

ALL NEW WIRING TO BE OF A STANDARD TO MEET L.E.B. MINIMUM REQUIREMENTS

PRELAST SINGLE LAYEY FLAT ROOFING SYSTEM TO BE INSTALLED BY SPECIALIST FITTER

NEW VELLUX WINDOWS

FIX TO WALL PLATE AND EXTERNAL MASONRY WALL GALVANISED WALL PLATE ANCHORS APPROX. 1000mm LONG (30mm x 2.5mm) TO PROVIDE LATERAL RESTRAINT. DRILLED AND SCREWED INTO MASONRY. 5mm x 30mm GALVANISED MILD STEEL STRAPS @ 2000mm MAXIMUM CLOSE CENTRES. SCREW (3No. 10mm x 50mm LONG) AND PLUG FIXED TO WALLS AND ADEQUATELY SECURED TO ROOF STRUCTURE. 1000mm LONG LEG OF STRAPS ANCHORED TO WALLS.

ALL NEW CEILINGS TO BE FINISHED WITH 12.5mm THICK FOIL BACKED PLASTER BOARD TO UNDERSIDE RAFTERS. JOINTS ARE TO BE TAPED AND FINISHED WITH A SKIM COAT OF PLASTER ONE MIST AND TWO FULL COATS OF EMULSION.

BIRDS MOUTH ONTO TIMBER WALL PLATE 150mm x 50mm SC3 GRADE TIMBER RAFTERS AT 400mm CLOSE CENTERS. LAY OVER RAFTERS YBS SUPERQUILT AND COUNTER BATTEN. 30mm x 25mm ROOF TILE BATTERNS TILES BATTERNS FIXED ABOVE TO MANUFACTURERS SPEC. NEW ROOF AND RIDGE TILES TO MATCH EXISTING MAIN DWELLING ROOF AREA. ROOF TO BE CONSTRUCTED TO ACHIEVE A MIN. U VALUE OF 0.18W /M<sup>2</sup> / C. (PART D. OF BUILDING REGULATIONS).

NEW CEILING JOISTS

PROVIDE 100mm 90kg /cu. m. ROCKWOOL SOUND INSULATION WITHIN FLOORS BELOW ALL NEW AND EXTENDED BEDROOMS IN ACCORDANCE WITH PART E OF THE APPROVED DOCUMENTS

EAVES VENTILATION TO BE PROVIDED BY A 25MM AIR GAP OR SIMILAR CONSTRUCTION. CARE TO BE TAKEN TO PREVENT INSULATION OBSTRUCTING FREE FLOW OF AIR ACROSS ROOF VOID. BAFFLES TO BE PROVIDED AS NECESSARY.

MECHANICAL VENTILATION TO BE PROVIDED TO NEW EN-SUITE. EXTRACT TO ACHIEVE A MINIMUM OF 3 No. AIR CHANGES PER HOUR. VENT DUCT TO BE DISCHARGED TO EXTERNAL AIR IN A SUITABLE LOCATION AND BE UNOBSTRUCTED EXTERNALLY.

CELCON SOLAR BLOCKS

SEE STRUCTURAL ENGINEERS DETAILS FOR BEAMS SIZES AND PORTIONS

NEW WOODEN WINDOWS TO MATCH EXISTING

50mm CAVITY FULLY FILLED WITH DRITHERM INSULATION

EXTERNAL RENDER FINISH PAINTED TO MATCH EXISTING

INSULATION SUSPENDED ON NYLON NETTING

18mm TREATED CHIPBOARD TO LINE THROUGH WITH EXISTING FLOOR

FLOOR JOISTS 50mm x 147mm @ 400mm CLOSE CENTRES.

WALL PLATE 100mm x 75mm

SLEEPER WALL

100mm MASS CONCRETE BED

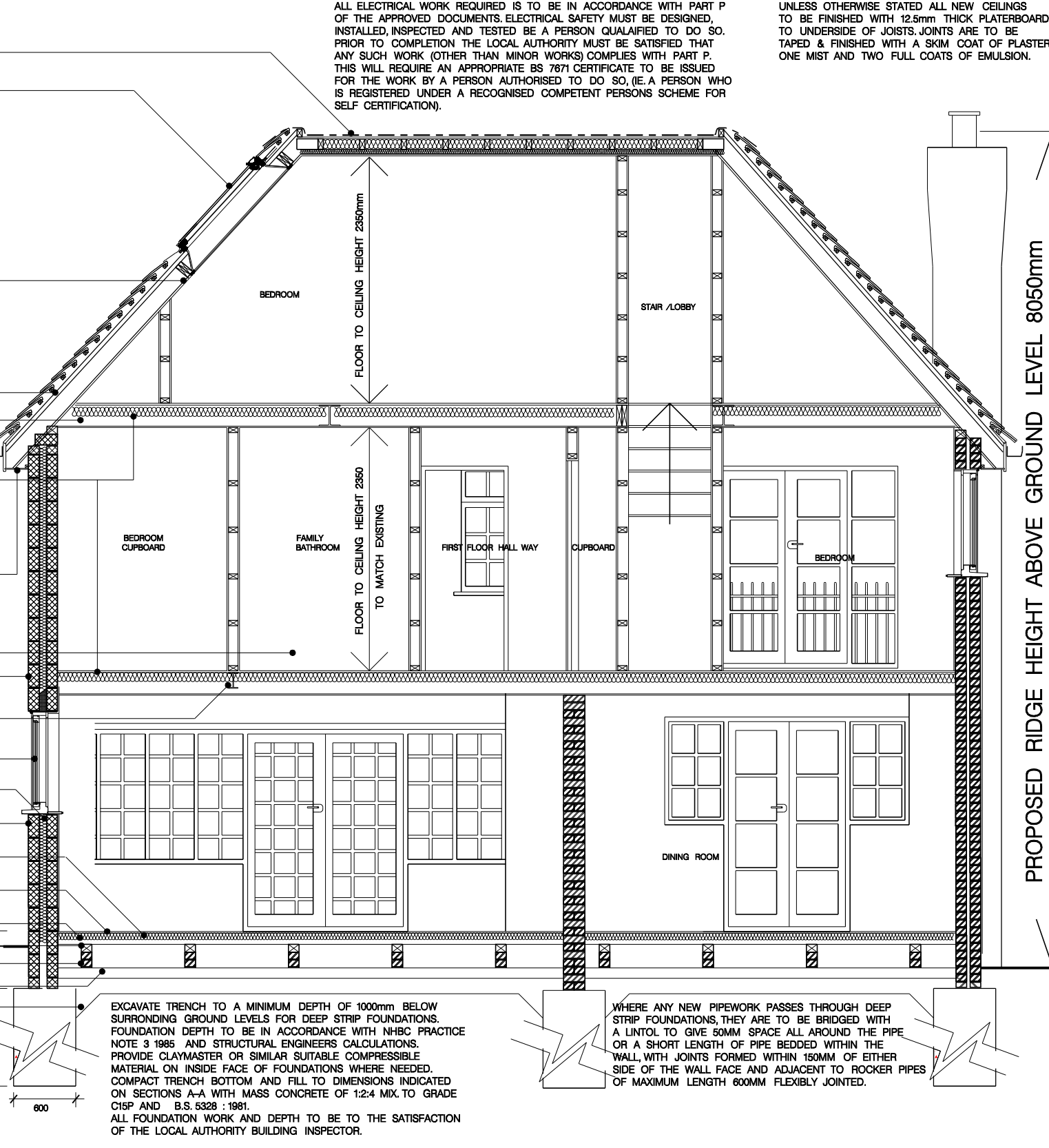
WELL COMPACTED HARDCORE

BUILD INTO EXTERNAL WALLS 6S TIES @ 450mm VERTICAL SPACING AND 900mm HORIZONTAL SPACING. ADDITIONAL TIES ARE TO BE USED AROUND OPENINGS.

NO DIMENSIONS ARE TO BE SCALED FROM THE DRAWING BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCING WITH BUILDING WORKS.

ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE LOCAL AUTHORITY APPROVED DRAWINGS AND CERTIFICATES.

BUILDING CONTRACTOR TO CHECK ALL RELEVANT SITE CONDITIONS PRIOR TO COMMENCING WITH BUILDING WORKS.



ALL ELECTRICAL WORK REQUIRED IS TO BE IN ACCORDANCE WITH PART P OF THE APPROVED DOCUMENTS. ELECTRICAL SAFETY MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON QUALIFIED TO DO SO. PRIOR TO COMPLETION THE LOCAL AUTHORITY MUST BE SATISFIED THAT ANY SUCH WORK (OTHER THAN MINOR WORKS) COMPLIES WITH PART P. THIS WILL REQUIRE AN APPROPRIATE BS 7671 CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON AUTHORISED TO DO SO, (I.E. A PERSON WHO IS REGISTERED UNDER A RECOGNISED COMPETENT PERSONS SCHEME FOR SELF CERTIFICATION).

UNLESS OTHERWISE STATED ALL NEW CEILINGS TO BE FINISHED WITH 12.5mm THICK PLASTERBOARD TO UNDERSIDE OF JOISTS. JOINTS ARE TO BE TAPED & FINISHED WITH A SKIM COAT OF PLASTER ONE MIST AND TWO FULL COATS OF EMULSION.

**NEW FLOOR CONSTRUCTION**

50 x 150mm C16 GRADE FLOOR JOISTS @ 400mm CENTRES, HERRINGBONE STRUTTED APPROX. 750mm FROM EITHER END & NOGGED AT MID SPAN & STRAPPED TO WALLS WITH 50 x 5mm GALVANISED STRAPS @ 1200mm CENTRES. JOISTS SAT IN HANGERS OFF UC BEAMS, INTERIM SUPPORTED ON INTERNAL PARTITION WALLS. BOLT 2No. CONTINUOUS 50 x 150mm NOGGINS INTO WEB.

**SLOPING SOFFIT INSULATION**

FRICTION FIT 50mm CELOTEX GA3050 DOUBLE 'R' BOARDS BETWEEN RAFTERS ENSURING MIN. AIR GAP OF 50mm MAINTAINED ABOVE. FIX FURTHER 50mm CELOTEX GA3050 UNDERNEATH WHOLE STRUCTURE. ALL TO ACHIEVE A 0.25 U-VALUE. FINISH UNDERNEATH WITH 12.5mm TAPERED EDGE FOIL BACKED PLASTERBOARD /VAPOUR BARRIER, JOINTS TAPED FILLED AND SKIMMED.

**STEEL FIRE PROTECTION**

ENSURE THAT ALL STEEL BEAMS HAVE A MIN. 2 No. SHEETS 12.5mm STAGGER JOINTED PLASTERBOARD ON EML AND SOFTWOOD NOGGINS FOR 1Hr FIRE PROTECTION.

**ESCAPE WINDOW**

VELUX EMERGENCY ESCAPE WINDOW. LOWEST POINT OF WINDOW OPENING TO BE NO LESS THAN 600mm AND NO MORE THAN 1100mm VERTICALLY FROM FINISHED FLOOR LEVEL.

**STAIRCASE**

NEW STAIRCASE FLIGHT GOING NOT LESS THAN 225mm AND RISE NO MORE THAN 200mm TO ENSURE A MAX. PITCH OF 42 DEGREES. WINDERS TO HAVE A MIN. GOING OF 50mm. ENSURE 2000mm MIN. HEAD HEIGHT TO STAIRCASE MEASURED VERTICALLY FROM PITCH LINE. PROVIDE HANDRAIL TO PERIMETER OF STAIRWAY BETWEEN 900mm & 1000mm ABOVE FINISHED FLOOR LEVEL OR PITCH LINE.

**CEILING INSULATION**

LAY 150mm CROWN WOOL BETWEEN JOISTS AND CROSS-LAY 100mm CROWN WOOL OVER CEILING JOISTS. ENSURE 50mm AIR GAP ABOVE SLOPING SOFFIT EITHER SIDE REMAINS CLEAR USING PROPRIETARY EAVES VENTILATION PANEL.

**NEW WINDOWS**

IF USING VELLUX WINDOWS, FIT WITH 'PROTEC-STAR' MULTI-FUNCTION DOUBLE GLAZING TO CONSERVE ENERGY.

**ROOF VENTILATION**

ENSURE EAVES VENTILATION PROVIDED EQUIVALENT TO 10mm CONTINUOUS GAP FULL LENGTH OF EAVES.

**NEW PARTITIONING**

100mm x 50mm STUDS @ 400mm CENTRES, 100mm x 75mm HEAD & SOLE PLATES WITH MATCHING NOGGINS @ 600mm STAGGERED CENTRES. 12.5mm PLASTERBOARD EITHER SIDE AND FILL 100mm 90kg /cu. m. ROCKWOOL SOUND INSULATION. FINISH UNDER STAIRCASE WITH SOUND INSULATION & 12.5mm PLASTERBOARD ON SOFTWOOD NOGGINS.

**FIRE DOORS**

ALL DOORS TO STAIRWELL, WITH EXCEPTION OF BATHROOM, TO BE 12 Hr. FIRE RESISTING (FD20) AND FIT CLOSELY TO FRAME AND FLOOR. 125mm x 32mm CLASS A (1/2 Hr. F.R.) DOOR LININGS FITTED WITH 32mm x 25mm SOFTWOOD STOPS, SCREWED @ 225 CENTRES WITH 38mm x 10 SG SCREWS. LININGS REBATED TO TAKE INTERMESCENT STRIPS AND SMOKE SEALS. DOORS HUNG TO OPEN IN ONE DIRECTION ONLY AND STEEL HINGES WITH SELF CLOSING DEVICES FITTED.

**FIRE ALARM /EMERGENCY LIGHTING**

FIT NEW COMBINED SMOKE DETECTOR /EMERGENCY LIGHTS TO FIRST FLOOR LANDING AND CONNECT INTO LIGHTING CIRCUIT SO AS TO OPERATE IN EVENT OF A FAILURE TO EITHER MAINS OR LOCAL LIGHTING SUPPLIES, ALL IN COMPLIANCE WITH BRITISH STANDARD BS 5286 : PART 1.

| REVISIONS |   |           |
|-----------|---|-----------|
| No.       | DESCRIPTION   | DATE      |
| A.        | DRAWING UPDATED IN ACCORDANCE WITH ENGINEERS SKETCHES           | MAY 2005  |
| B.        | DRAWING UPDATED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS | JUNE 2005 |

CLIENT  
**CONFIDENTIAL**

SITE - LOCATION  
**CONFIDENTIAL**

PROJECT  
SECTION  
DATE JAN.05

ROOM-BY-ROOM (UK) LTD  
ARCHITECTURAL  
t.01920-424280 m.07814-146779

14 HAZELDELL  
Watton-at-Stone  
Hertford  
Hertfordshire  
SG14 3SN

SCALE 1:50 DRAWING NO. 2750.08 REV. B.