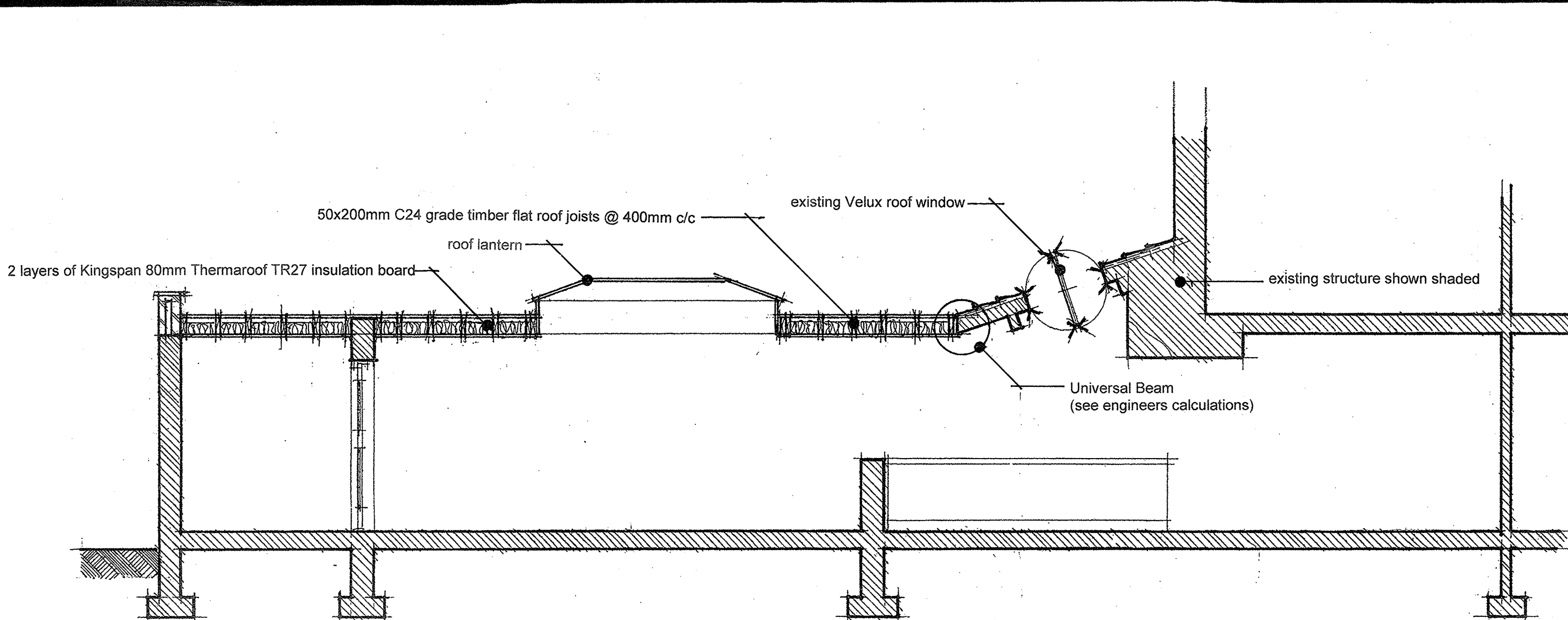
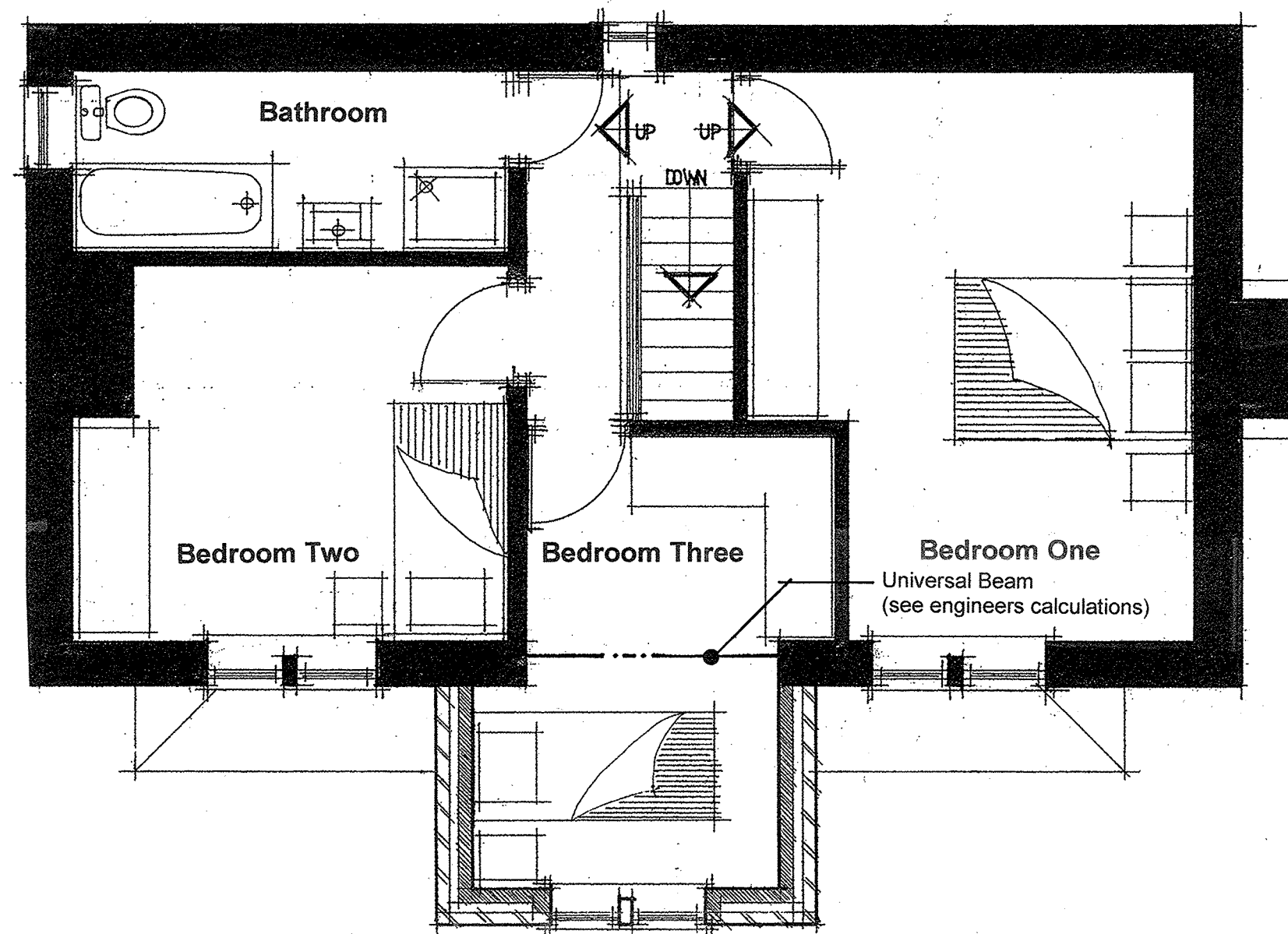
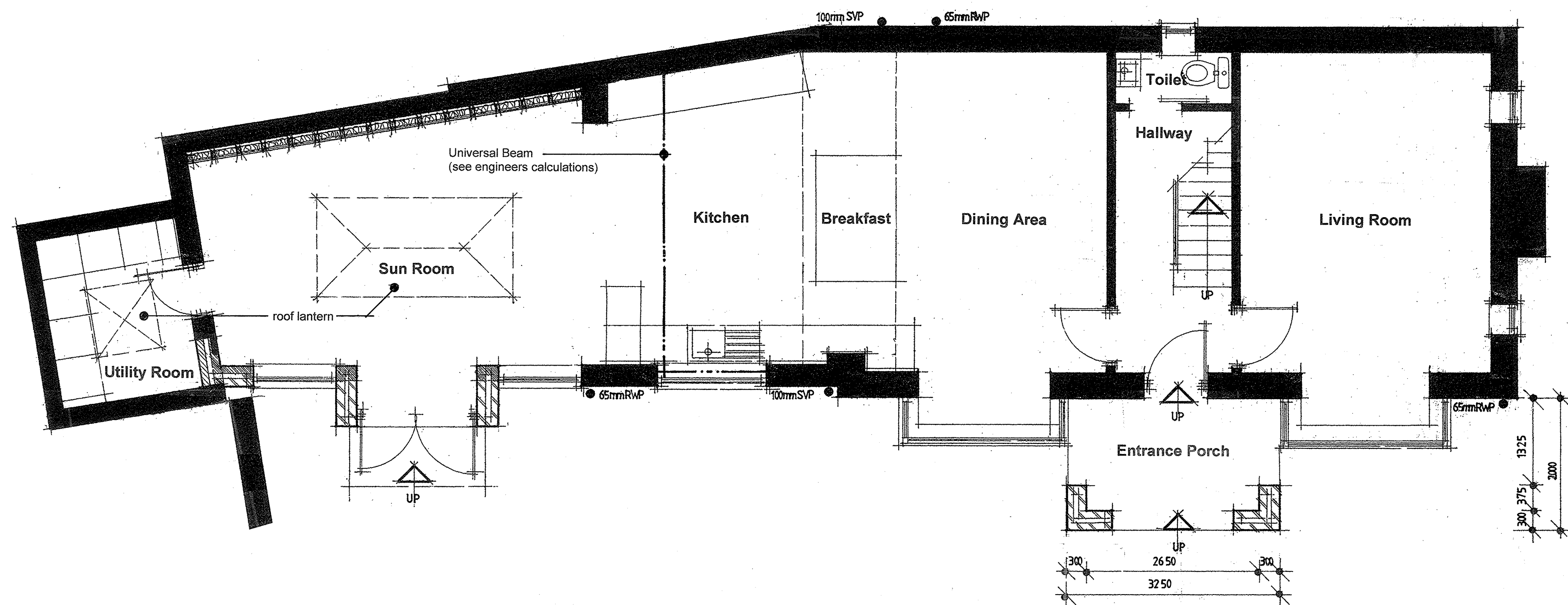




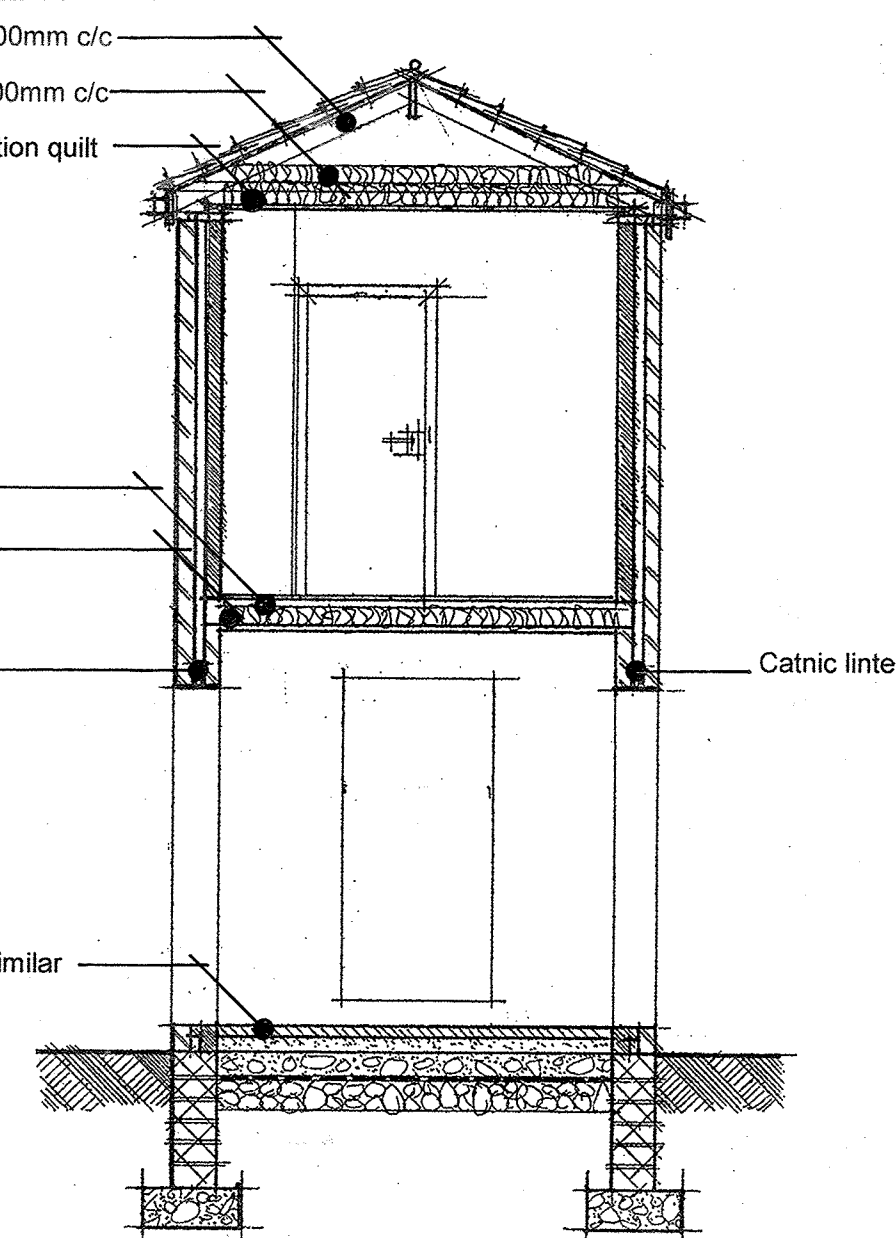
TYPICAL SECTION THROUGH



PROPOSED FIRST FLOOR LAYOUT



PROPOSED GROUND FLOOR LAYOUT



TYPICAL SECTION THROUGH

FOUNDATION CONSTRUCTION
EXTERNAL WALLS ARE TO HAVE A 600X250MM 21 NEWTON CONCRETE STRIP FOOTINGS WITH A LAYER OF A142 STEEL MESH LOCATED 50MM FROM THE BOTTOM FACE. THE DEPTH OF THE FOUNDATION IS TO BE 900MM TO THE UNDERSIDE (OR AS DIRECTED BY THE LOCAL BUILDING CONTROL OFFICER). ANY STEPS IN LEVEL ARE TO BE A MAXIMUM OF 300MM WITH A MINIMUM 300MM OVERLAP OF THE TWO LEVELS. SULPHATE RESISTING CEMENT SHOULD BE USED WHEN NECESSARY. LOAD BEARING INTERNAL WALLS ARE TO BE AS ABOVE WITH A SIZE OF 450X200MM.

WALL CONSTRUCTION
EXTERNAL CAVITY WALLS ARE TO BE 13MM LIGHTWEIGHT PLASTER, 100MM CONCRETE BLOCK WITH 100MM CAVITY WITH 100MM CAVITY BATS FULL FILL WITH STAINLESS STEEL WALL TIES AT 750MM HORIZONTAL AND 450MM VERTICAL CENTRES (225MM ADJACENT TO OPENINGS) AND OUTER LEAF TO BE 100MM COURSED NATURAL STONE TO MATCH EXISTING. A DPC IS TO BE BUILT IN TO BOTH LEAVES 150MM ABOVE FINISHED GROUND LEVEL AND ALSO AT ALL JUNCTIONS OF INNER AND OUTER LEAVES. 150X215MM AIR BRICKS SLEEVED THROUGH WALL WITH STEEPED DPC OVER ARE TO BE LOCATED AT 1800MM CENTRES. WALLING BELOW GROUND LEVEL IS TO BE IN DENSE CONCRETE BLOCKWORK TO BS 6073 PART ONE (1981). LINTEL REFERENCE NUMBERS ARE FROM CATNIC STEEL LINTEL BROCHURE. THE CAVITY IS TO BE CLOSED AT EAVES AND VERGE WITH EITHER A SOLID BLOCK LAID ON ITS SIDE OR 9MM MASTERSBOARD. INTERNAL WALLS ARE TO BE 100MM BLOCKWORK OR TIMBER STUD PARTITIONS USING 75X50MM C24 GRADE TIMBER STUDS AT 400MM CENTRES WITH 12.7MM PLASTERBOARD AND SKIM TO BOTH SIDES. ALL WINDOWS ARE TO BE DOUBLE GLAZED USING Pilkingtons K GLASS AND FITTED WITH TRICKLE VENTS (MINIMUM AREA 4000MM² AND 1/20TH FLOOR AREA TO OPEN). ANY GLAZING BELOW 800MM OF FINISHED FLOOR LEVEL TO BE LAMINATED SAFETY GLASS TO A HEIGHT OF 1500MM EXTENDING 300MM IN TO ANY GLAZED PANELS EITHER SIDE OF THE OPENING.

FIRST FLOOR CONSTRUCTION
22MM TOUNGED AND GROOVED FLOORBOARDING ON 50X175MM C24 GRADE TIMBER FLOOR JOISTS AT 400MM CENTRES WITH 9.5MM PLASTERBOARD AND SKIM TO GROUND FLOOR CEILING. 150MM KINGSPAN INSULATION IS TO BE PROVIDED BETWEEN THE FLOOR JOISTS. HERRINGBONE STRUTTING OR BLOCKING IS TO BE INCORPORATED AT 1800MM CENTRES. WHERE JOISTS RUN PARALLEL TO EXTERNAL WALLS THEN 5X30MM GALVANISED MILD STEEL STRAPS ARE TO BE FIXED AT 2000MM CENTRES TO TIE THE INNER LEAF TO THE FIRST TWO ADJACENT JOISTS. PACKS AND NOGGINs ARE TO BE LOCATED BETWEEN THE JOISTS AND WALL UNDER THE STAPS. THE FLOOR JOISTS ARE TO BE SUPPORTED ON JOIST HANGERS AND SHOULD NOT BE BUILT IN TO THE CAVITY.

ROOF CONSTRUCTION
FINISH TO MATCH THE EXISTING TILE AS SHOWN ON THE DRAWINGS ON 38X25MM TILE BATTENS AT APPROPRIATE GAUGE ON ROOFING FELT TO BS 747 TYPE IF ON 50X100MM C24 GRADE ROOF TIMBERS AT 400MM CENTRES. ROOF TIMBERS ARE TO BE FIXED TO A 100X50MM TIMBER WALL PLATE WHICH IS TO BE TIED DOWN USING 5X30MM GALVANISED MILD STEEL ANCHOR STRAPS AT 2000MM CENTRES. THE ROOF SPACE IS TO BE VENTILATED BY THE MEANS OF A CONTINUOUS 100MM GAP ALONG THE EAVES WHICH IS TO BE FITTED WITH A FLY PROOF SCREEN. INSULATION OF THE ROOF SPACE IS TO COMPRISE OF 125MM ROCKWOOL INSULATION QUILT LAID BETWEEN CEILING JOISTS WITH A FURTHER 150MM ROCKWOOL LAID ACROSS TO GIVE AN OVERALL THICKNESS OF 275MM WITH PLASTERBOARD AND SKIM FINISH TO INSIDE.

DO NOT SCALE OFF DRAWING

ALL DIMENSIONS TO BE CHECKED ON SITE

MK	DATE	REVISION

JOB DESCRIPTION
TWO STOREY FRONT EXTENSION AND SINGLE STOREY SIDE EXTENSION.

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DRAWING
PROPOSED FLOOR LAYOUTS AND TYPICAL SECTIONS THROUGH.

CLIENT
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BIRKENSHAW
BD11 2DS.

DATE	JULY 2024	DRAWING No	TWO OF THREE
SCALE	1/50 @ A1	PROJECT No	2024053
DRAWN BY	N.J.B.	CHECKED BY	S.N.B.