

## Proposed Rear Elevation 1:100

New 225x50mm C16 joists @ 450mm ccs on MS joist Hangers to new extension to receive 15mm sound block and 12.5mm plasterboard & skim

New 100x50mm s/w timber studs braced diagonally to support new flat roof

Proprietary single ply roof membrane fully adhered to 18mm WBP plywood deck all laps and flashings as per manufacturers details on 225x50mm roof joists @ 400c/c with Calotex double RR insulation between to SE details

Steel Purlin to SE details.

New roof to extension: concrete interlocking tiles to match existing on 38x25mm battens on sarking felt on 150x50mm s.w. rafters @ 400mm ccs.

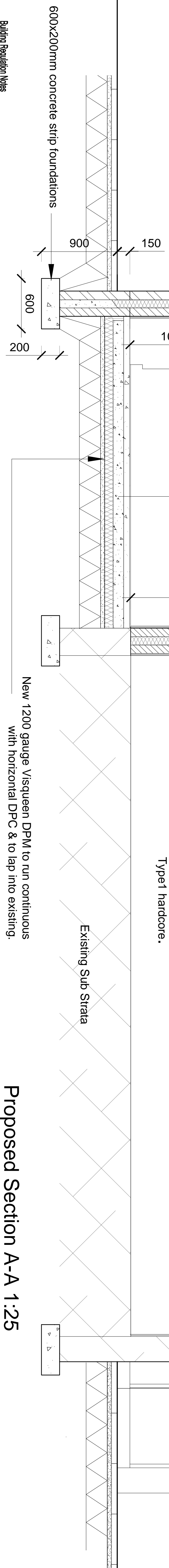
laid on 100x50mm s.w. bearer bolted to wall.  
Insulation to roof to be: 100mm thick Celotex double-R GA2043 insulation between rafters & 50mm GA2010 below.

New roof to extension: concrete interlocking tiles to match existing on 38x25mm battens on sarking felt on 150x50mm s.w. rafters @ 400mm ccs. laid on 100x50mm s.w. bearer bolted to wall.  
Insulation to roof to be: 100mm thick Celotex double-R GA2043 insulation between joists & 50mm GA2010 below.  
M/S Clips to rafter support

300mm wide External wall construction:-  
Outer leaf of facing brick to match existing  
100mm Cavity fully blown with rockwool mineral wool fibre insulation & inner leaf of 100mm celcon Thermalite.

75mm sand cement screen on 125mm concrete slab on 100mm EPS Flooring Grade polystyrene insulation on 1200 gauge visqueen DPM on 50mm sand blinding on 250mm well consolidated MOT Type1 hardcore.

2No. steel beams to carry internal & external 1st floor construction over to Structural Engineers Calculations & Design



## Proposed Section A-A 1:25

NOTE:

All External wall openings to receive Celtic Cugger C390/100 insulated lintels over with min. 150mm end bearing onto pad-stones.

Internal Opening within existing wall to be Celtic Lintel to Manufacturers recommendations.

### WALLS

Cavity walls to be 300mm wide consisting of outer skin of facing bricks cavity of 100mm thickness filled with blown Rockwool with inner leaf of 100mm blockwork (NBSqmm) Celcon or equivalent. Horizontal DPC to be Hydrex pitch polymer by Ruberoid laid 150 mm min. above G.L. with 100mm min. gap and made continuous with DPM. Vertical DPC's of Hydrex pitch polymer at all openings. DPC's are not to bridge the cavity at any point.

Lintels to be generally Cantilever as noted on the drawings. All lintels to have 150mm min. end bearing. Lintels over openings in internal blockwork walls are to be 2c. pre-cast concrete. Cavity trays and details to be Hydrex with pre-formed junction units and provided to all unpocketed lintels and should oversail the edges of jamb DPC. Stop ends are to be provided to cavity trays. Weepholes are to be provided in outer leaf immediately above the cavity tray with not less than two over each opening or open parapets every fourth part or equivalent.

Internal non-deckearing constructed of 750mm s.w. studwork at 400mm ccs with head and sole plates of same size with 95mm plasterboard and skim both sides. Lead work details and flashings to be in accordance with the Lead Development Association recommendations and treated with palinalin oil. Adjustment of wall and roof flashings are to be taken up to 150mm min. above roof level with laps of not less than 100mm.

Wall ties to be stainless steel to BS 1243 and installed in accordance with BS 562: Part 3: 1985. Ties to be spaced 300mm horizontally and 450mm vertically staggered. Ties to be spaced at 225mm centres vertically within 150mm of openings. Cantiles to be fire stopped at roof level with 60mm masticboard or equivalent cement based particle board.

### ROOF

All lintels to be Protin treated and all cut ends to be brush treated in accordance with BS 5288: Part 5: 1989. Proposed new roof to rear of extension to be of traditional construction with 50x150mm SC20/75 rafters at 400mm centres laid on 100x50mm s.w. bearer bolted to wall.

Proposed new roof over extension to consist of truss rafters by specialist sub-contractor calculations details & bracing to L.A. approval. Bracing to roof construction to be carried out in accordance with BS 5263: Part 3: 1985 and wind loadings from CP3: Chapter 5: Part 2. Roof to bear onto 100x75mm s.w. wall plate strapped down.

Roof ties to be screw fixed across three rafters and hooked ends built into walls at 1800mm max. ccs. all in accordance with NQ A1/2 C37. Roof to bear onto 100x75mm s.w. wall plate strapped down. Roof ties to be fixed onto 38x25mm pre-treated s.w. bearers or sarking felt. Insulation above the sloping ceiling to be Calotex double-R GA2043 beam board 100mm thick fitted between the rafters with GA2010 beam board 50mm thick underlying the rafters. Void over insulation to be maintained at a minimum of 50mm depth. Roof void to be well ventilated by means of Glendale eaves ventilators, type 'V', with SV soffit ventilated by Wilman. Minimum of 0.3% of roof plan area is to be ventilated. The vents are to be provided where eaves ventilation is insufficient. MFS0 movement by Wilman to be used at junction of mono pitched roof and existing external wall.

New ceiling joists to be min 150x50mm s.w. at 400mm ccs.

### DRAINAGE

Foul and surface water drainage to be carried out in readily joined 100mm Hepstave pipes cast laid on and surrounded by 150mm pea shingle granular bedding to falls to connect to existing drainage system. New FIV drains are to be installed at a fall of 1:40 and SW at a fall of 1:30.

Inspection chambers to be constructed of 75mm thick semi-engineering brickwork on a 150mm (1:24) concrete base with removable non-vented cover to L.A. approval. Where drains run under the building and the crown of the pipe is more than 300mm from the slab, the pipe is to be encased in 150mm min. of concrete and be integral with the slab. Where drains pass through walls a 1c. concrete p.s. lintel is to be provided over. Opening to provide 50mm min. clearance all round pipe.

Access plates to be provided at all changes in direction. Slab stacks to be filled with air admittance valves. All plumbing to be to BS 5572. Traps to have two part 75mm water seal of same bore and size as the pipe, with access cleaning points to all waste pipes. Showers and sinks to have 40mm diam. waste pipes and basins 32mm. diam.

### FINISHES

Floor finish to be sheet vinyl with welded seams  
Floor finish to be agreed by client in internal stud and block walls to receive 12.5mm plasterboard on studs with scrimmed joints and 3mm skim coat of board plaster.  
Ceilings to ground and first floor to receive 12.5mm plasterboard, both with scrimmed joints and skim coat.

Encasing around Internal Ductwork to receive two layers of 12.5mm plasterboard fixed to 38mm sq. s.w. framework. Pipes to be wrapped with 25mm mineral wool.  
All wall and ceiling surfaces are to receive a 3 coat emulsion paint finish, colours to approval.

### FIRE PROTECTION

Steel beams to receive two layers of 9.5mm plasterboard with 10mm wire binding at 100mm pitch with 7mm skim coat of gypsum plaster.

### SMOKE DETECTORS

Smoke detectors are to be installed in accordance with the requirements of B1: Section 1 of Approved Documents. Smoke detectors are to be self-contained and mains operated to BS 5446: Part 1, wired to their own fuse on the circuit board.

### HEATING

Heating and hot water is to be provided by the existing gas fired balanced flue boiler. Flue to be at least 300mm above and below windows in accordance with Gas Regulations. A room thermostat is existing and thermostatic valves are to be fitted to new radiators to new rooms to control the output from the heating system. Heating pipes within unheated spaces are to be insulated to a thickness equal to the outside diameter of the pipe.

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.



**RED APPLE ARCHITECTURE**

Extension to  
331 Washway Road  
Sale  
Trafford

Proposed Section

THIS DRAWING IS FOR THE PURPOSES OF A BUILDING CONTROL SUBMISSION	
SCALE	DRAWN BY
1:50/1:100	BCW
DRAWING NUMBER	DATE
100(2-1)03	01.05.10
	REVISION
	—