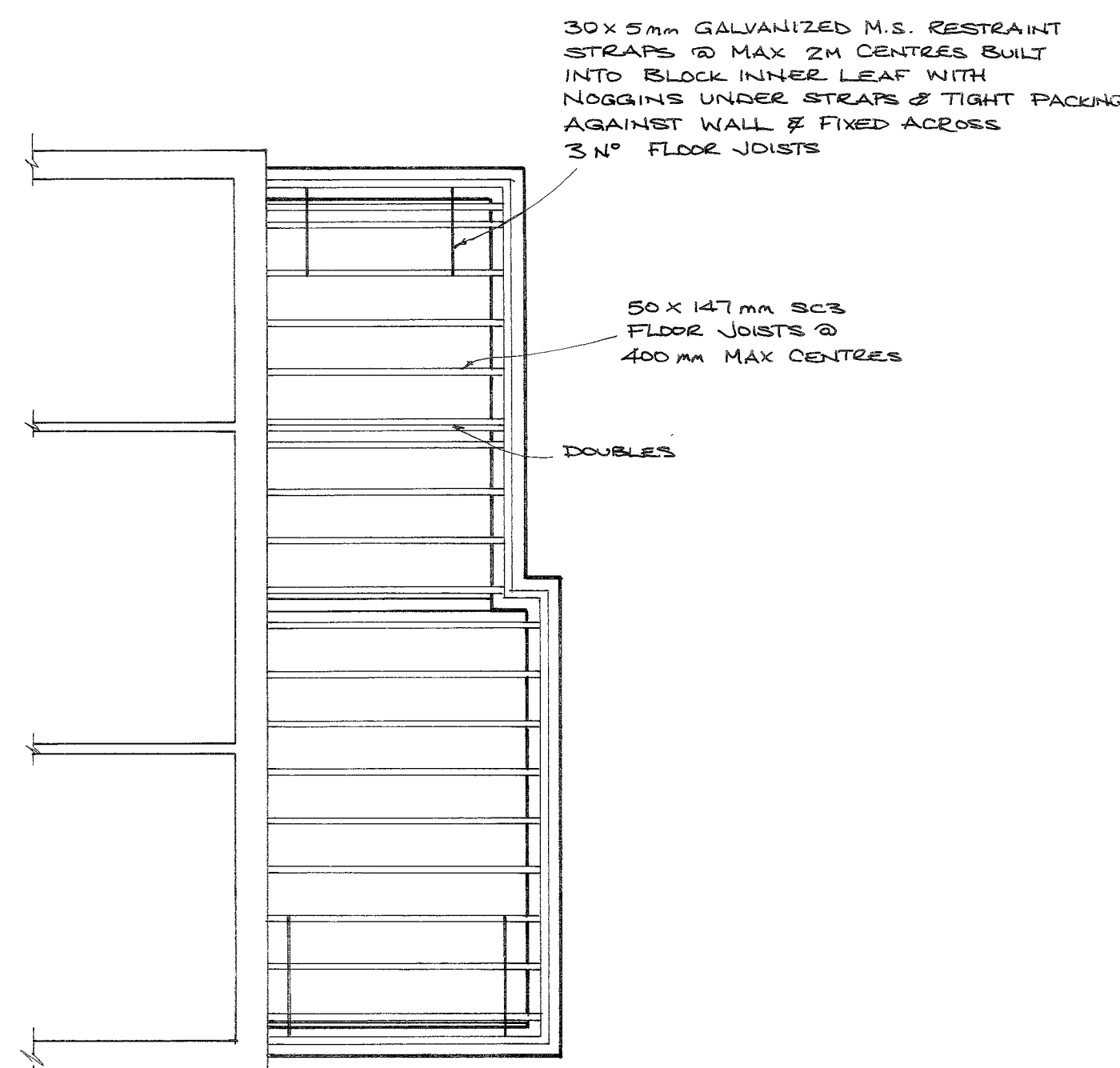
BELOW GROUND DRAINAGE:
Provide long radius bends at base of soil & vent pipes and stub stack. Connect to preformed inspection chambers via 110mm dia. Upvc underground pipes laid to falls of 1 in 60 (foul) 1 in 100 (surface water). New foul drain runs connected into existing system as shown.

Underground pipes outside of building are to be bedded on and surrounded with min. 150mm of pea shingle beneath garden areas and 150mm C20p concrete bed and surround where pipes run within 300mm of the building or are within 450mm beneath roads & drives). Provide lintel protection over pipes passing through foundation or brickwork. All Upvc underground pipework to comply with BS4660/5481 and to be Marley Extrusions or similar and to be installed in strict accordance with manufacturers instructions.

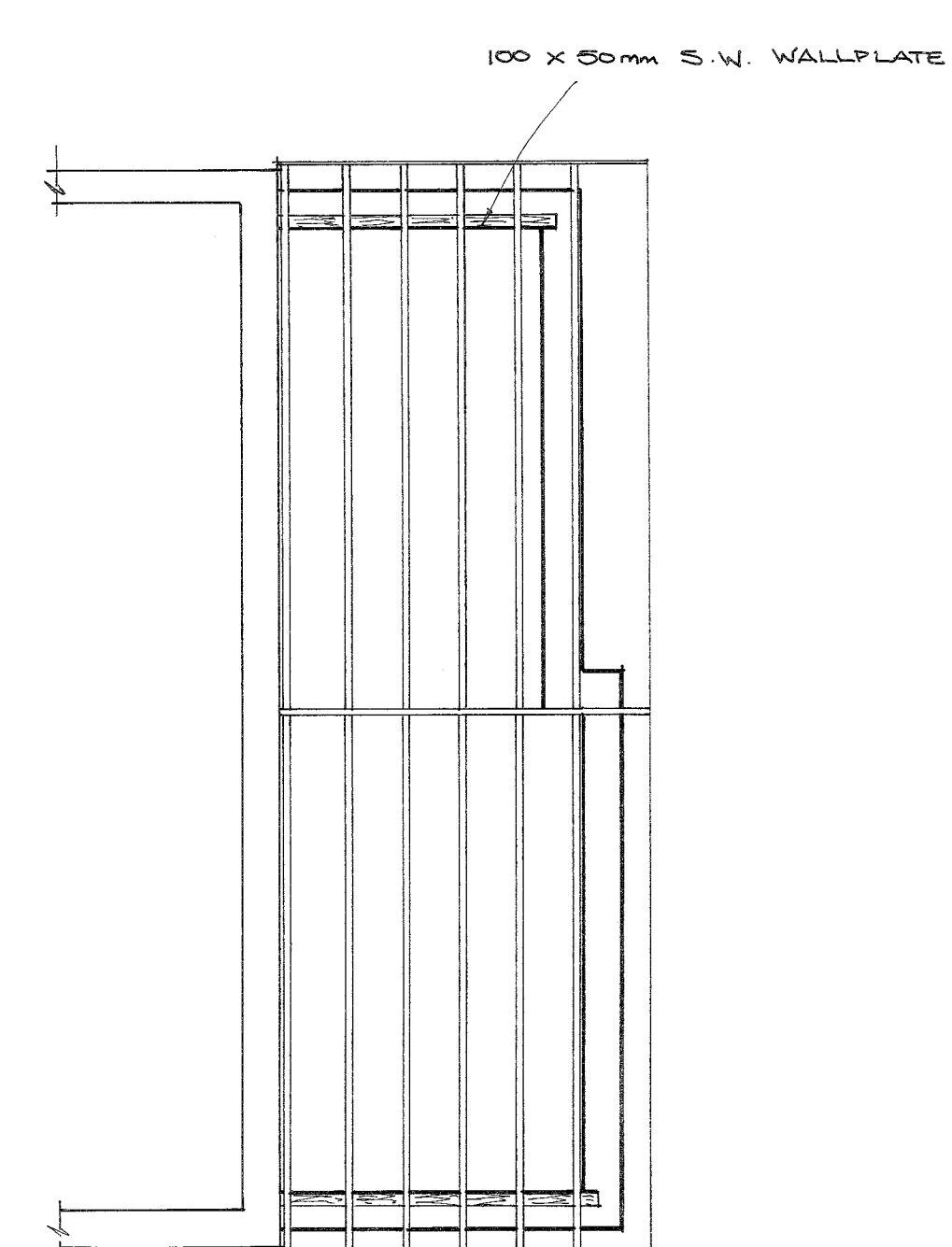
Surface water drains connected to 1metre cube soakaway, sized below lowest incoming invert, soakaways to be filled with clean brick rubble hardcore and covered with 1200 gauge polythene prior to reinstatement of top soil.

FOUNDATIONS:
Grade ST1 mass concrete trench fill foundations, min 1000mm deep, 600 mm wide generally with some 450mm wide to internal walls, all in strict accordance with Structural engineers details and the requirements of the Local Authority. Refer to drawing 06/64/03 for foundation plan.

BRICKWORK BELOW GROUND TO DPC:
Calcium silicate or similar approved common brickwork to be laid below ground in 1:6 cement sand mortar, with red stock facing brickwork commencing 2 courses below ground and taken to dpc level. Cavities to be filled with concrete to 150mm below dpc with top sloping 45 degrees outwards.



FLOOR JOIST LAYOUT PLAN



ROOF STRUCTURE PLAN

WINDOWS:
Windows to all habitable rooms are to have ventilation openings equal to 1/20th floor area together with controllable trickle vents equal to 8000 sq. mm and 4000 sq. mm to remaining rooms. All windows are to have double glazed sealed units, with 16mm air gap & a soft low E coating Pilkington K or similar to achieve a U value of 2.0 w/m²k. All new windows with glass below 800mm from the finished floor level, and all new glass to doors and side lights below 1500mm, is to be fitted with safety or laminated glass all to BS 6206: 1981

VERTICAL DPC'S:
Provide 150mm wide insulated vertical Dpc's to window and door reveals, turned upwards and lapped into frame rebates.

FIRST FLOOR CONSTRUCTION:
18mm flooring grade t&g chipboard flooring (moisture resistant grade to bathrooms) laid on 50 x 147mm SC3 grade softwood joists at 400 centres, built into internal leaf and internal walls and trimmed around openings. Refer to drawing 06/64/03/ for First Floor Joist layout.
Ceilings to be 12.5mm plasterboard with staggered joints and perimeter edges sealed.
Provide 30x5mm galvanized m.s. restraint straps in positions shown with solid noggins under straps and tight packing against walls. Provide herringbone strutting mid span of floor joists where span exceeds 2.4m. Provide double joists under first floor partitions, which run parallel to joist span. Provide double noggins between joists under partitions, which run 90 degrees to joist, span. Perimeter edges and joints of plasterboard & flooring are to be supported by 50x50 sw noggins if required.

ROOF TRUSSES TO SPECIALIST DESIGN TO MATCH EXISTING ROOF PITCH
250mm ROCKWOOL MINERAL WOOL INSULATION QUILT LAID IN 2ND LAYERS
500G POLYTHENE VAPOUR BARRIER TO BE TACKED TO UNDERSIDE OF TRUSSES
12.5mm GYPROC PLASTERBOARD CEILING.

GROUND FLOOR (CONCRETE) CONSTRUCTION
75mm screed floor finish laid over 54mm Celotex double R GA2054 insulation on 100mm concrete slab 30mm Celotex double R GA2030 to be laid at perimeters of screed. All laid on a 1200g dpm turned up around perimeters to lap with dpc's on minimum 150mm clean dry broken brick or similar approved hardcore, all well compacted and blinded with 50mm sand.
EXTERNAL WALL CONSTRUCTION:
Generally 275mm overall wall construction. Walls are 102.5mm stock brickwork outerleaf to match with existing, 75mm cavity completely filled with Rockwool or similar approved cavity insulation batts and Thermalite Shield 2000 blockwork or similar approved inner leaf with 13mm lightweight plaster finish. Provide Catnic BB28/200 wall ties at 900mm horizontal and 450mm vertically staggered centres and to all reveals at 300mm vertical centres. All brickwork and blockwork to be laid in 1:1:6 mortar.
HORIZONTAL DPC:
Provide and install pitch polymer or similar dpc 150mm above ground level, with minimum 100mm laps.

ROOF CONSTRUCTION:
Roof to be designed by specialist supplier onto 100 x 50mm tanalised wall plates bedded on top of inner leaf of cavity walls. Plates secured with 30 x 5mm x 1000 mm long galvanised steel vertical restraint straps by Catnic or similar at 1800mm centres, fixed to plate and turned down face of wall. All structural timber to be Grade SC3

Roof to be covered with concrete interlocking tiles to match existing laid in strict accordance with manufacturers instructions on 38x25mm tanalised softwood battens, all on sarking felt to BS747 dressed down into gutter.
Provide and lay 100mm mineral wool insulation quilt between ceiling joists, with a further 150mm mineral wool insulation laid across to give 250mm total thickness.
500g polythene vapour barrier to be tacked to underside of ceiling joists before plasterboard ceilings are installed.

Gable walls to be restrained by 30 x 5 x 1000 mm galvanised steel restraint straps fixed to min 3 no rafters and turned down inner leaf of cavity wall. Noggins to be provided between rafters and packing between rafter and wall.

Fascia boards to be 25mm thick softwood, with 25mm continuous ventilated soffit, Rytons Clip strip or similar and 6mm masterboard or similar soffit board.

LEADWORK:
Install lead soakers flashings etc. as shown to be as follows:
Soakers code 3
Flashings code 4
All leadwork at abutments to have min 150mm upstands being wedged and tucked into a raked out 10mm slot in external brickwork.

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REV	DATE

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DRAWING TITLE
PROPOSED CONSTRUCTION DETAILS

CLIENT
[REDACTED]

JOB TITLE
PROPOSED TWO STOREY SIDE EXTENSION

DATE
[REDACTED]

SCALE
[REDACTED]

DRAWING NO.
[REDACTED]

REV
[REDACTED]