

SECTION 1:100

Safety Glazing:
Complying with BS 6206 to be provided in all windows and doors under 800mm from ffl and in all door openings and any adjacent side panel to a height of 1500mm from ffl.

Dormer & Gable End Construction
Plain tiling on 38 x 25mm treated sw battens on breather felt on 18mm wpb plywood on 150 x 50mm sw studs at 400mm crs with 80mm Celotex GA4000 between lined with 50mm Celotex FR 5000 finished with 9.5mm plasterboard and set, use moisture resistant plasterboard within en-suite.

Corner posts to be 150mm x 75mm sw, studs around openings to be doubled up Dormer side wall with Party Wall to be 1 hour fire resisting, masterboard clad with 12.5mm foilbacked plasterboard internally, taped sealed and skimed. Secure stud walls at roof and floor level with 30mm x 6mm galv ms straps at 1200mm crs. Code 4 lead apron flashing to be used where dormer wall meets existing pitched roof.

Internal partition
100mm x 50mm sw studs at 400mm crs with 100mm glass wool between with 15mm wallboard eachside.

An absorbent layer of 100mm mineral wool (10kg/m²) to be laid in floor cavity in wire tray in accordance with BRE digest 208, to be aged with the Building Control Officer on site. An additional layer of 150mm Mineral wool to be provided around perimeter boundary wall gutter.

The 100mm mineral wool insulation and 15kg/m² floor boarding to be extended over the whole floor area into the eaves

Steelwork
Steel to be weldable structural steel in accordance with BS 4360

Steelwork
For fire resistance the steelwork is to be painted with Nulfire System S Steel to be free from rust before painting Bearing plates or padstones to be provided at all seatings, max 100mm into Party Wall, other bearings to be 150mm. Ensure load is transferred by dry packing as required.

The existing door openings onto the main staircase should be made 1/2 hour fire resisting self closing and glass removed. A door is to be provided to the Kitchen 1/2 fire resisting

Air Leakage
Air leakage should conform to Robust Details detailed within the D.T.L.E to satisfy provisions

Lighting
At least one fitting to be energy efficient

Pitched Roof
Lay plain tiling to match existing with mortar bedded ridge and hip tiles provide valley tiles to match existing. Generally roof tiles are to be twice nailed every fifth course using 40mm x 12kg nails to BS 5534 on 38mm x 25mm treated sw battens on Kingspan Tyvek breather felt or other equal and approved. Traditional timber cut roof comprising 150mm x 50mm sw rafters at 400mm crs. Provide 100mm Celotex GA4000 between rafters and underline with 50 mm Celotex PL4000, finish with plasterboard and set, to achieve 0.18w/msqK

- Electrical**
- double socket outlet
 - light pendant
 - switch
 - downlighter
 - extract

Heating
Allow to extend existing radiator heating system provide radiators to achieve 21deg C when outside temperature is -4deg C, fit TRVs to all radiators
 radiator position

Internal decorating
Woodwork, knot, stop and prime and provide one u/c and two t/c of gloss paint.

Walls and Ceilings, 1 mist and two full coats of emulsion paint.

External decorating
Woodwork, knot, stop and prime and provide one u/c and two top coats of gloss paint.

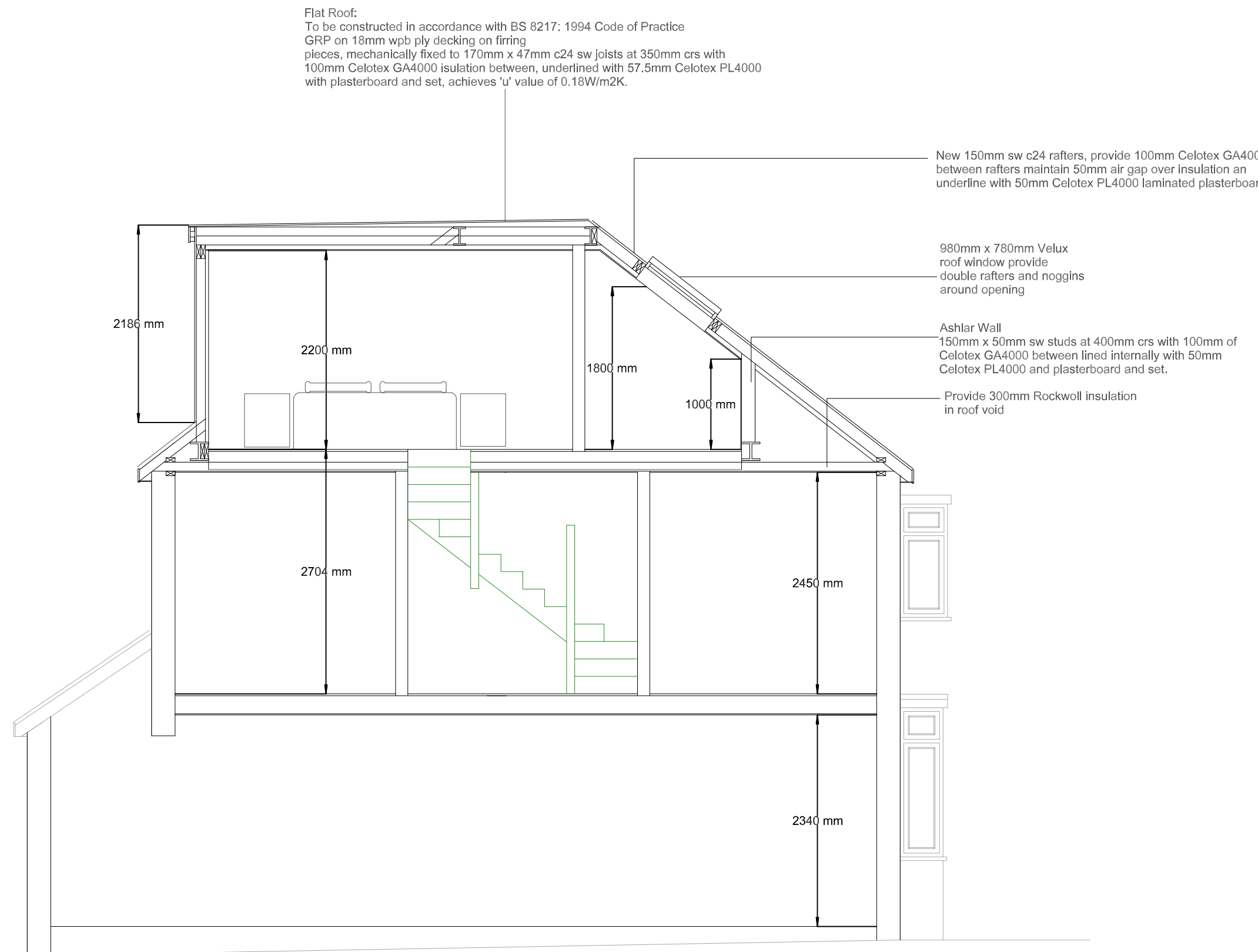
Strapping
Provide restraint straps 30mm x 5mm cranked galv ms straps at 1200mm crs over wall plate and at 2000mm crs along gables allow to provide noggins at right angles to rafters and joists straps to be screwed into masonry.

Supports and Beams
Beams: Provide new steel beams and bearings in accordance with Structural Engineers details.
Lintels: Prestressed lintels to be used over internal openings in brick/block walls installed in accordance with manufacturers recommendations. Lintels in external walls to be insulated pressed steel, Catnicd or similar.
All lintels to have minimum bearing of 150mm.

Steel beams to be encase in two layers of 12.5mm plasterboard to provide 1/2hour fire resistance.

Waste pipes:
SVP 100mm dia to terminate 900mm above highest window head if within 3000mm of window or opening.
bath 40mm, 32mm whb, combined waste, sink 40mm wc 75mm. All traps 75mm deep seal.
waste pipes to fall approx 2.5deg to SVP. wc to fall 9mm/m run.

Flat Roof:
To be constructed in accordance with BS 8217: 1994 Code of Practice GRP on 18mm wpb ply decking on firing pieces, mechanically fixed to 170mm x 47mm c24 sw joists at 350mm crs with 100mm Celotex GA4000 insulation between, underlined with 57.5mm Celotex PL4000 with plasterboard and set, achieves 'u' value of 0.18W/m²K.



New 150mm sw c24 rafters, provide 100mm Celotex GA4000 between rafters maintain 50mm air gap over insulation an underline with 50mm Celotex PL4000 laminated plasterboard

980mm x 780mm Velux roof window provide double rafters and noggins around opening

Ashlar Wall
150mm x 50mm sw studs at 400mm crs with 100mm of Celotex GA4000 between lined internally with 50mm Celotex PL4000 and plasterboard and set.

Provide 300mm Rockwool insulation in roof void

2186 mm

2200 mm

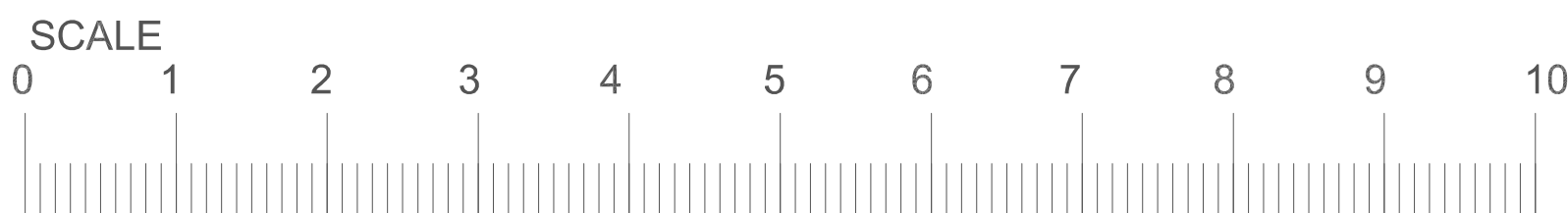
1800 mm

1000 mm

2704 mm

2450 mm

2340 mm



SECTION 1:50

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				SECTION	
				Scale: 1:50 & 1:100 @A2	Date: 28/12/2021
Drawing No		WSA17/004LOFT			