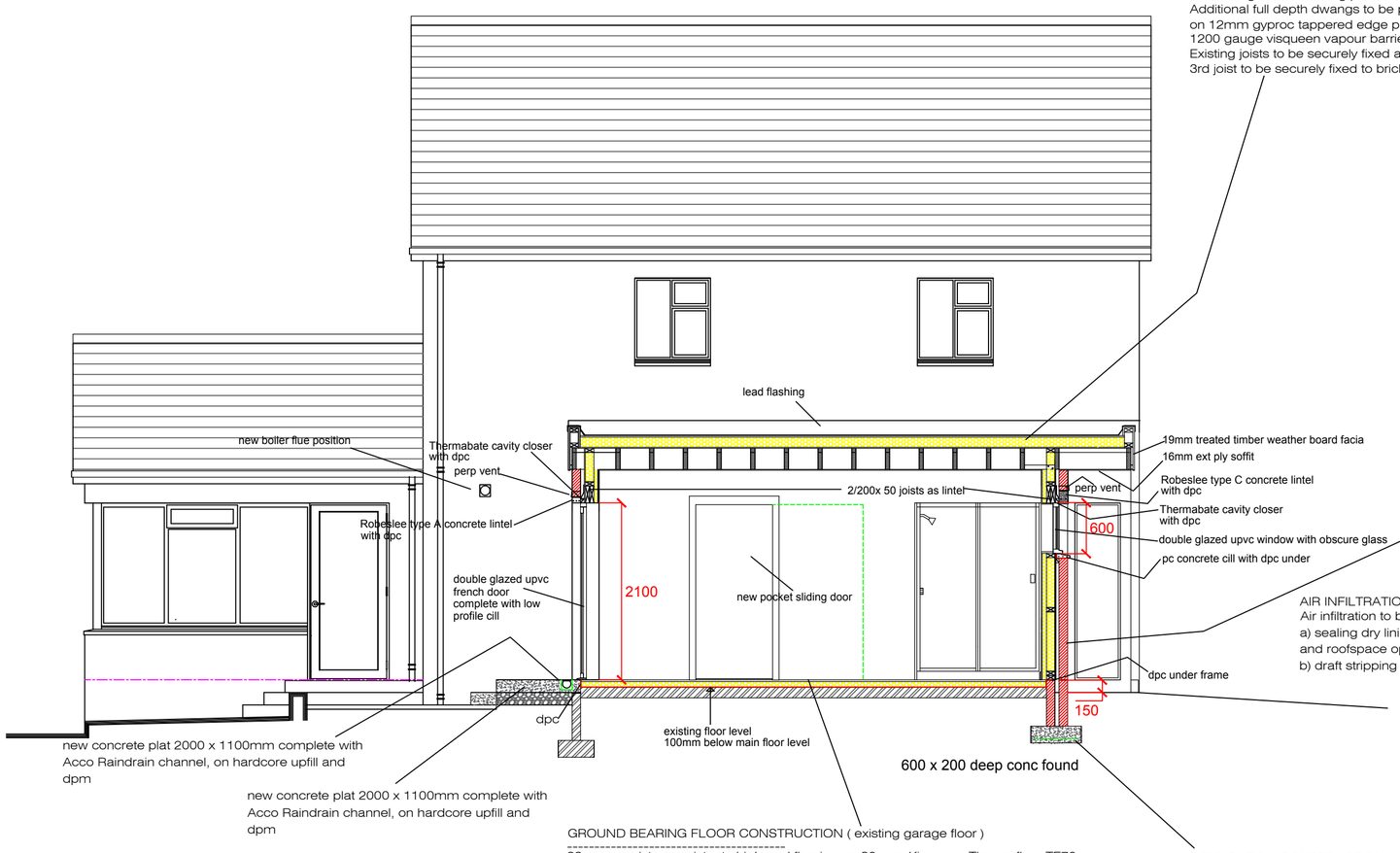
SCALE 0 1 2 3 4 5 6 7 8 9 10




FLAT ROOF CONSTRUCTION ( EDPM warm roof)

Firestone rubber gaurd EDPM LSFR roofing membrane applied as per manufacturers instructions
min thickness 1.5mm, complete with all pre formed trims and necessary upstands,and fixed with RubberCover
bonding adhesive to Firestone Resista AK-RF high performance PIR insulation boards 120mm thick.
Boards to be laid staggered bond and to be screwed to deck with suitable number of fixings for local wind uplift .
All boards to be branded side up and laid on same day as EDPM to avoid damp boards and de-lamination.
Additional fixings to be installed at perimiter of roof as per manufacturers instructions, in addition to mechanical
fixings insulation boards to be bonded to Firestone Vapour Barrier with Firestone Insulation Adhesive
Firestone Vapour Barrier to be on Firestone Vapour Barrier Primer on 16mm OSB sheathing ply
on existing 16mm sarking boards fixed with suitable screws into existing joists max 150mm spacing
On existing softwood firing pieces with 50 x 25mm fall on existing 200 x 50 roof joists at 400mm CRS
Additional full depth dwangs to be provided at 1/3 rd span , ceiling finish to be 2 coats gyproc board primer
on 12mm gyproc tappered edge plasterboard joints to be taped and filled on 1 layer
1200 gauge visqueen vapour barrier stapled to u/s of joists with joints lapped 150 mm and taped
Existing joists to be securely fixed at wall head with stainless steel truss clips and every existing
3rd joist to be securely fixed to brickwork with stainless steel holding down straps 800 x 33 x 1.2mm

EXTERNAL WALL CONSTRUCTION ( garage door build up only )

6 mm wet dash render to match existing on 100 mm concrete blockwork 7N/mm2
joints raked to take render scratch coat as work proceeds
wall to be constructed to provide 62mm cavity.( 50 mm from sheething ply to outer leaf)
Inner leaf to be constructed of 1 layer YBS Breather Foil FR
with 75mm open lap joints to allow escape of moisture stapled
to 12mm exterior grade sheathing plywood
on 100 x 50mm treated c16 softwood framing at 600mm CRS,frame to
have double top and bottom rails and 2No dwangs spaced vertically within height
and finished internally with 62 mm Kooltherm K18 tapered edge insulated plasterboard screwed to
framing at 150mm CRS with 1200 gauge visqueen vapour barrier behind same
all joints to be taped and filled, boards to
be finished with 2 coats gyproc board primer.
Frame to be insulated with 100mm rigid insulation board Kooltherm K12
Fix stainless steel anchor straps 900mm long and 30mm wide to studs of
timber kit at 1200mm crs
Provide and fix Catnic BT2-4 stainless steel wall ties to new wall
construction at 225 mm crs vertically and 600mmcrs horizontally ties to be
fixed direct to studs thro sheathing ply. Wall tie spacing to be decreased
around openings to provide ties at 225mm vertically and 150mm from discontinuities
New blockwork to be tied to existing with Catnic Stronghold Wall Conector
or equal stainless steel fixings with ties bedded every third course
New frame to be bolted to existing wall with M8 dia 125mm long hamma fix bolts
anchor bolts at 400mm crs ,provide full height vertical DPC at junction of
new and existing walls
50 x 50mm treated softwood cavity fire stops complete with DPC to be
fitted to frame at ceiling level,corners and aroud all windows and door openings.
Cavity to external wall to be ventilated by removing a brick from existing base course and
installing a 215 x 65mm fai at 1800 mm crs

AIR INFILTRATION
Air infiltration to be limited by means of
a) sealing dry lining junctions between walls, ceilings and floors at window, door and roofspace openings.
b) draft stripping of windows, door and rooflights.

GROUND BEARING FLOOR CONSTRUCTION ( existing garage floor )

22 mm moisture resistant chipboard flooring on 80 mm Kingspan Thermafloor TF70
to take up existing floor differential of 100mm
Existing concrete floor to be cleaned to remove any oil or greasy deposits as per
manufacturer instruction to take 2 coats Safeguard Drybase liquid applied DPM
A min dry film thickness of 0.6mm to comply with CP 102:1973
Damp proof membrane to be taken up existing inner face of brickwork outer leaf
by min of 1000mm

FOUNDATION CONSTRUCTION

Foundations to be excavated and constructed in accordance with British Standards,
any soft or unsuitable material encountered at formation level should be removed
and replaced with granular fill or lean mix concrete.
Foundation concrete to be grade C35 to BS8110 with minimum cement content
of 300kg/m3, 20mm nominal aggregate to be used
Foundation excavations should be dry and sealed at earliest after excavation and inspection
foundation to be reinforced with 1 layer A393 steel mesh fabric, joints to be laped 450 mm
Base of foundation to be minimum of 600mm below finished ground level
New foundation to be dowled to existing founds with
12mmdia re-bar fixed with resin and embeded min 150 mm

NOTE
All walls to be centered on foundations with 150 mm
min scarcement
All concrete to be
Design sulphate class(DS) : DS-1
ACEC Class (ACEC) : AC- 1S
Concrete Designation : C28/35

notes

client
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project
PROPOSED CONVERSION OF GARAGE TO FORM ACCESSIBLE BEDROOM WITH ENSUITE

drawing
LONG SECTION
AS PROPOSED

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