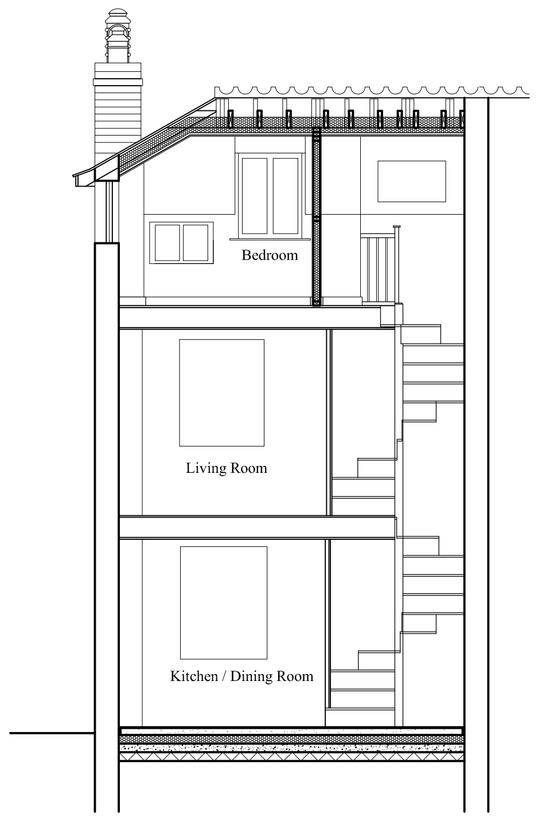
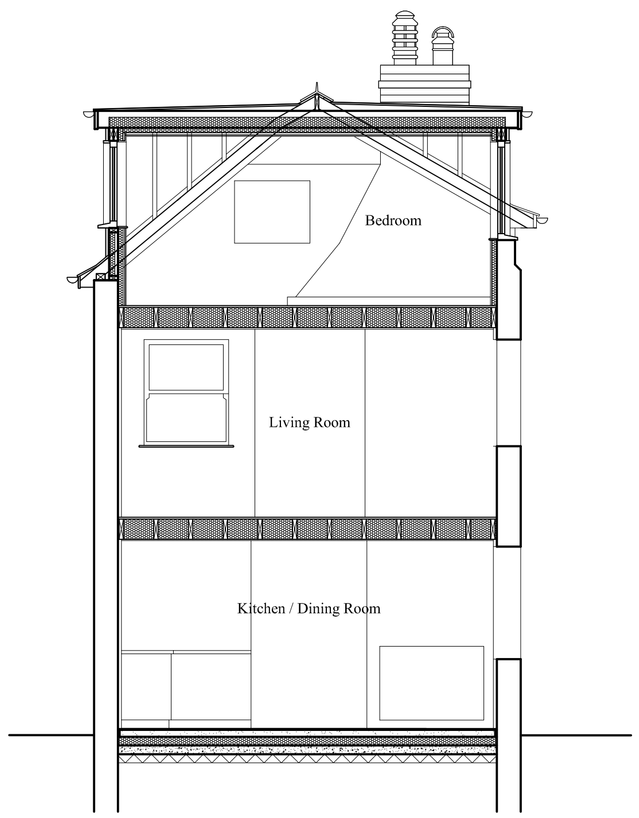
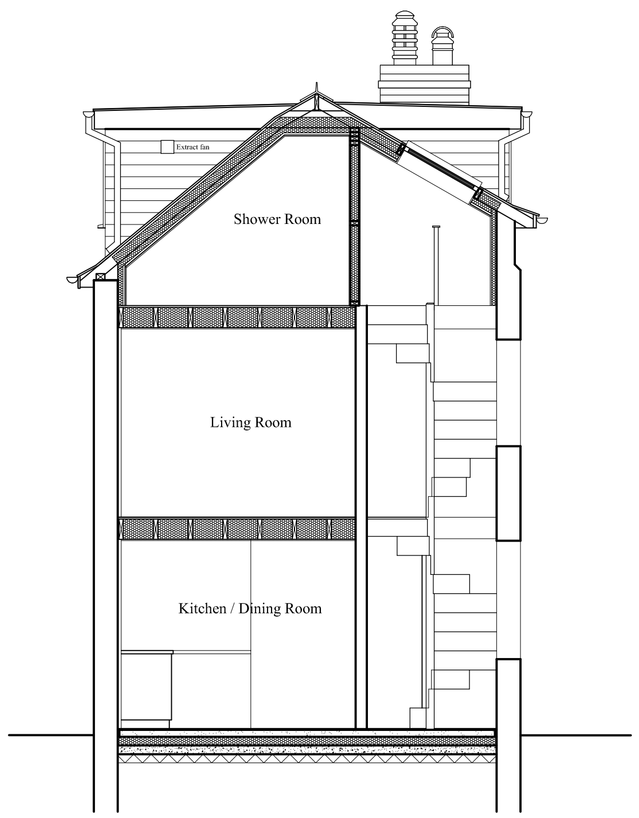


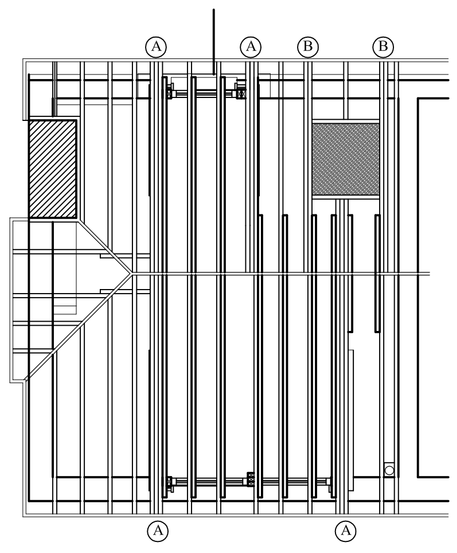
PROPOSED SECTION A - A SCALE 1:50



PROPOSED SECTION B - B SCALE 1:50



PROPOSED SECTION C - C SCALE 1:50



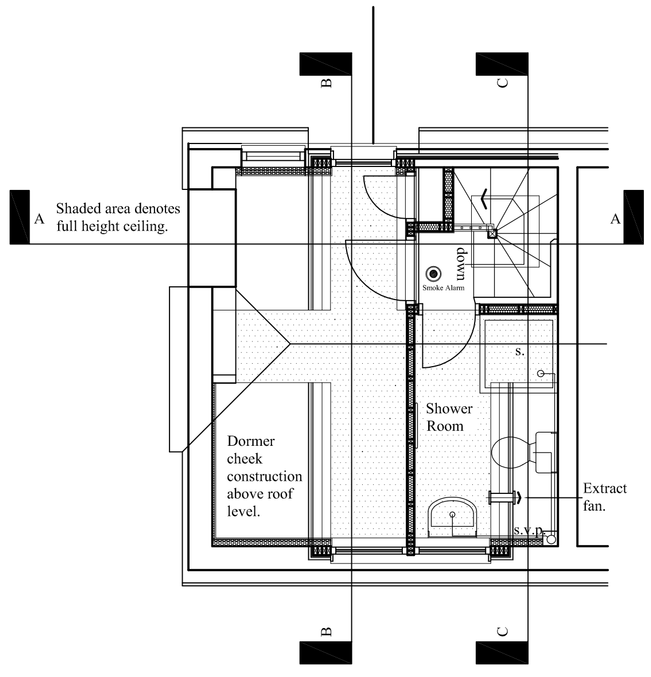
Roof joists to be 195x47mm. C24 @ centres indicated on the drawing and bolted to 125x47 mm. rafters using M12 bolts.

Composite rafters (under dormer cheeks).

(A) 3no. 125x47mm. C24 rafters bolted together using M12 bolts at 600mm. staggered centres.

(B) 2no. 125x47mm. C24 rafters bolted togther using M12 bolts at 600mm. staggered centres.

PROPOSED LAYOUT SHOWING ROOF MEMBERS SCALE 1:50



PROPOSED SECOND FLOOR PLAN SCALE 1:50

MECHANICAL VENTILATION (Continued)
Background ventilation of minimum 8000mm2 to be provided in habitable rooms and 4000mm2 in non-habitable rooms. Ventilation to be provided at a minimum of 1750mm. above floor level.
All fixed systems for Mechanical Ventilation and any associated controls must be commissioned by testing and adjusted as and if necessary to ensure adequacy. All new radiators are to be fitted with thermostatic radiator valves. All test results are to be submitted to the Local Authority Building Control Department.

ELECTRICAL WORK
All new electrical work to be carried out by an approved N.I.C.E.I.C. Contractor. Positions of new electrical fittings, sockets, switchplates etc. to be to Clients requirements. New light fittings to be low energy fittings.
Mains powered interlinked smoke detectors are to be fitted on each floor of the property. Heat detector to be fitted in kitchen.

ABOVE GROUND DRAINAGE
Above ground drainage to be 40mm. dia. plastic waste from shower, with 75mm. deep seal anti-syphon trap. Ditto 32mm. dia. from washbasin and 100mm. dia. plastic connection from w.c. to existing s.v.p..
New rainwater goods to be p.v.c.U. to match existing.

BELOW GROUND DRAINAGE
There is no below ground drainage.

PROPOSED MINIMUM "U" VALUES

Pitched roof	0.18 W/m2/K
Ground floor	0.18 W/m2/K
Windows	1.40 W/m2/K

GENERAL SPECIFICATION

All work is to comply with the current edition of the Building Regulations and associated legislation.
This drawing is to be read in conjunction with Drawing Nos. 1 and 2.
All materials specified and used are to be in strict compliance with Manufacturer's recommendations.
Figured dimensions are to take preference over scaled dimensions.
All work is to comply with current Health and Safety legislation.

EXISTING FOUNDATIONS
Existing house foundations are to be checked to ensure adequacy to take additional loadings to the satisfaction of E.D.D.C. Building Control.

NEW GROUND FLOOR
New ground floor construction is to be as follows:
New laminate flooring to Client's approval set at the level of the underside of the 1st. riser of the staircase, on a minimum 65mm. sand / cement screed to receive underfloor heating on a vapour control layer on Celotex GA4000 insulation, 100mm. thick, on a 100mm. concrete slab on a Visqueen 1200 gauge danp proof membrane on 100mm. hardcore blinded with sand. D.p.m. to be tucked up sides of floor slab and linked with horizontal d.p.c..
Perimeter insulation to floor slab to be Celotex TB4020 all fixed in accordance with manufacturer's recommendations.
P/A = 0.6 (U value 0.17W/m2/K)

EXISTING WALLS
Existing internal walls throughout the property to be taken back to brickwork internally. Walls to be battened off using 50 x 25mm. tanalised battens @ 600mm. centres and faced with Celotex insulation PL4025, 37mm. thick to receive plaster skim. All work to be carried out in accordance with manufacturer's recommendations.

EXISTING CEILINGS
Existing ceilings are to be removed and replaced with 12.5mm. foil backed plasterboard and plaster skim. Rockwool or approved similar material is to be placed in both first and second floor roof voids.

NEW ROOF
Existing roof is to be carefully removed and replaced as indicated on the drawing.
100 x 50mm. wall plates to be strapped down to inside face of external walls using 30 x 5mm. galvanised m.s. straps @ 2m. centres.
New rafters to be 125 x 47mm. C24. Roof joists to be 195 x 75mm. C24.
Roof to be configured as proposed roofing layout.
Rafters supporting dormer cheeks to be tripled as shown and bolted together using M12 bolts @ 600mm. staggered centres.
New rafters and roof joists to be bolted together at intersections using 2 no. M12 bolt connections.
Rafters, which will be self supporting over their total length to be birdsmouthed over wall plates and additionally secured using truss clips.
Proposed rafters and roofing joists to be insulated as follows:
Rafters and roof joists to be insulated using Celotex insulation GA4100, 100mm. thick between leaving a 25mm. air gap over rafters and a 95mm. air gap over roof joists. Celotex insulation PL4060, 60mm. thick placed under rafters and roof joists, on 50x25mm. battens @ 600mm. centres faced with plaster skim. (U value 0.15W/m2/K).
Proposed roof covering to be fibre cement slating to match existing on 50 x 25mm. tanalised roofing battens on an approved breather membrane. Roof to be ventilated as later described.

SOFFIT VENTILATION (Pitched and flat roof situation)
Soffit ventilation to be provided using ventilator type SV-FL by Cavity Trays of Yeovil. Airflow rating is 25000mm.2 per metre run.

DORMER CHEEKS
Dormer windows to be constructed in 100 x 50mm. studwork with vertical studs at maximum 400mm. centres. Studwork to be faced on the outside with 12mm. exterior quality ply or similar to prevent racking and 15mm. Supalux boarding to afford 30 mins. fire resistance. Boarding to be faced with a breather membrane and battened and counter battened with 50 x 25mm. tanalised battens and faced with fibre cement slating to match new roof. Insect mesh is to be inserted at junction with roof.
Studwork to be built off load bearing external walls and composite triple rafters as detailed.
Studwork to be insulated with Celotex GA4065 insulation pushed up to plywood sheathing. Foil surface of the insulation to face the air cavity within the studwork. Celotex PL4000, 60mm. thick to be placed over the studwork faced with 50 x 25mm. tanalised battens @ 600mm. centres to receive 12.5mm plasterboard and plaster skim. (U value 0.17W/m2/K).

FLAT ROOFS
New flat roofs to be a single ply membrane GRP by Specialist on 19mm. external quality plywood decking on firrings to fall at 1 in 60 on insulated roof joists previously described.

FLASHINGS AND SOAKERS
Flashings and soakers generally are to be constructed in Code 5 leadwork.

INTERNAL STUDWORK
New s.w. studwork is to be 75 x 50mm. with a 75 x 50mm. head, sole and intermediate horizontal stud and vertical studs @ 400mm. centres all set out as indicated on the drawing. Head plate to be doubled or tripled where necessary.
New timber studwork not shown as partly filled with Celotex rigid board insulation to achieve a specific "u" value, to be filled with an approved sound deadening quilt insulation. Internal studwork to be faced each side with 12.5mm. plasterboard and plaster skim.

LINTELS
New lintel in brick construction to be Catnic insulated steel lintel with built in d.p.c. and integral plaster key, manufactured and designed in accordance with BSEN 845-2:2003, type to suit width of wall with a minimum bearing of 150mm. to each side of opening to suit required span. Type CN71A.
Timber lintels over windows in external studwork to be 150 x 50mm.C24 spiked together.

WINDOWS
New double hung sash window to first floor bedroom in West elevation and replacement double hung sash windows are to be pvcU wood effect, to suit brick openings and to be 24mm. double glazed units incorporating low emissivity glass, Argon filled, Class A rating. Trickle vents are to be fitted.
Contractor to provide and fix a concrete sill to match existing.
Windows to new dormers to be side hung casement windows to the same specification. Windows are to comply with emergency escape requirements.

VELUX ROOF WINDOW
New Velux centre pivot roof window to be Code MK04 GGU 0060. Size 780mm. wide x 980mm. high. A minimum double rafter is to be placed to each side of each roof window.

MECHANICAL VENTILATION
Shower Room and Kitchen ventilation is to be provided by supplying and fixing extraction fans giving extract ventilation of 15 litres/second in Shower Room and 60 litres/second in Kitchen. Fans are to be positioned as indicated on the drawing and wired to light switch to give 3 air changes per hour with a 20 minutes overrun. Rapid ventilation is to be $\frac{1}{20}$th. floor area in habitable rooms.

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Job Title
Proposed Alterations to "Alongside", 12 Harefield Cottages
The Strand, Lympstone, Devon, EX8 5EX. for Mrs. I. Hindle.

Drawing Title
Proposed Sections A - A, B - B and C - C.
Plan showing proposed roof members and Second Floor Plan.

Scale: 1:50
Date: 17/07/2023
Drawing No. 3
Revision
Date:

SCALE 1:100 0 1 2 3 4 5 METRES
SCALE 1:50 0 1 2 3 4 METRES