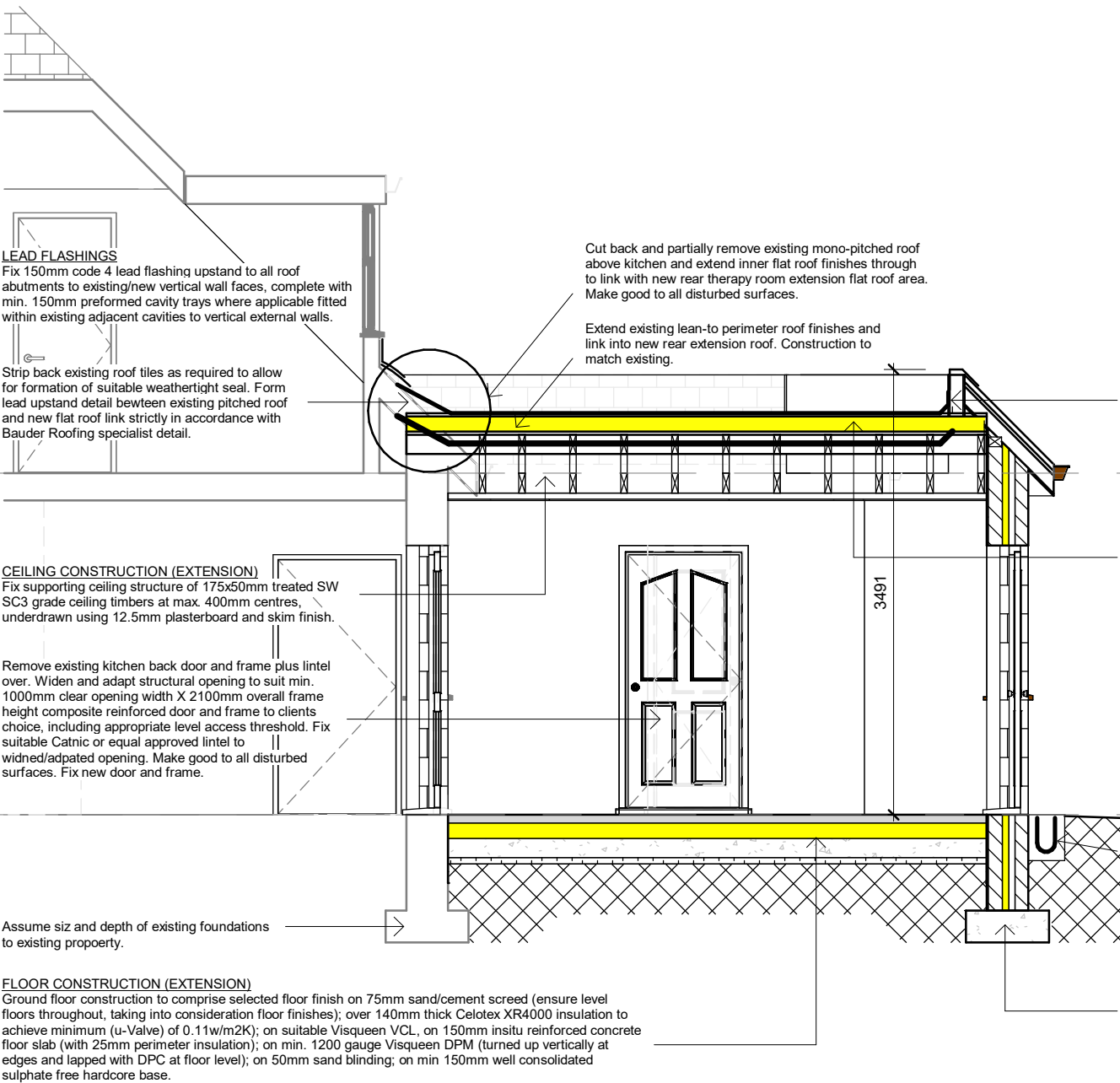




EXISTING NORTH ELEVATION
1 : 100



PROPOSED SECTION AA
1 : 50

PERIMETER PITCHED ROOF CONSTRUCTION (EXTENSION)

Construct pitched roof comprising roof tiles to match existing main house fixed in accordance with the manufacturers recommendations for pitch 30 degrees; on 50 x 25mm SW preservative treated battens with 65 x 3.35mm galvanised batten nails on Glidevale Protect Wunderlay or similar reinforced roofing underlay to BS 747 Type 1F or equal approved (horizontal lap over underlay to be in accordance with BS 5543:Part 1). Fix supporting structure of 175x50mm treated SW SC3 grade rafters at max. 400mm centres at pitch provisionally 30 degrees (subject to site measure and agreement with CA on site prior to fixing). New roofs to include proprietary over gutter roof vents to provide ventilation equivalent to a 25mm continuous strip. High level ventilation to be provided by in line vent tiles to provide a continuous ventilation area of 5mm. All roof voids to be filled with 300mm Rockwool or similar approved mineral wool quilt insulation between/above ceiling members (in addition to infill to floor voids). Note: All pitched roofs to include Glidevale or similar approved insulation retaining baffles at eaves level. Existing roof tiles specification to be assessed prior to completion of roof finishes and detailed in accordance with the manufacturers specification in terms of roofing felt and battens to suit the roof pitch. Contractor to ensure that all existing and new roof areas are appropriately ventilated at eaves and ridge level to provide satisfactory cross floor ventilation to all roof timbers

Form lead upstand detail between new vertical wall face, and new flat roof link strictly in accordance with Bauder Roofing specialist details.

Existing First Floor Level

HIDDEN FLAT ROOF CONSTRUCTION

Flat roof to be BAUDER total roof system supplied and installed by a BAUDER approved and registered sub-contractor comprising of Bauder 5mm K5K polyester reinforced elastomeric bitumen capping sheet; on BauderTEC KSA DUO 3mm thick glass grill reinforced, self adhesive elastomeric bitumen underlayer; on 120mm FA-TE cut-to falls insulation; on BauderTHERM DS 1 DUO 3.5mm thick aluminium lined, self adhesive elastomeric bitumen vapour barrier; on Bauder SA Bonding Primer; on minimum 18mm WPB plywood deck to BS EN 1995 (& CPD/CE compliant); laid over 100x50mm C16 treated SW flat roof joists at 400mm centres.

NEW EXTERNAL WALL CONSTRUCTION (EXTENSION)

Main external walls to comprise 102mm approved facing brickwork, with 150mm cavity with 100mm Celotex CW4000 insulation board (or similar approved to achieve min. 0.16 W/m2K); 100mm Celcon standard block internally finished with 12.5mm (moisture resistance where required) plasterboard on mortar dabs with skim finish. All cavity walls to be fitted with stainless steel vertical twist type wall ties built in at 750mm horizontal and 450mm vertical c/c to all areas in staggered rows, with ties every 300mm, in height, around all openings. Provide all horizontal and vertical pre-insulated DPC's around all openings and suitable Cantic lintels over all structural openings. Provide all cavity trays at abutments with new cavity walls and continuous cavity trays at ground floor level to ensure no damp penetrates inside skin.

Existing Ground Floor Level

ACO CHANNELS:

Lay Aco drainage channels to perimeter of existing building and extended elements where illustrated. Allow for drainage through to nearest rainwater pipe gully. Note rainwater pipes or any waste water pipes shall not drain into the Aco drain, they must drain into a separate gully..

NEW EXTERNAL WALL FOUNDATIONS (EXTENSION)

Exterior wall foundations to be 650 x 250mm concrete strip with reinforcement, with a min. depth of 1000mm to formation level from adjacent ground level, as required by the Local Authority to suit ground conditions. Foundations to be taken down to a level where they are not affected by tree roots. Foundations to be taken down to invert of drains where within 1000mm. All foundations to be reinforced in base with 1 no layer 8mm reinforcement ensuring min 50mm concrete cover. All joints in reinforcement to be lapped by 350mm and wire tied. Any steps in foundations level to have minimum 300mm overlap and depth.

Fix 150mm code 4 lead flashing upstands to all roof abutments to existing / new vertical wall faces complete with min. 150mm preformed cavity trays

Dimensions shown on construction drawings are for pricing purposes only. The contractor is to establish the exact levels when setting out and is to liaise with the Contract Administrator

Client
Mr Brandon Kennedy

Address
Magnolia House
Edinburgh Drive, Ickenham,
London

Drawing
Proposed rear therapy room
extension details

Drawn by ACJ	Checked by JPC	Date Nov 23
Drawing No SDA 4108 - 108	Rev	Scale As indicated
		Size A3

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