

Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec

Floor in roofspace: 21mm floor grade tongued and grooved chipboard, 2,3 grade in bathrooms on 50 mm x 200 mm joists at 400 mm centres. Joists to be doubled where under and parallel to partitions over. Solid strut at third centres of joists spanning more than 2,40m. Remaining roof spaces to be floored as main area when joists extend out to outer walls. 'Simpon strongtie' or similar galvanised joist hanger connection to steelwork where applicable. Purpose made ms shoe /hanger where fitch beams join to steelwork or other fitch beams. Fit min 100mm mineral wool batts between joists for sound insulation.

Outer studwork 100x 50mm studwork with "Celotex GA4075 rigid batts vertically between the studwork flush with outer face of studs (25mm cavity) with Celotex TB4012 batts across the studwork face. Tape and mastic joints. 12.5mm foil back plasterboard finish.

Stairs: New staircase dimensions to be confirmed on site prior to manufacture. Maximum rise 220mm, minimum going on tread 220mm with minimum 16mm nosings. minimum going on winders 50mm. Minimum clear width **750 mm**, maximum pitch 42 degrees, minimum 2.0m clear vertical headroom over pitchline over new and existing stairs. Handrails minimum 900mm with vertical balusters at maximum 100mm centres. *Allow* to pack off party/outer wall to accommodate any required drying lining of wall above.

Existing ceilings: if good condition plaster and lath ceilings, to remain. If 9mm plasterboard, to be over laid between joists with 60mm mineral wool batts on chicken mesh support in areas not covered in flooring note.

Dormer warm flat roof (with pitch): Three layer built up felt to BS747 cp144 p13 on Celotex TD4126 decking on firrings and **50 mm x 150 mm** joists at **400 mm** ctrs. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable. Small pitch roof: tiles on battens and felt on **50 mm x 125 mm** rafters at **400 mm** centres.

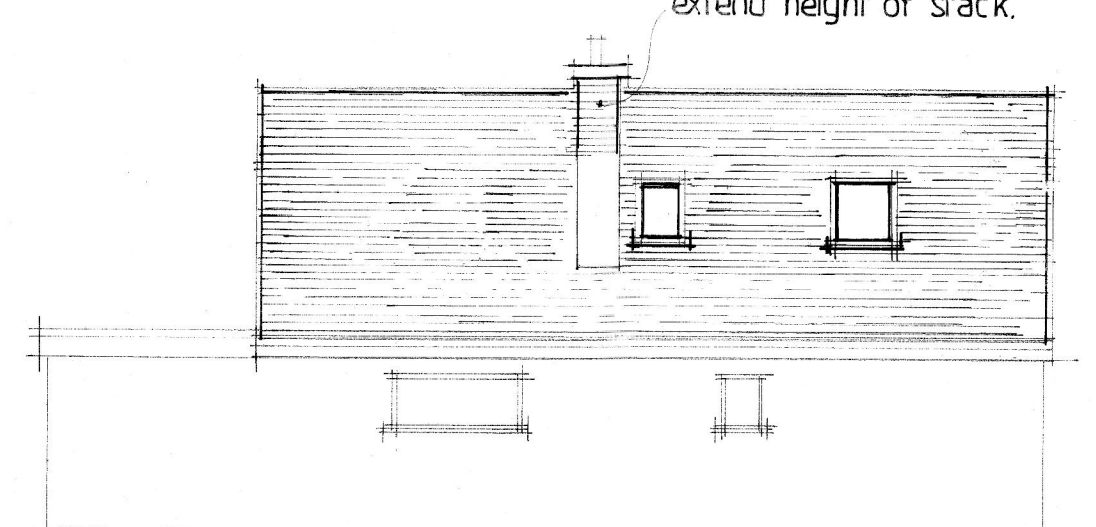
Main roof: concrete tiles on battens on felt on 50 mm x 150 mm rafters at 400 mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

Fit proprietary dry ridge vent system, or high level tile vents equivalent to 5mm continuous gap, fit eaves vents front, rear and dormers (if applicable,) equivalent to 25mm continuous gap.

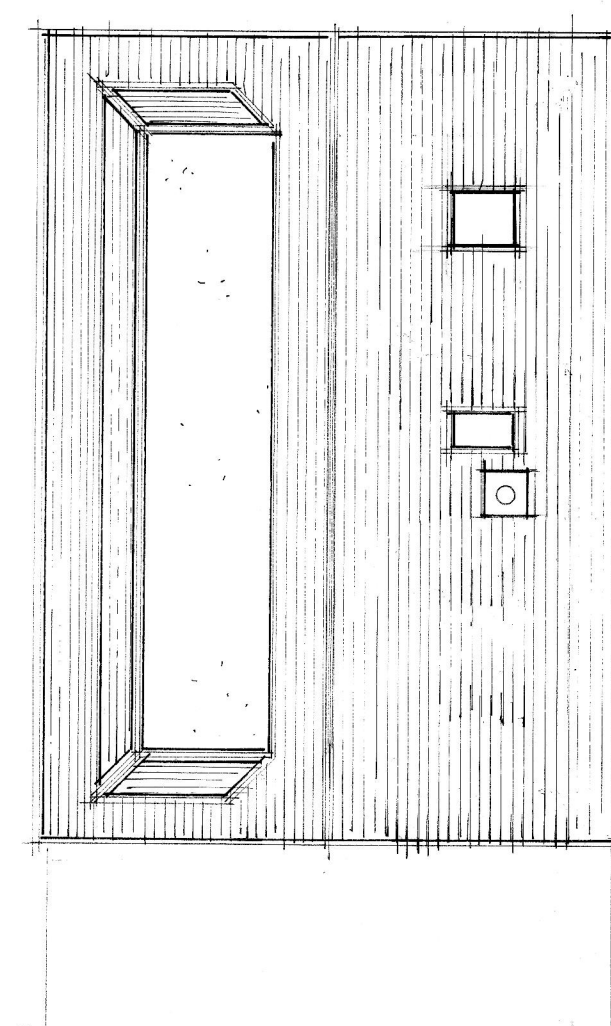
Drainage all drainage to BS EN752 plus approved duct H 100mm diam. PVC drain ware minimum fall 1:40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintols over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site **PRIOR** to commencement of works.

Plumbing all to BS EN 2056 plus approved doc H.
38mm diam. wastes from sink, bath and shower.
32mm diam. Waste from wash hand basins, all with
rodding access on changes of direction and with
deep seal traps. Run to existing/new 100mm diam
pvc svp terminating min 900mm above nearest
window head and with rodding access at the base.
Thermostatic control device fitted to bath supply.

Run to 100mm diam stub stack terminating above appliance flood level with durgo autovent.



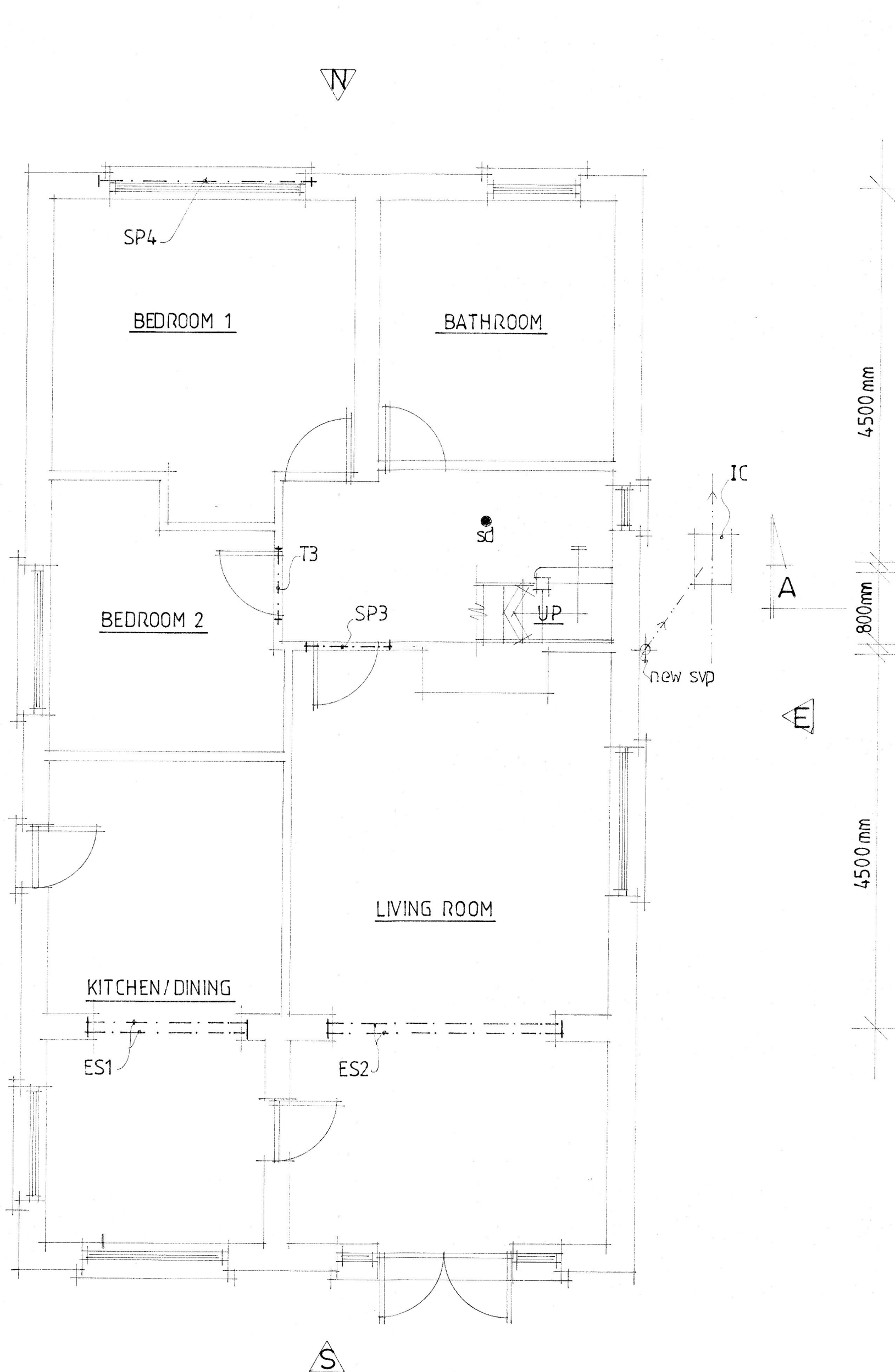
PROPOSED NORTH, WEST, SOUTH & EAST ELEVATIONS. 1:100



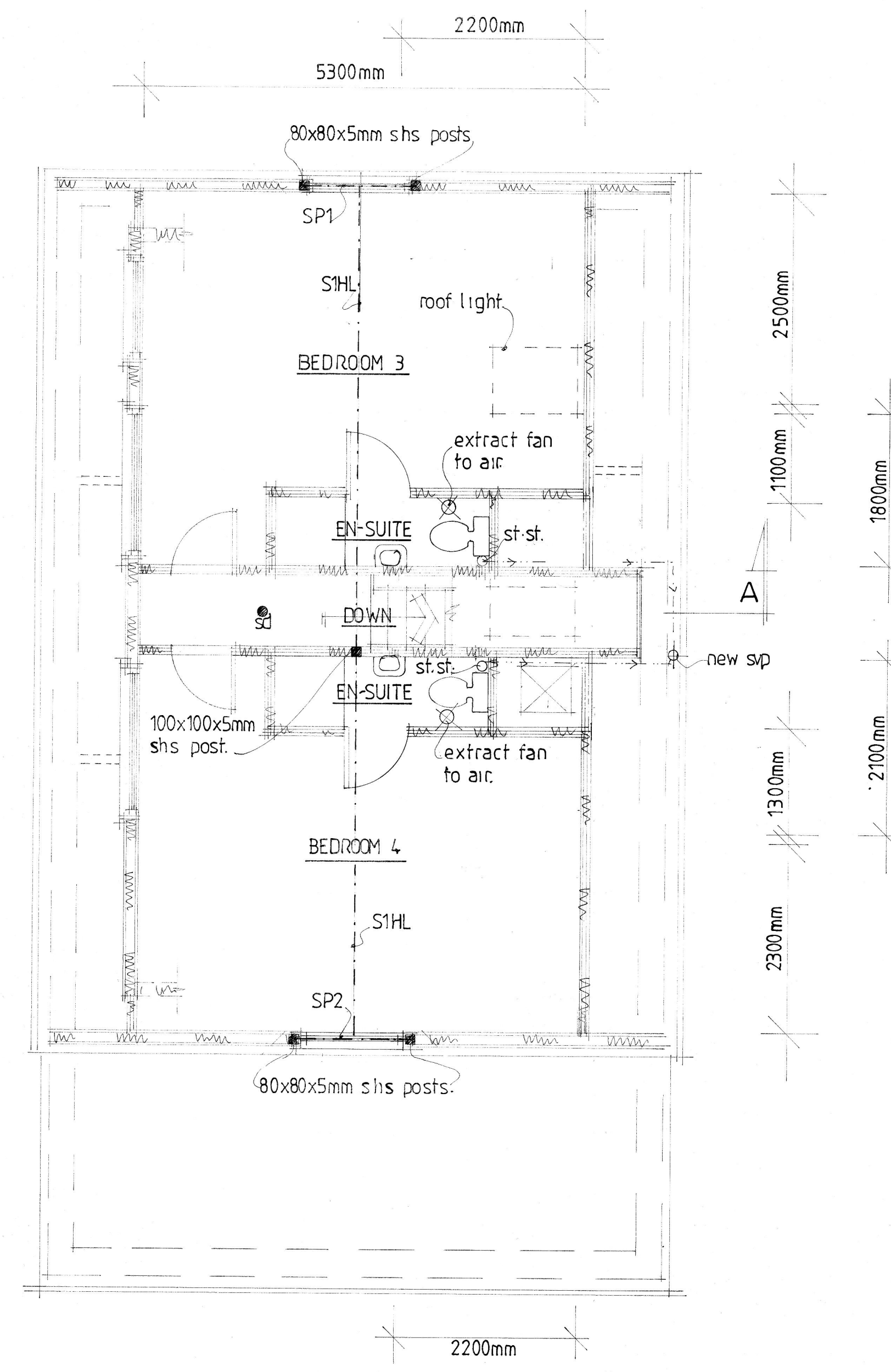
PROPOSED ROOF PLAN. 1:100

Each joist to be bolted to each other where lapped and to each roof joist to help prevent roof spread.

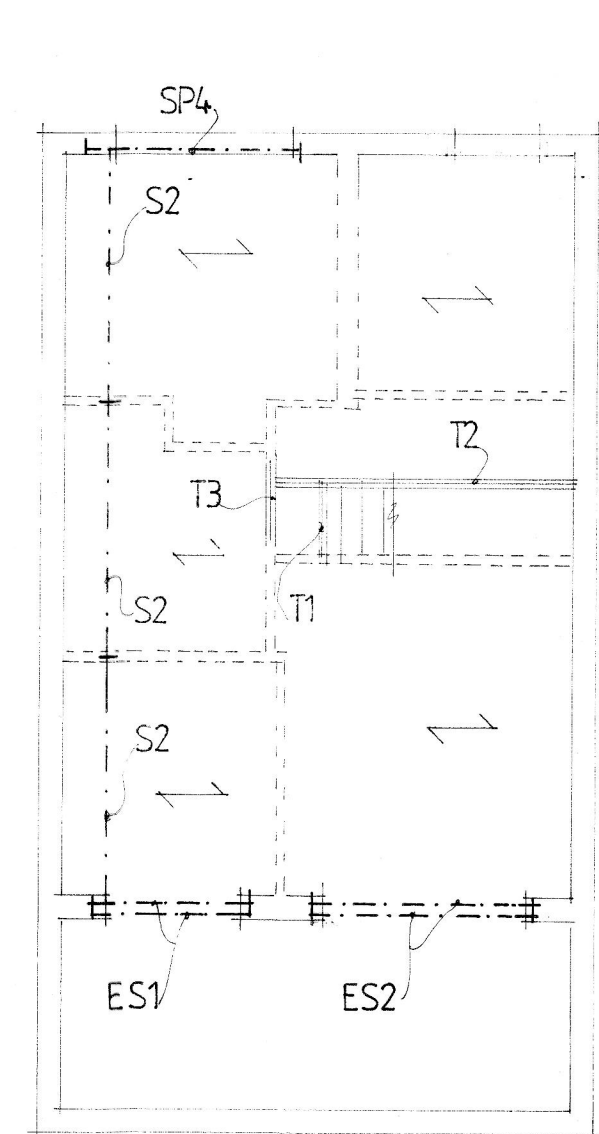
CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.



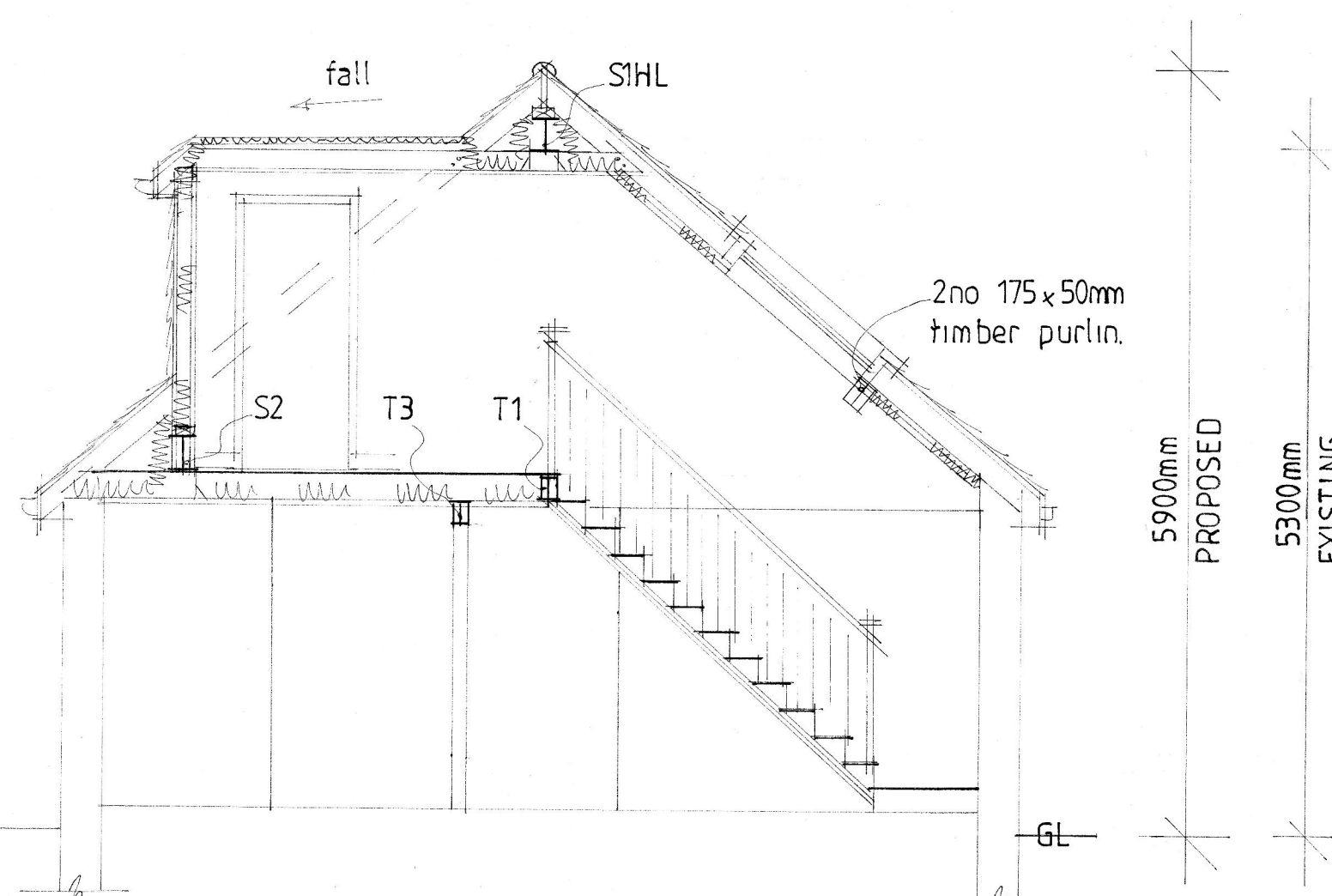
PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1-50



STRUCTURAL LAYOUT - NOT TO SCALE.



SECTION .AA. 1-50

