Code 4 lead flashing

Forticrete Centurion tiles laid at min. 12.5 degrees. Smooth type with min.100mm headlap.

Fakro roof light and low pitch flashing kit suitable for 12.5 degree pitch. Doubled/bolted rafters either side of roof light.

Beam GF8 to engineer's design. Design for top hung doors. Fill void with Rockwool insulation.

Beam GF7 to engineer's design. 250mm wide top plate to support existing cavity wall.

Bison House Beam (HB) block and beam floor to rear extension due to trees and foundation depths. Refer to specification and foundation plan.

Anti-heave precautions - 50mm Claymaster to inner face of foundation kept 500mm from bottom of trench.

g/l

1850mm

500mm

600mm

Section Through Rear Extension

2 no. telescopic air vents to either side to provide sub-floor ventilation.

Existing foundations (assumed)

Code 4 lead flashing

Existing cavity masonry Brick outer leaf with aerated concrete block inner leaf.

50mm x 150mm timber wall plate bolted to wall at 600mm centres with M20 Expanding Rawlbolts

Existing first floor construction

Roof tiles to front extension to match existing and suitable for 22.5 degree pitch.

Breathable felt to front and rear extensions. These roofs to be un-vented - see specification.

Catnic CG90/100 lintel

Beam GF5 to engineer's design. 250mm wide top plate to support existing cavity wall.

Ground bearing slab to front extension

dpc

g/l

1200mm

600mm

Section Through Front Extension

75 x 150mm C16 grade timber binder supported with 50mm x 100mm struts at 1.5m centres.

50mm x 100mm C16 grade rafters at 400mm centres

Provide eaves ventilation all round to main roof

250mm cavity above existing dry-lined with insulated plasterboard (see specification)

50mm x 150mm C16 grade timber floor joists at 400mm centres supported off Simpson Strongtie hangers off timber wall plate at existing wall abutment.

Cavity tray provided where new beams installed to support inner blockwork skin.

Beam GF3 to structural engineer's design details. Refer to ground floor plan - Drawing 1115-05.

Line inside face of existing brickwork to top of studwork with breathable felt linked to new dpm/dpc.

Refer to specification for details of internal studwork lining. Provide dpc below wall plate supporting studwork.

Liquid dpm (see specification) taken up existing wall and 'linked' to existing dpc. Overlap breathable felt lining.

Lay 75mm Celotex GA400 insulation over existing garage slab and provide 75mm screed over. Floor to be level with main house.

Existing foundations - assumed. Existing foundation to flank wall to be exposed and inspected by LA Building Control Surveyor to ensure that it is adequate to take additional loading.

Section Through Side Extension

Existing roof trusses.

Timber lay-board fixed to existing rafters (trusses) to supported new rafters.

Existing first floor.

Noggin at mid-span.

100mm Rockwool to floors for sound insulation. Fllor over motorcycle garage/store to have 75mm Celotex FR4000 fitted between the joists and the ceiling below is double tacked with 12.5mm plasterboard with staggered joints.

Exsiting ground floor (believed to be a ground bearing slab)
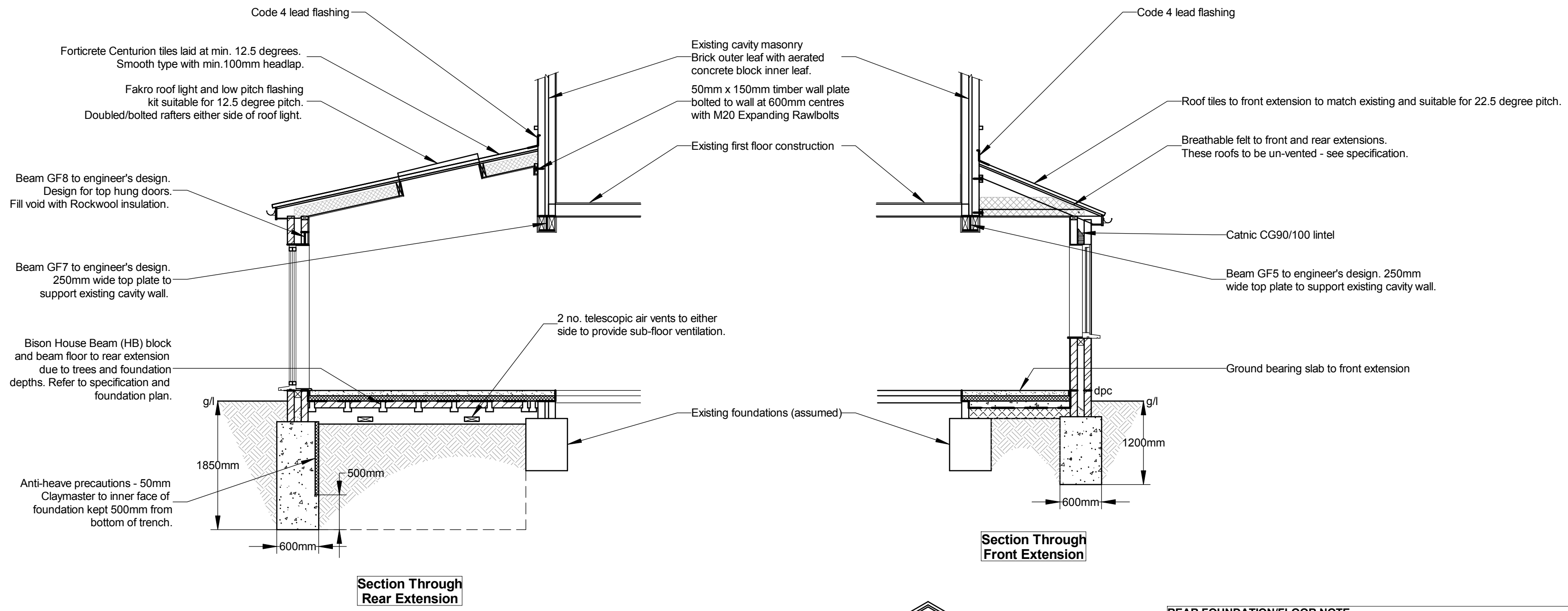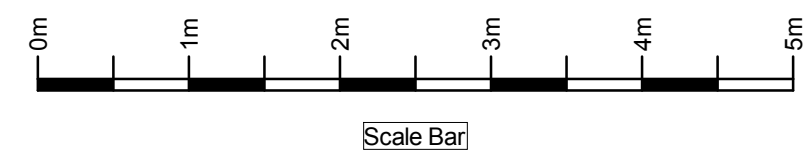
Existing garage floor slab in good condition.

REAR FOUNDATION/FLOOR NOTE

Foundations to rear extension and block and beam floor design based on the ground conditions being low/medium shrinkable clay subsoil and presence of Oak and Sycamore trees to rear boundary. Trees approx. 14m from new foundations.

If subsoil is found to be hoggin, foundation depth can be reduced to 1.2m, anti-heave (Claymaster) ommitted and ground bearing slab provided.
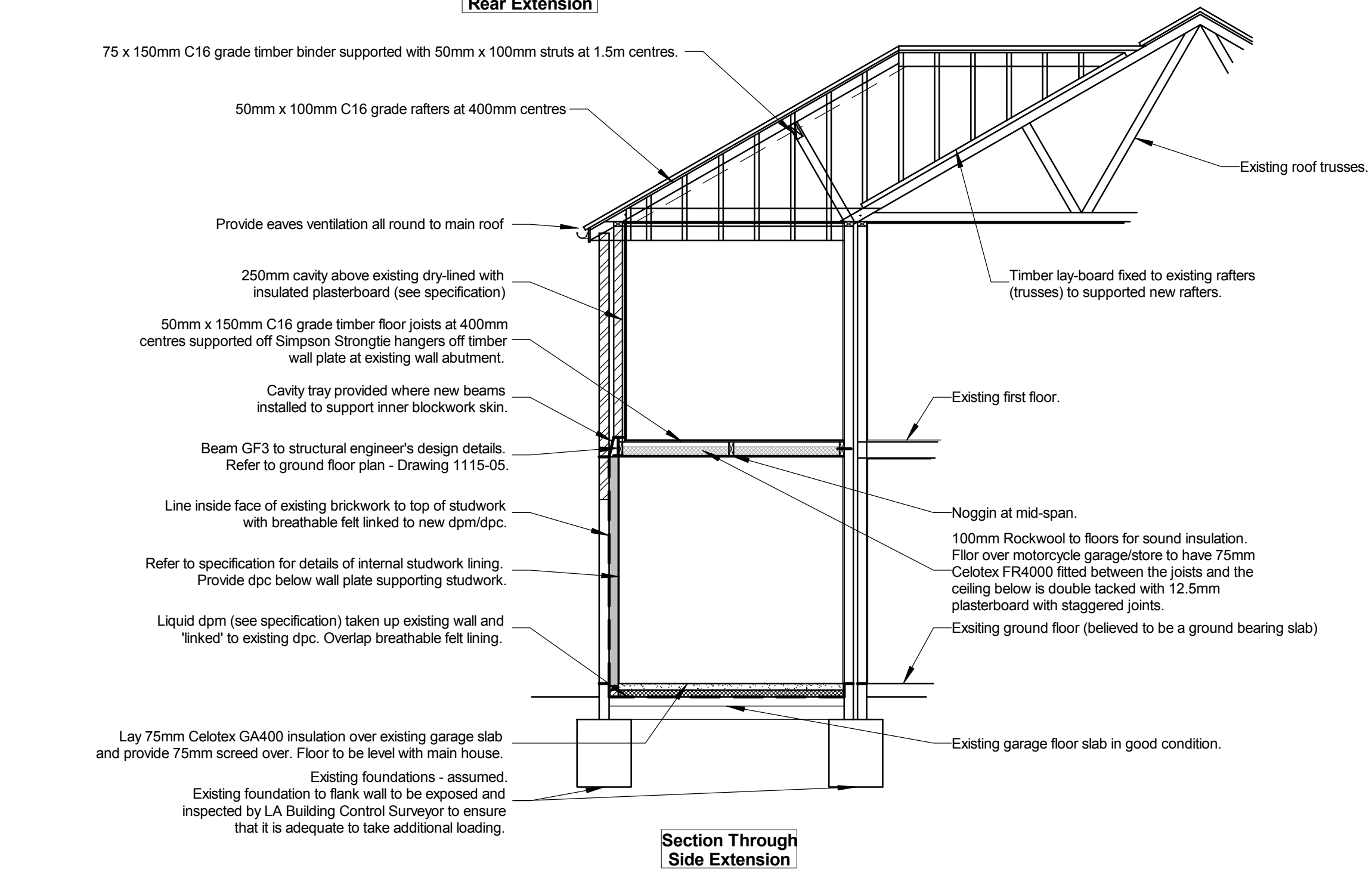
To be agreed with the LA Building Control Officer at start of work.

BUILDER TO PROVIDE ESTIMATES FOR BOTH SCENARIOS.

0m   1m   2m   3m   4m   5m

Scale Bar

Notes

The contractor is responsible for checking dimensions on site before work is carried out.
SGT Building Design to be notified of any discrepancies.
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Revisions

SGT Building Design

drawing title
First Floor Side Extension, Single Storey Front & Rear Extensions & Alterations

site

scale 1:50 @ A2

date

drawing no. 2000-05

revision