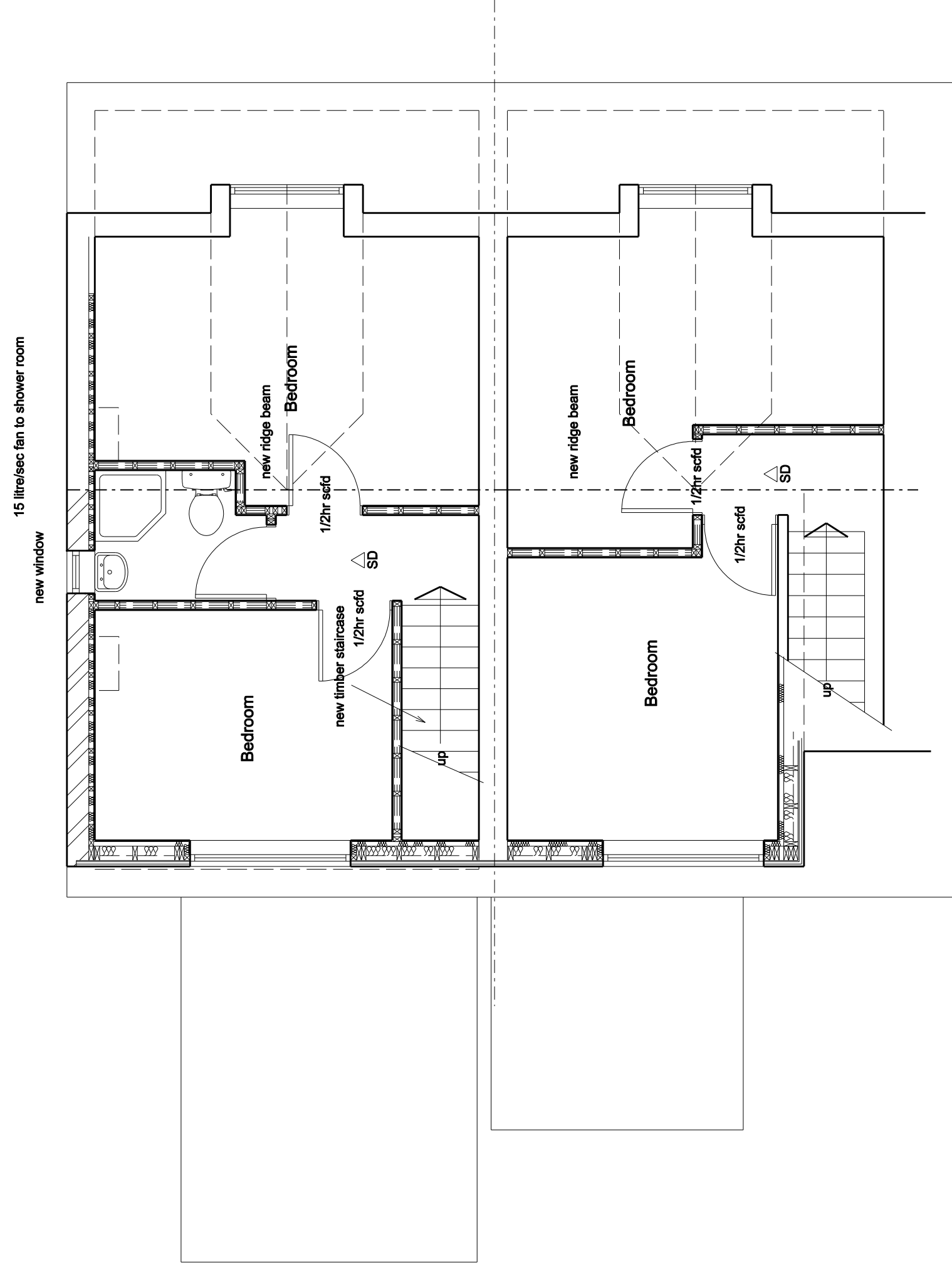
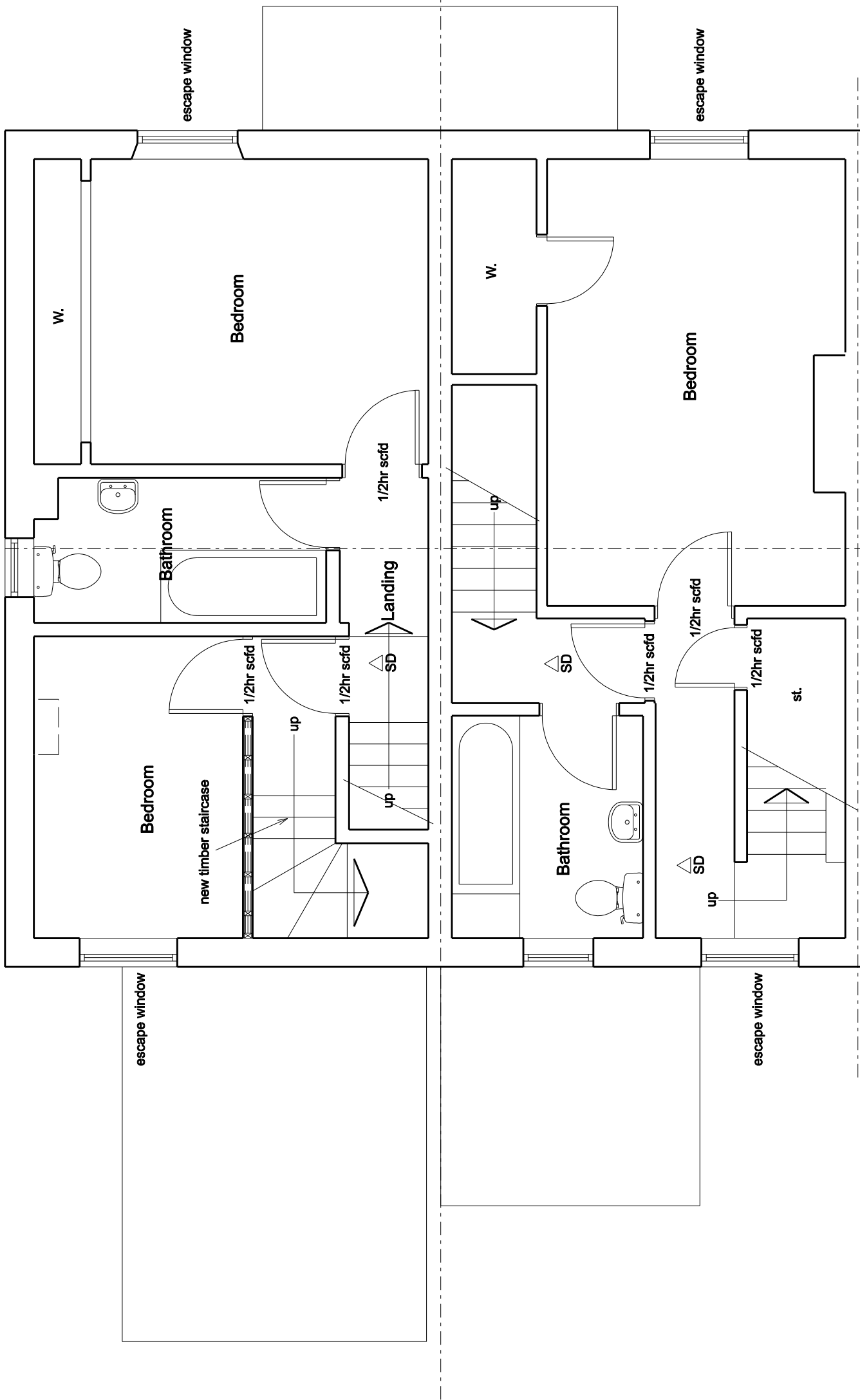


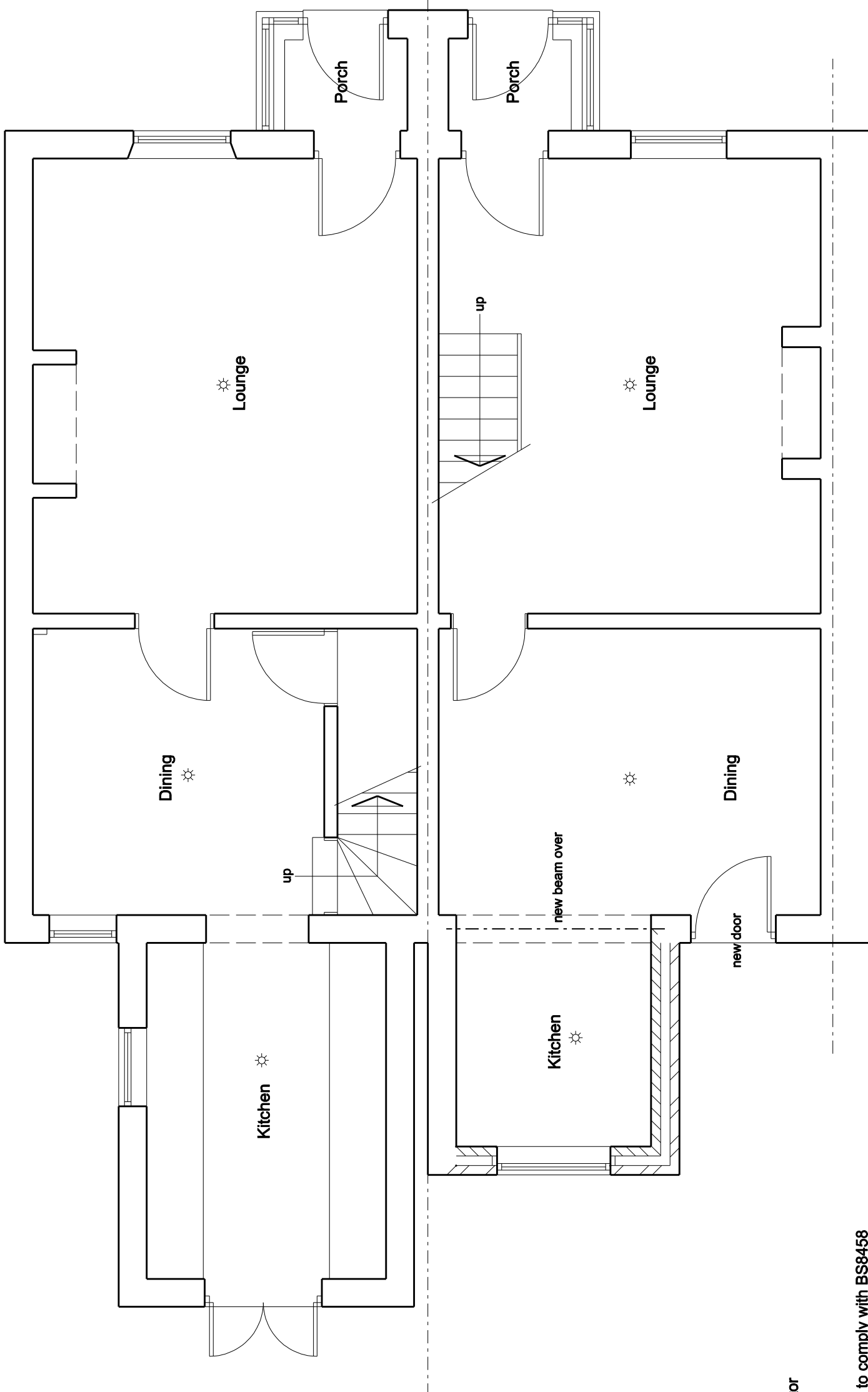
General:
Existing 100 x 50mm rafters to have 25x50mm battens fitted to underside. Celotex GA 4075 fitted between rafters.
Celotex PL4060 fixed below rafters. 12.5mm plasterboard with skim finish all to give U value of 0.18 . 50mm clear ventilation gap above insulation.
Air vents to be fitted at eaves level to give 25mm air gap.
Air vents fitted at ridge level to give 5mm air gap.
Insulation to dwarf walls/storage to be 80mm thick GAA080 between studding. 50mm thick PL 4050 over studding with 12.5mm plasterboard and skim finish to give U value of 0.18.
Existing roof to be removed and replaced with new layer of plasterboard to increase fire resistance in accordance with BRE Digest 208. Existing ceiling joists to be tied back to new floor joists.
Existing first floor over which new stair and circulation space rises to be covered in 4mm hardboard.
Bedroom over head of stair and over stair under second floor to be 2.0m min. Minimum going on winders to be 50mm.
Smoke detectors to be interlinked.
All fire door frames to have rebates fitted with intumescent strips.
No combustible material within 50mm of chimney.
Stenwork to be built into separating wall
Roof to match existing and Local Authority approval fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced blumen felt underlay on timber rafters. Size to be confirmed by Structural Engineer. calculations to be submitted for approval.
100 x 75mm wallplate fixed to wall at 800mm centres.
Celotex GA 4075 fitted between rafters.
Celotex PL4060 fixed below rafters. 12.5mm plasterboard with skim finish all to give U value of 0.18 . 50mm clear ventilation gap above insulation.
Dormer construction to be slate to match existing on existing roof.
Dormer timber framing to be 150 x 50mm timber framing with 50mm thick Celotex insulation to internal face
9.5mm thick plasterboard and skim. 100mm thick insulation between trusses.
Provide 4000mm2 background ventilation to Bathroom. S & VP to terminate min. 900mm above any opening light within 3.0m. No waste connection within 200mm of W.C. connection.
Calculations for new steel beams to be provided by Structural Engineer and submitted to Local Authority for approval.
New beams to be sealed with Fireline board to give min. 30min. fire protection.
Engineers details
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
Galvanised steel restraint straps required to first floor joists fixed across 3kg joists with noggings between at max. 2.0m centres. 3kg joists to be secured to gables and strapped over 3kg joists with noggings between.
Flat Roof:
3 Layer felt to B.S. 747.
First Layer:- 1 -ply glass fibre based felt fixed with galvanised nails at 150mm centres.
Second layer:- Blumen based felt (27kg per 25m roll)
Third layer:- Blumen based felt (27kg per 25m roll).
Both second and third layers laid with hot blumen and lepped Laid on 19mm thick exterior grade plywood fixed to s/w joists to give min. 1.80 falls on 175 x 50mm s/w timber roof joists at 400mm centres. Min. 50mm clear ventilated air gap between joists. 50mm thick Celotex TB4000 insulation with 12.5mm plasterboard to underside of joists and skim finish to underside. All joints to have scrim tape applied to avoid cracking.
All to give 0.18 Wtm K.



Second Floor Plan



First Floor Plan



Ground Floor Plan

△ SD Smoke detector

✱ Nozzle outlet. to comply with BS9458