



EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

**FLAT ROOFS**  
3 Layer felt roofingsystem on 120mm Celotex flat roof insulation on 18mm WPB plywood deck  
Firrings to provide min 1 in 40 fall on 170 x 47 C24 flat roof joists. 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 rafetrs 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 (SUBEJCT TO CHECKING EXISTING WALL WIDTH)**  
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 steell 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 soundeading and clad with fireline plasterboard and skim

**EXISTING 1ST FLOOR CEILING**  
Additional layer of 12.5mm plasterboard to be added to ceiling to modify fire resistance

**PURLIN STUD WALL**  
125 x 50MM C24 GRADE TIMBERS (INC HEAD AND SOLE PLATE) VOIDS FILLED WITH KINGSPAN INSULATION, 72.5MM KINSpan 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 EQUIVILANT TO 10,000MM2WINDOW TO BEDROOMS TO BE APPROPRIATLEY 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 DETECTORIN KITCHEN

**STAIRS**  
NEW STAIRS TO HAVE MINIMUM GOING 50MM, MAX 220MM AND RAISE MAX 200MM WITH A PITCH NOTEXCEEDING 42 DEGREES.HANDRAIL TO BE PROVIDED ON ONE  
SIDE OF STAIR 900MM ABOVE STAIR PITCH. MINIMUM HEADROOM OVER STAIR TO BE MINIMUM 2MSTAIR 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 INTWO LAYERS OF 12.5M  
PLASTERBOARD, WITH STAGGERED JOINTS AND SKIM PLASTER FINISH