

FLAT ROOFS

3 Layer felt roofing system on 120mm Celotex flat roof insulation on 18mm plywood deck
Firrings to provide min 1 in 40 fall on 150 x 50 flat roof joist. Ceiling formed with 12.5mm plasterboard with skim finish

FLOOR JOISTS

Min 47x170 C16 at 400mm centres, P5 grade 18mm T&G chipboard, 100mm rockwool between joists,

TILED ROOF

Tile to match existing on 38x25mm battens on tyvek or similar breathable felt on 100x50mm c24 grade rafters at max 400mm centres

ROOF LIGHTS

Double glazed rooflight to be trimmed around using doubled up roof timbers bolted with M10 bolts

GABLE END WALL

20mm sand/cement render on 100mm Celcon Solar external leaf, 10mm residual cavity, 90mm Kingspan K106 cavity insulation
Celcon Standard inner leaf. Walls tied together with stainless steel wall ties at 5 per m²
Walls finished with a Bond and set plaster finish

STUD PARTITIONS

min 70mm studs, void filled with IsoWool 1200 sounddeadening and clad with fireline plasterboard and skim

PURLIN STUD WALL

125 x 50mm C24 grade timbers (inc head and sole plate) voids filled with Kingspan insulation, 72.5mm kingspan on rear side of wall

WINDOWS

Double glazed Low E glass with Argon fill framed to be UPVC to match existing.

Min openable area to be 1/20th of the room the window opens into.

Background ventilation to be equivalent to 10,000mm²

Window to bedrooms to be appropriately sized for means of escape with escape hinges

DRAINAGE/WASTES

38mm sink, 32mm basin, 40mm shower/bath and 40mm kitchen wastes and associated deep seal traps

MECHANICAL VENTILATION

Kitchen 30l/s extract over cooker ducted to external, WC 15l/s Humidistat extract ducted to external

Bathrooms 15l/s extract ducted to external

SMOKE AND HEAT DETECTION

Mains powered interlinked smoke detectors to be placed on ceilings of circulation space at all levels with linked heat detector in kitchen

STAIRS

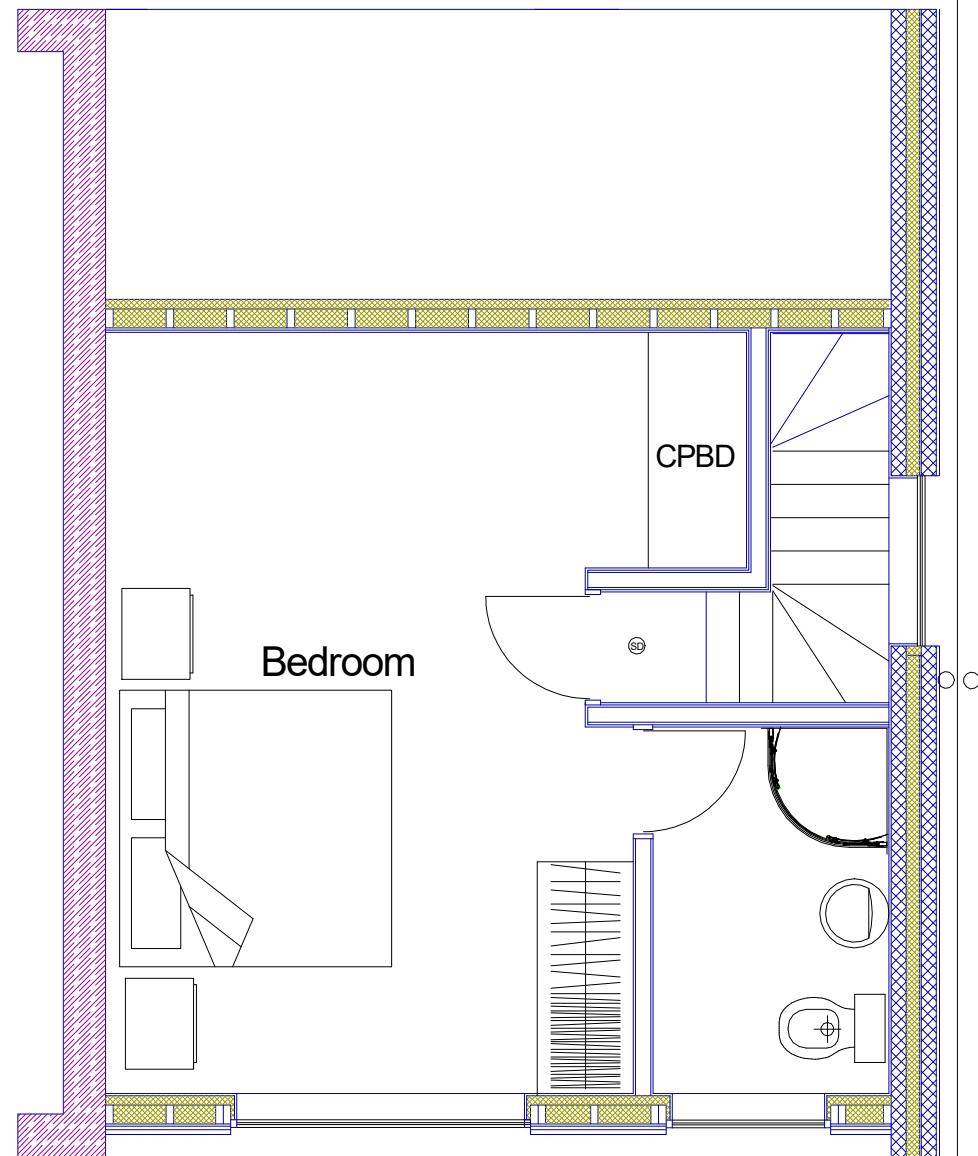
New stairs to have minimum going 50mm, max 220mm and rise max 200mm with a pitch not exceeding 42 degrees.

Handrail to be provided on one side of stair 900mm above stair pitch. Minimum headroom over stair to be minimum 2m

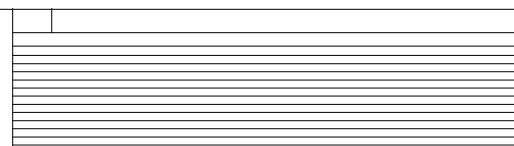
Stair openings in new floor formed using doubled up joists/trimmers

STEELWORK

New steel beams that support any walls or floors are to be provided with minimum of half hour fire protection by encasing in two layers of 12.5mm plasterboard, with staggered joints and skim plaster finish



PROPOSED FIRST FLOOR PLAN



SCALE 1:50
0 1m 2m 3m 4m 5m