

SINGLE STOREY EXTENSION ROOF:

150 x 50mm C24 rafters at 400mm centres (max. span 3.20m. Slope of roof 15° or more but not more than 22.5°)
97 x 50mm C16 ceiling joists at 400mm centres span. 1.61m)
Provide lateral restraint straps at 2 metre centres.
Provide 100 x 50mm wall plate, with holding down straps (30 x 5mm mild steel straps at 900mm centres).
Provide 25mm screened vents to eaves to ensure roof void ventilation.
Two layers of 200mm quilt insulation to roof void laid at 90 degrees to each other.
Maintain U value of 0.16 W/m²K.
Insulate between rafters with 100mm deep Kingspan Kooltherm K107 pitch roof board.
Finish to underside of rafters with 37.5mm Kingspan kooltherm K118 insulated back plasterboard / skim finish.
Maintain U value of 0.18 W/m²K.
Sandtoft 20/20 tiles to match existing in colour, on 38 x 25mm battens, on Tyvec breathable roofing felt.
Fascias and soffits to match existing.

WALLS:

Provide Celcon Foundation 7 Blocks below ground level; with a compressive strength of 7.3 N mm².
Provide brickwork to outer skin to match existing. 100mm cavity and 100mm 7N blockwork inner leaf.
Cavity to have 50mm thick Kingspan K7 insulation board fixed to inner leaf to give a U value of 0.28 W / m² K.
Wall ties to be stainless steel vertical twist type (with retaining clips) at 450mm vertical and 750mm horizontal spacings; reduced to 225mm to reveals; all to B.S. 1243.
Provide DPC to walls 150mm above external ground level. Heads, cills, and jambs to be closed with insulated masonry and DPC cloaks / trays.
DPC's to be lipped and fixed in position on external leaf with poly sulphide sealant.
Cavities closed at wall plate level via a slate closer.
Cavities to be insulated cavity closers.
All cavity trays to have weep holes at max. 400mm centres.
All work to comply with Part A of building regulations.

GROUND FLOOR:

To consist of 150mm. clean hardcore, with sand blinding, 2000 gauge visqueen membrane linked to D.P.C. (DPM to be of sufficient quality to provide basic radon protection in accordance with Part C of the building regulations).
120mm thick Kingspan Kooltherm K103 insulation board. Maintain U value of 0.22W / m² K.
Board to be also place around slab edge to prevent thermal bridging.
Concrete floor slab 150mm thick.
Finishes to clients own choice.

Velux window

Insert support over

Insert beams 2 & 3 over

DINING AREA

2640

2310

FOUNDATIONS:

New foundations to be a minimum of 900mm below ground level - to upper surface.
Foundations to be 600 wide x 225mm thick concrete strip footing taken down to a suitable bearing strata / depth agreed with Local Authority Building Inspector.
Foundations to be taken below any drains and 150 x 100mm concrete lintels to be provided where building over.

Grd. FFL

900

225

600

Existing walls, lintels and foundations to be exposed and checked for adequacy to support additional loads.

NOTE:
PLEASE READ INCONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS
/ DETAILS AND CALCULATIONS.

PROPOSED SECTION A-A

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