

Oram
Garage
Conversion

38 HILLFIELD ROAD NW6 1PZ

Date: 09/11/21 Drawn: TJ

Scale: 1:50 @ A3

38 HILLFIELD ROAD, REAR
GARAGE, PROPOSED_SECTION_B

Drq Ref:

Date	Description	Initials

TERMS AND CONDITIONS

- This clause applies to any drawings produced as part of the Services (Drawings).
- You must not scale from any Drawings and we shall not be liable for the accuracy of their dimensions.
- Where you or any other person not employed or engaged by us are carrying out any installation work from the Drawings, you or they must, prior to installation:
 - verify all dimensions on site;
 - ensure that the relevant site has sufficient access to allow all components to be delivered;
 - verify any increased loadings with a qualified structural engineer for suitability and context;
 - verify the compatibility of the site's services and utilities with the products to be installed; and
 - verify all tile quantities.
- Unless indicated otherwise, all details shown on Drawings are for approval purposes only.
- All Drawings are produced for your own use and we shall have no liability to any third party in respect of them.

Proposed
Section B

New False Hip Pitch Roof Facades to Front & Rear Elevation
Frame Constructed with 100 x 50mm Timber
18mm Ply
Front & Hip Ends Covered with Breathable Felt
38 x 19mm Tiling Batten
167 x 267mm Slate Roof Tile
Baby Ridge & Hip Tiles

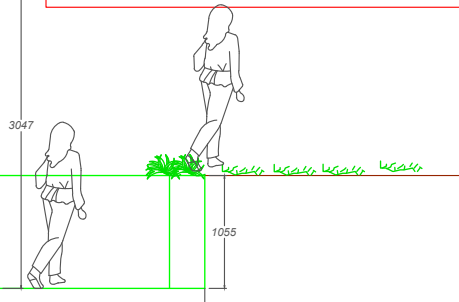
Three layer felt roof in opposing directions, two layers torched on, one layer tacked on to 18mm exterior quality ply with 125mm Kingspan Thermorof TR27 insulation. 18mm exterior quality ply, on top of 150mm SW treated Furring pieces, 200 x 50mm C16 SW timber joists, and one layer of 12.5mm plasterboard, screwfixed to the underside of the joists

Existing Garage ceiling creates new floor to first storey - 12m Plaster board with 200 x 50mm C16 SW timber joists above at 450mm intervals. 6" Celotex insulation between each floor joist with 18mm marine ply over secured at 150mm intervals

Existing Concrete strip foundations 550mm wide x 1200mm deep approx.
A new ground floor slab may be necessary upon trial hole investigation

Double storey extension foundations -
120mm well compacted hardcore, 25mm sand binding over 1200mm gauge DPM min 150mm above external ground level, over binding
Perimeter insulation upstand to prevent thermal binding
100 Kingspan insulation
Concrete stripe foundations 550mm wide x 1200mm deep, or to the satisfaction of the Building Control to suit ground conditions and support upper level
120mm thick concrete floor with reinforcement bars
Concrete to be 450mm wide and 350mm deep

First storey walls - 6 x 2" C16 SW treated wall joists secured into galvanised metal restraint straps at 450mm intervals around perimeter. 6" Celotex insulation between each wall joist. One layer of 12.5 plasterboard screwfixed to interior of stud work wall joists, with joints taped and skimmed over ready for interior decoration.
Galvanised metal restraint straps secured to existing ground floor concrete block wall exterior, connecting with new stud work wall joists at 450mm intervals around building.
18mm exterior quality ply secured to stud work wall joists around building with 2 x 1" Treated timber battens secured to ply at 450mm intervals.
Breathable membrane horizontally wrapping building in 1000mm horizontal courses. Overlapping each course by 150mm, stapled throughout to exterior ply. With a 300mm downward overlap onto existing ground floor block wall. 12.5mm Render board screwfixed to battens.
Float synthetic render applied in 3 coats to front and rear of building at full height around full height.



Sunken courtyard foundations -
Concrete block retaining wall perimeter with drainage gulleys
Concrete strip foundations 550mm wide x 1200mm deep or to the satisfaction of Building Control to suit ground conditions and retaining perimeter walls.
120mm thick concrete floor with reinforcement bars

SCALE BAR 1:50

