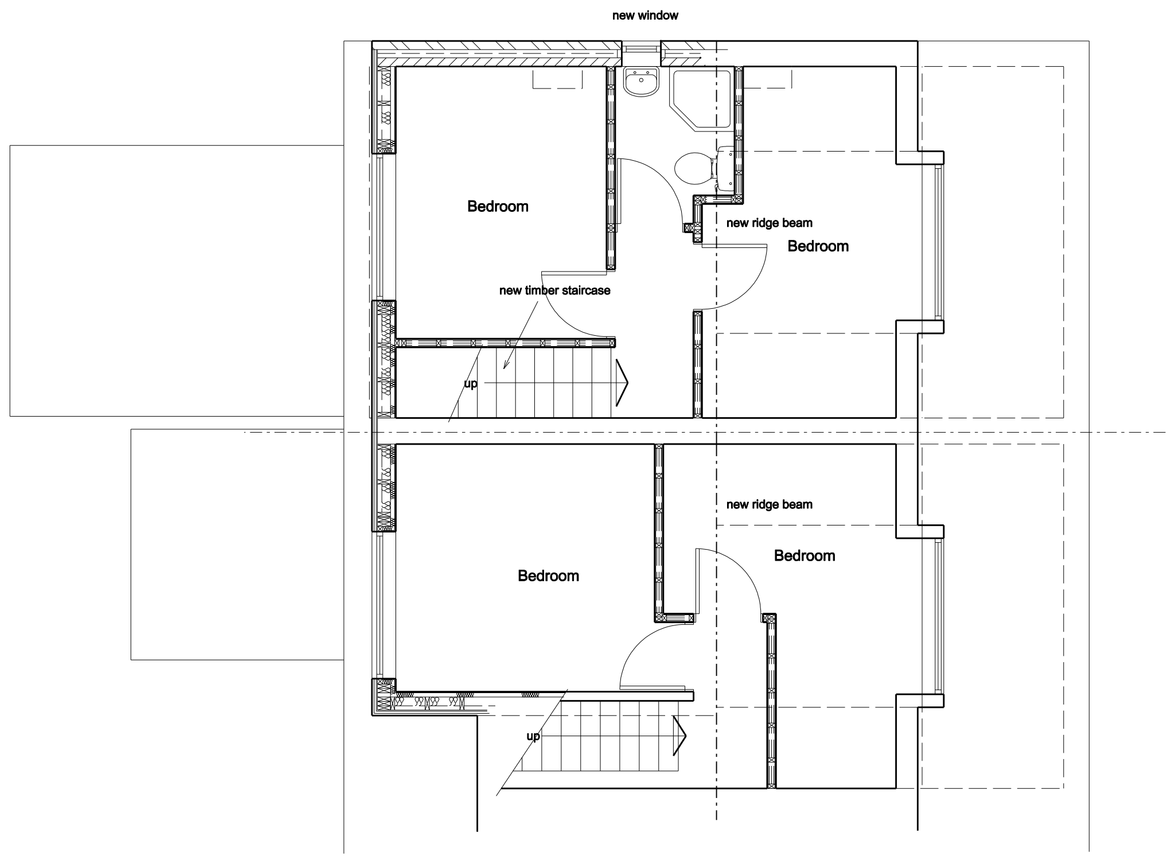
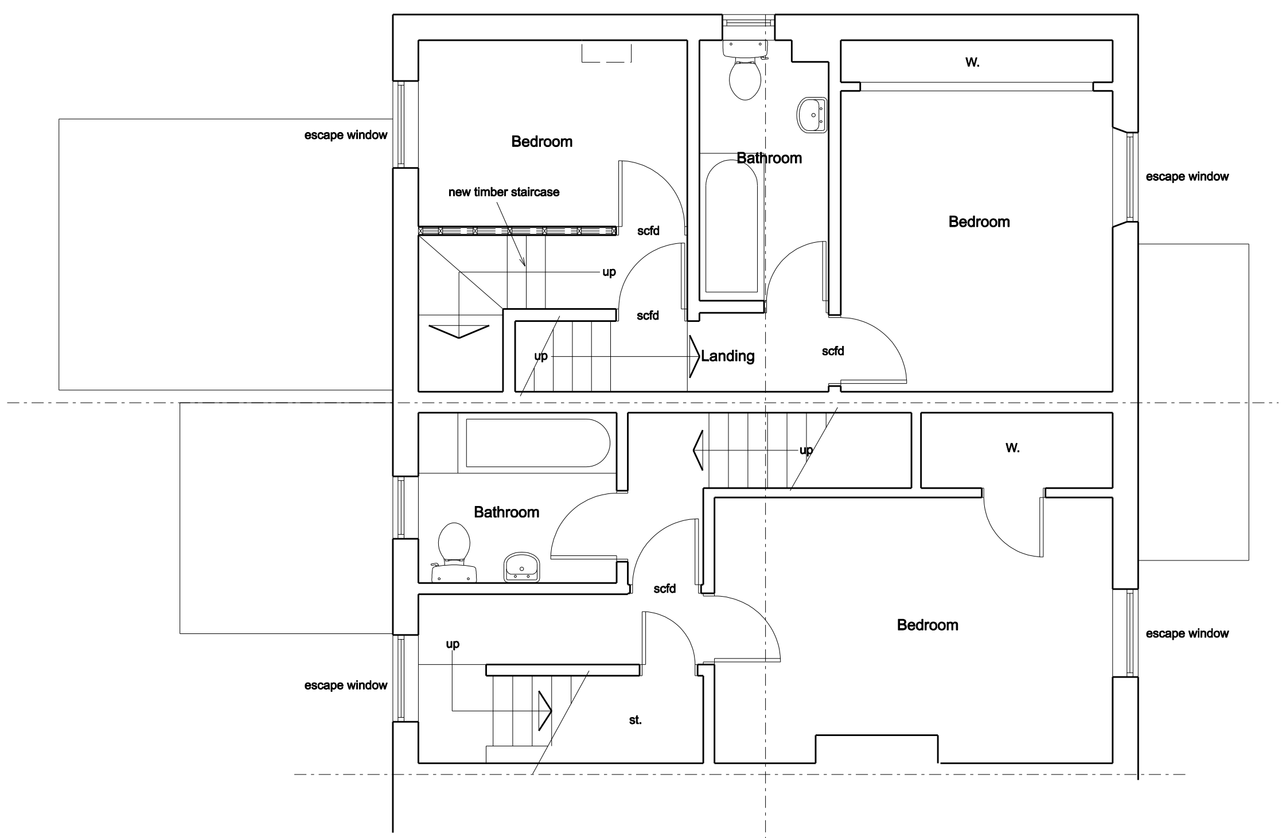
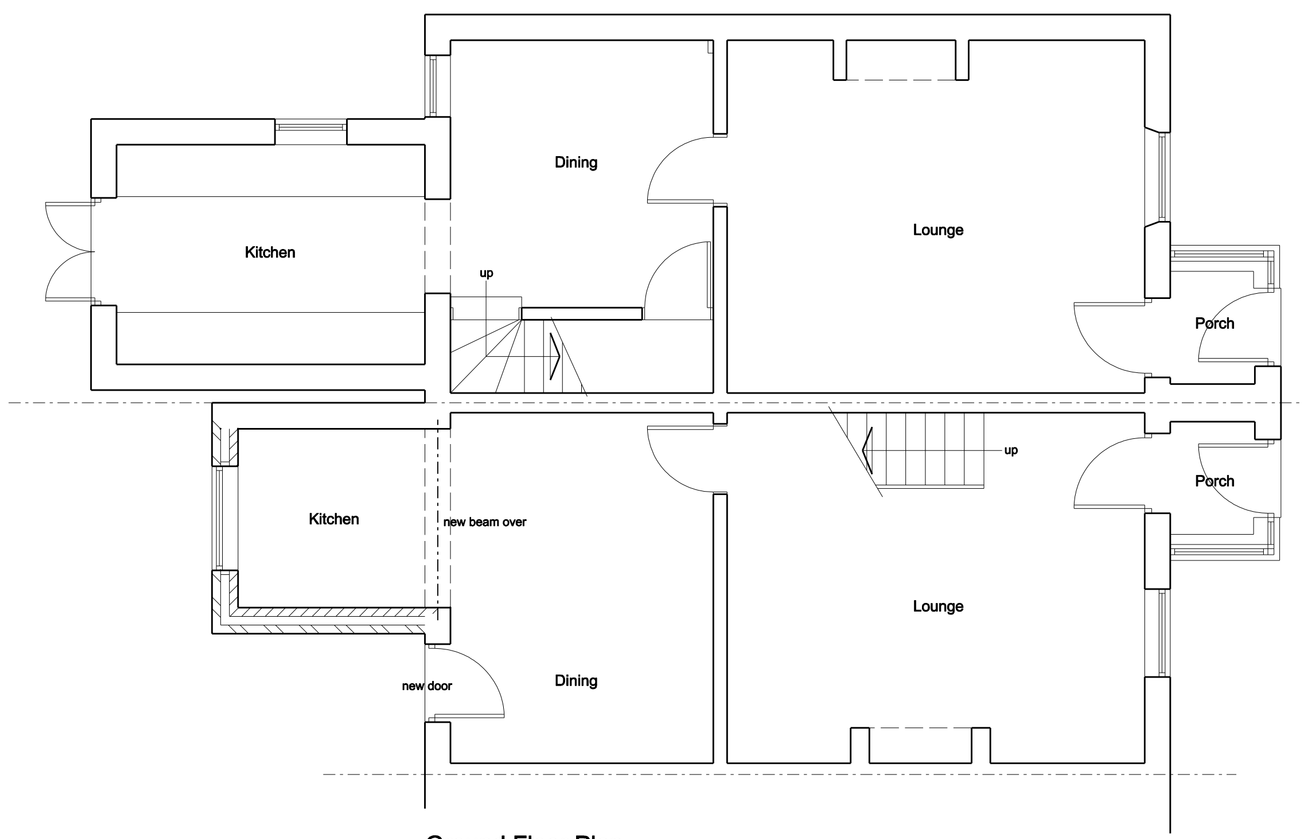


Second Floor Plan



First Floor Plan



Ground Floor Plan

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 GA4080 between studding, 50mm thick PL 4050 over studding with 12.5mm plasterboard and skim finish to give U value of 0.18. Existing first floor ceiling to be fitted with extra 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.
Headroom over head of stair and over stair under second floor trimmer 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.
Steelwork to be built into separating wall

Roof:
Slate to match existing and Local Authority approval fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on timber rafters. Size to be confirmed by Structural Engineer. calculations to be submitted 14 days before commencement on site.
100 x 75mm wallplate fixed to wall at 600mm 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 38x25mm s/w batterns on vapour barrier on 12.5mm thick plywood sheeting on min. 150 x 50mm timber framing with 50mm thick Celotex insulation to internal face 9.5mm thick plasterboard and skim. 100mm thick insulation between framing.
Construction to give min 0.20W/m2K.
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. Beams to be clad with Fireline board to give min. 30min. fire protection.
New beams to be seated on concrete padstones to Structural 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 3No joists with noggings between at max. 2.0m centres.
Galvanised steel straps required to gables and strapped over 3No rafters with noggings between.

Flat Roof:
3 layer felt to B.S. 747.
First Layer:- 1 -ply glass fibre based felt fixed with galvanised nails
Second layer:- Bitumen based felt (27kg per 25m roll)
Third layer:- Bitumen based felt (27kg per 25m roll).
Both second and third layers laid with hot bitumen and lapped min 75mm at all joints.
Laid on 19mm thick exterior grade plywood fixed to s/w firrings to give min. 1:60 falls on 175 x 50mm s/w timber roof joists at 400mm centres. Min. 50mm clear ventilated air gap over insulation 75mm thick Celotex GA4075 insulation laid betwwen 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 W/m K.

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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

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General:
All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice.
All new timber to be treated with recommended fungicide and insect repelant to satisfaction of Local Building Inspector.
No projections over boundary.

D.p.c's:
D.p.c's positioned min. 150mm above ground level . D.p.c. weathercheck to all new window and external door openings.
D.p.c cavity tray required over new lintels. Mastic pointing to reveals.

Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

Glazing:
Glazing within critical locations as defined in of Building Regulations,i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.

Ventilation
Background ventilation to habitable room to be min. 8000mm2. (trickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

Internal Walls:
Internal walls at first floor to be 75 x 50mm s/w timber studding with 9.5mm thick plasterboard both sides and min 50mm Rockwool fibreglass insulation between studs.

Staircase:
New timber staircase. Max Rise 195mm Going 220mm.
Max height of handrail 1000mm Min 900mm above pitch line.
Balustrading to be constructed such that 100mm dia. sphere cannot be passed through any opening.

Second Floor:
20mm thick flooring grade chipboard on 200 x 50mm s/w timber floor joists at 400mm centres, size to be confirmed by Structural Engineer. Timber strutting required at mid-span of joists.

General:
Existing S & VP to terminate min. 900mm above any opening light within 3.0m.
Hardwired smoke detectors to be fitted at all floor levels.
8000mm trickle vents to new bedroom window to give background ventilation.
2m headroom to staircase throughout.
Provide low level vents to new sloping ceiling.
Insulation to sloping ceiling to be Celotex GA 4075 between rafters and Celotex PL 4060 fixed below rafters. 12.5mm plasterboard with skim finish.
Electrical work to be carried out by an Electrician registered within a Competent Persons Scheme, or if work is to be inspected by a Building Control Officer in accordance with Part P Electrical Safety.
Smoke detectors to be mains operated with battery backup.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.
Existing ceilings to First Floor rooms to acheive 30 minutes fire resistance from underside

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	Date	Revisions

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Title
Proposed Plans

Scale 1:50	
Drawn by MJH	Date March 2020
Drawing No. 1214-03	Revision