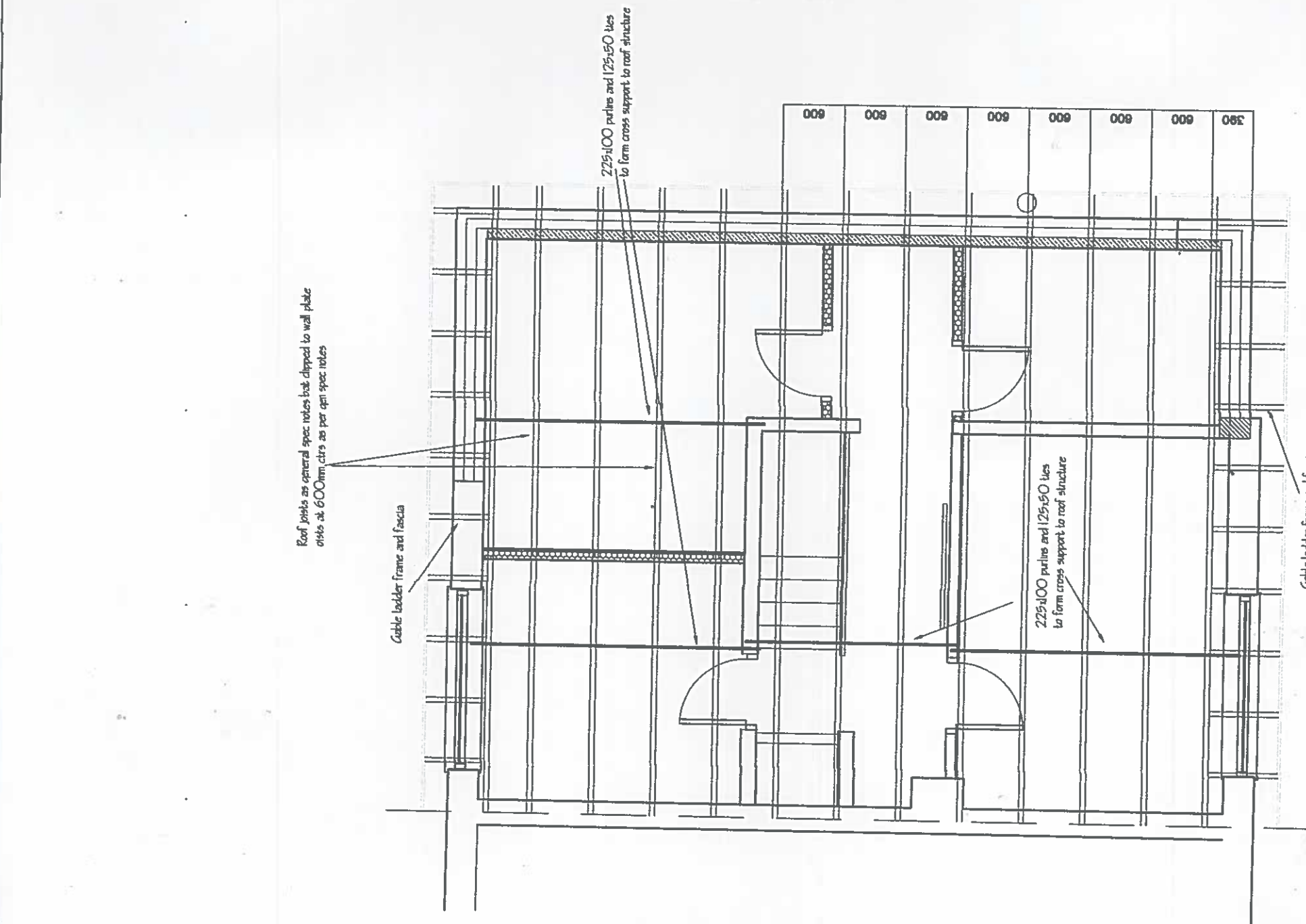


SECTION A



ROOF TIMBERING PLAN

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PROPOSED BED ROOM EXT.N

CLIENT	Mr and Mrs J. HAMER 7 ELY CRES, FAILSWORTH OLDHAM, M35 0QR
REV.	DRAWING: JTF / 20AB_004
DATE	MAR 2021
SCALE	1:50 @ A3

New external wall comprising of facing brick to match existing outer leaf, 100mm cavity fully filled with Dritherm 37 insulation, 100mm Celcon standard blockwork (K=0.16) with 12mm plaster finish to achieve 0.28 w/m²K U value

Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each live, ctrs reduced to 300mm around openings

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having to E coating to achieve 1.6w/m²K (WER band c)

Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN12600)

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks

All work to comply with Domestic Building Services compliance guides

All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed, inspected and tested by a person registered with a competent persons scheme

Window fenestration to match existing
 Glazed area / 10th floor area
 opening light / 20th floor area
 Escape window as per spec notes
 frames set back from wall face and sealed with
 mastic sealant flush pointed

Make good to adjoining roof
 form water tight seals
 Note extend existing party wall
 as required install intumescent mastic
 with Rockwool or similar fire seal

Rafters at 600mm ctrs but clipped to 100x75 wallplate
 and purlins, wall plate strapped down at 2000mm ctrs
 provide all necessary bridle ceiling hangers etc.

225x100 purlins and 125x50 ties
 to form cross support to roof structure

Prick out existing non load
 bearing wall at first floor level
 at 2000mm ctrs with 50x60mm
 ms strips secured to inner wall
 face
 LG or similar lined mm 150mm bearing
 onto concrete padstones over windows and doors

Check existing leads for stability
 replace as necessary

Floor joists at max 450mm ctrs ends built into wall / joists hangers
 provide lateral restraints between timbers joists and floor boarding
 to line with existing floor level

Existing foundations to be exposed
 and checked for stability
 Allow for underpinning as required
 by LIA Inspector