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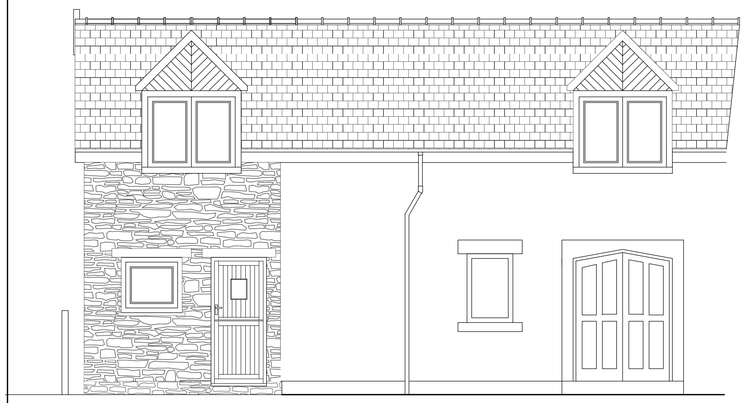
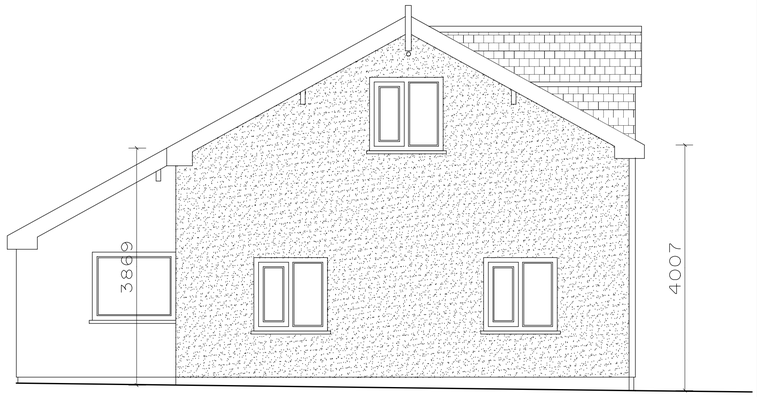
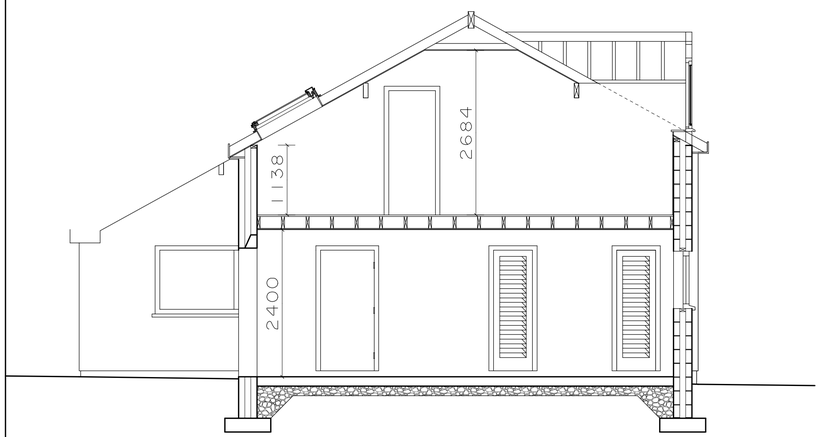


North Elevation

South Elevation



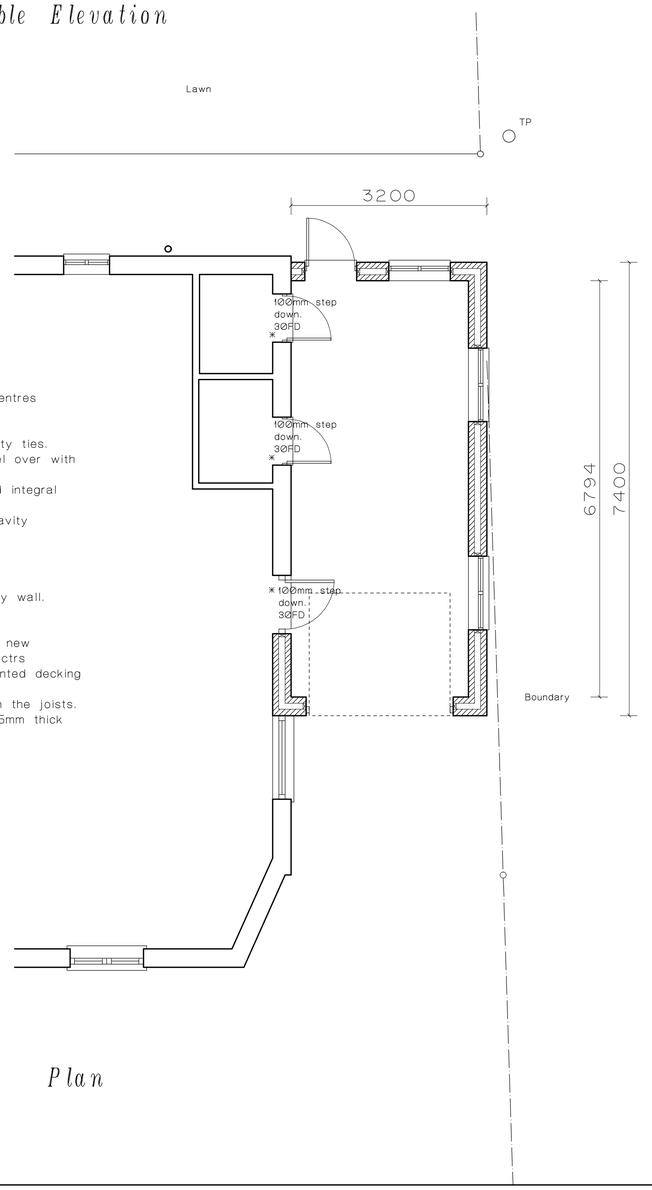
Gable Elevation



Section thro' Garage

ROOF CONSTRUCTION:
Form 250x76mm structural grade timber purlins to support 125x50mm roo joists @ 400mm ctrs sat onto 100x50mm wallplates each side and fixed to a 200x76 ridge purlin as indicated. The joists are to be cleated to the wallplates with Catnloc TC50 truss clips to each joist end and wallplate. The lateral restraint is to be atated for floor.
Roof is to be finished witha TYVEK breather membrane over joists and treated slate battens at required gauge, the roof is to be finished with a natural blue slate with minimum 150mm head and side lap. The ridge is to have vent tiles set at 600mm ctrs along the length and a continuous vent strip fitted to soffit boards.
The gutter is to be set with a fall to downpipes and with a d.p.c. set along the length of the roof into the gutters.
The roof joists are to have Celotex GA4000 insulation 75mm thick fitted between the joists and 50mm Celotex GA4000 insulation fitted below the joists and finished with 12mm foil backed plasterboard and skim.

SINGLE STOREY EXTENSION
Excavate form new concrete foundations which are to be set at 750mm below external ground level and are to be 800mm wide x 225mm thick, to support possible future extension above.
DRAINAGE.
Lay new drains as required using 100-mm diameter Hepworth Supasleeve pipes with flexible collar joints. The pipes are to be laid to a gradient of 1 in 40 and bedded in pea gravel bed and backfill. Where any new or old drain passed below the new extension the drain is to be protected with a 150mm concrete wrapp surround. Where any drain passes through or below a wall the foundation strip is to be taken below the drain invert and concrete lintels inserted in the walls above the drains. The penetration of the wall fabric is to be closed with foam fill and a flexcell board each side.
Soil vent pipes are to connect to 100mm diameter slow bends connecting to new drain runs, rainwater pipes are to discharge into vertical back inlet gullies below the grate level.
Access to ther drains to be provided by Hepworth poly chambers with medium duty cover and frames at intervals on the drainage system.
EXTERNAL WALLS.
The external walls are to be cavity walls with an external skin of concrete block 100mm thick, cavity 120mm wide and an inner skin of 100mm thick Thermolite Solar Block or similar. The inner and outer skin of the cavity wall are to be tied together by galvanized metal cavity ties set at 750mm horizontal centres and 450mm vertical centres in a staggered pattern,
The cavity is to be insulated with Celotex Insulation CW3000 70-mm thick held in place against the inner skin of the cavity wall by a retaining collar on the cavity ties.
All openings in the cavity wall are to be formed with a Catnic Steel insulated lintel over with 150mm end bearing.
The cavity around the openings is to be closed with an insulated cavity closer and integral vertical and horizontal damp proof courses.The internal surface of the wall is to plaster finished with a bonding coat and skim finish, the external face of the cavity wall is to be finished with facing brick applied finish to match the existing dwelling
GROUND FLOOR SLAB
Form a conrete floor construction with 150mm thick conrete slab
The Visqueen 2000gauge D.P.M. which is to be lapped with the D.P.C. of the cavity wall.
The floor is to be insulated by fixing . The floor U-Value will be 0.20W m2
FLOOR JOISTS
Formed with 195x50mm joists @ 400mm ctrs sat onto into cavity wall and onto a new 195x76mm wall plate bolted to the existing wall with resin anchor bolts at 450mm ctrs and sat into metal joist shoes. Floor is to be overlaid with WEYROC 25mm t&g jointed decking with pva glued joints with decking screwed into position.
The floor is to be insulated with 150mm thick CELOTEX GA4000 insulation between the joists.
The floor joists are to be underlined with 2no layers of Gypsum Fireline boards 12.5mm thick and set with staggered joints and plaster finish to give 1-hour fire resistance.
LATERAL RESTRAINT
To be provided to the timber roof & floor by 30x5mm galv' m s straps fixed to the side of the joists 1200mm and turned down into the cavity of the wall 400mm,these starps are to be max' 1200mm ctrs.
Where the joists run parallel to walls the straps are to be fixed across 3no joists and turned down the cavity 400mm. The lateral restaraint to the roo trusses is provided by 30x5mm galv' m s straps screwed to the side of the trusses for 1200mm and turned down the cavity.
Where the velux roof windows are inserted the roof joists on each side are to be doubled and bolted together to carry roof windows.
ROOF INSULATION.
The roof joists are to be insulated by inserting 100mm thick Celotex Extra R XR3000 insulation between the joists and with 50mm thick Celotex XR3000 fixed below the rafters and finished with 12.5mm plasterboard and skim. This is to give a U-Vlaue of 0.20w m2,
ROOF FINISH
Roof joistsare to be overlaid with a breathable roof membrane, Tyvek or similar, and 50x25mm treated battens with roof tiles to match the existing tiles, with 150mm head and side lap.
The roof is to be sealed to the existing wall with code 4 lead flashings and soakers with a cavity tray inserted into the existing wall above the flashings.
ROOF VENTILATION
Install permenant continuous vent strips by GLIDEVALE to the soffit and vent slates at the head of the roof slope @ 450mm ctrs to ctrs



Plan

revision		date

notes
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project
Proposed Attached Domestic Garage.
Greenhurst Nook.
Kenyon Lane.
Dinckley.
BB6 8AN

title
Proposed Plan & Elevation

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