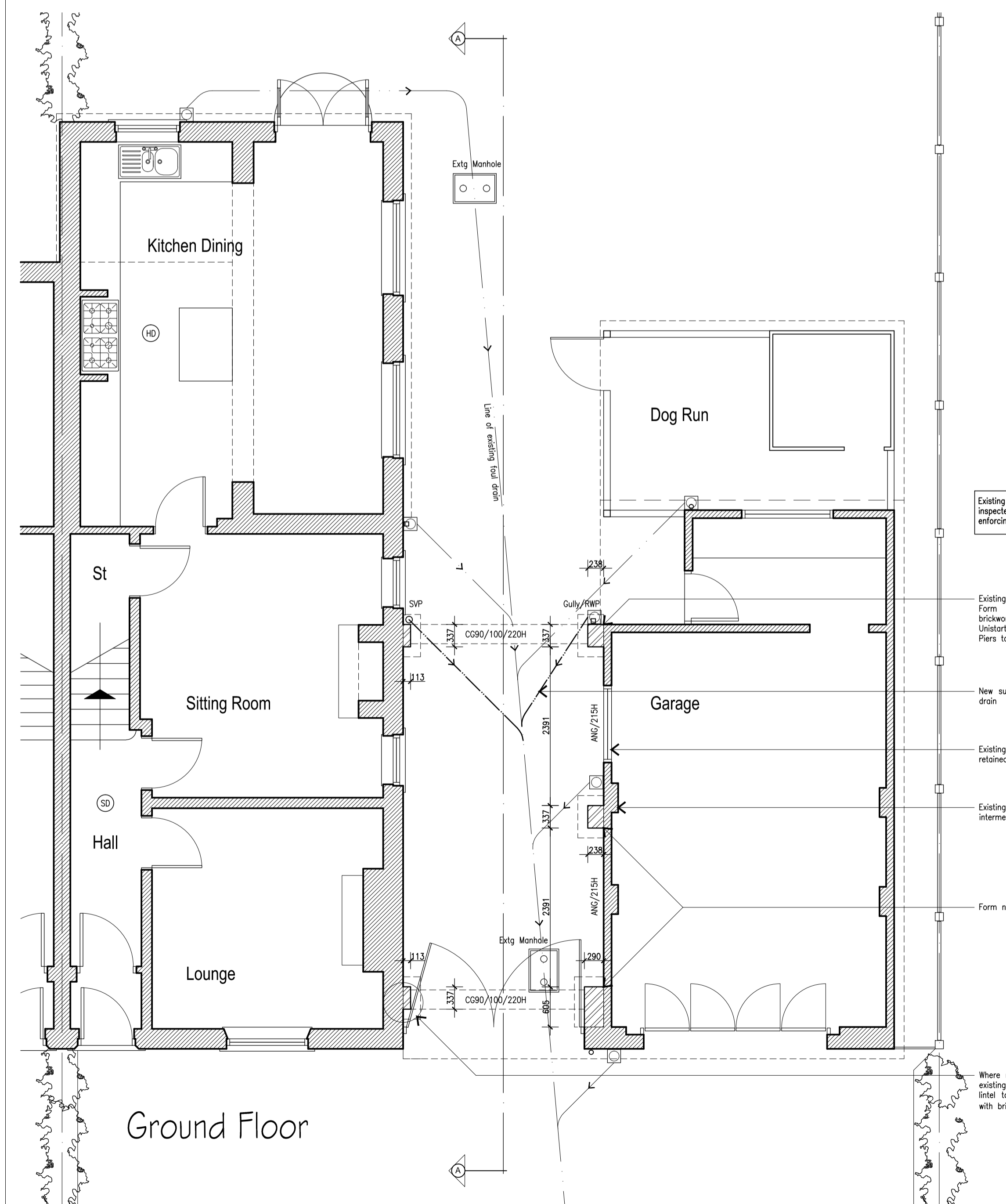
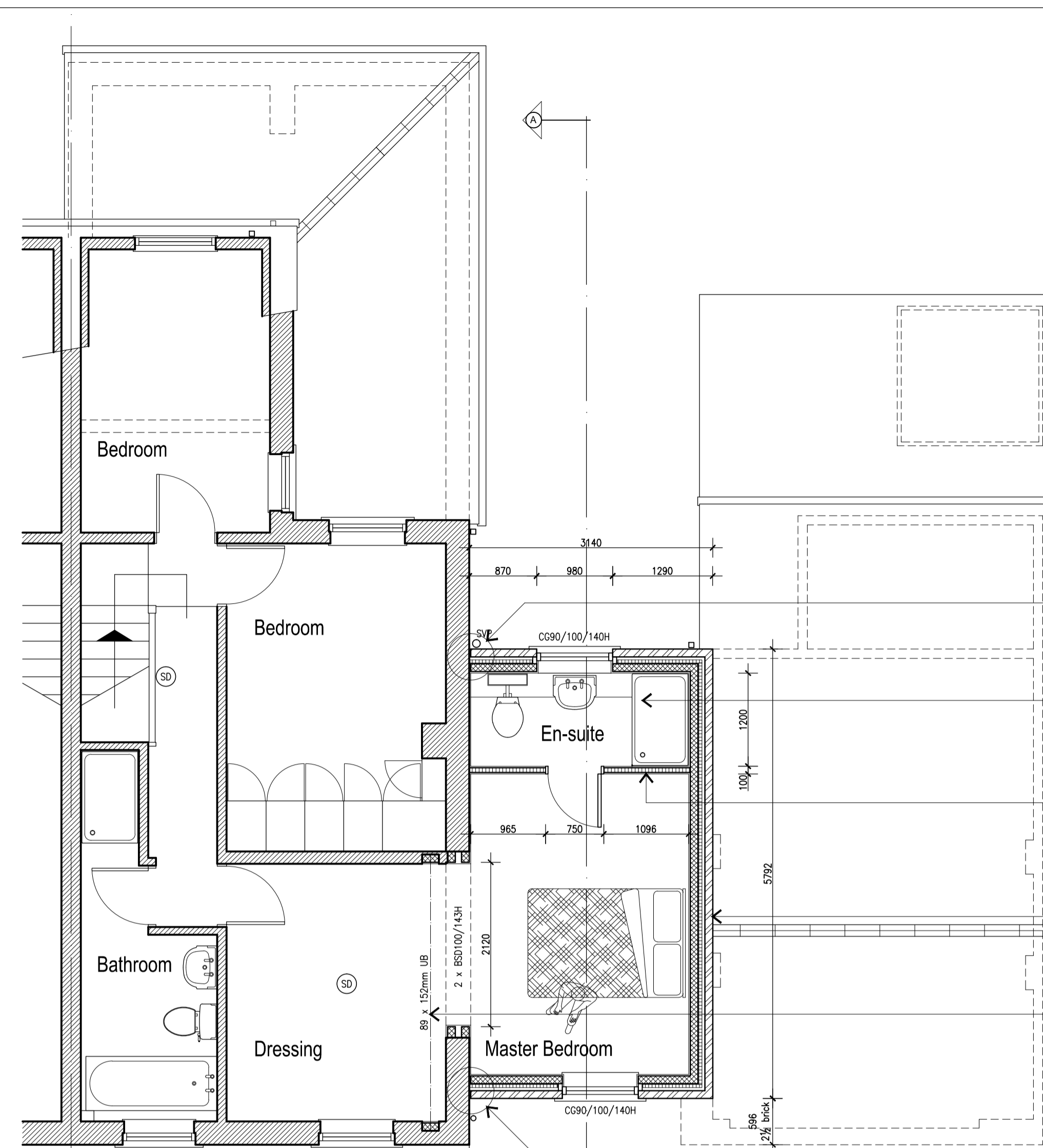


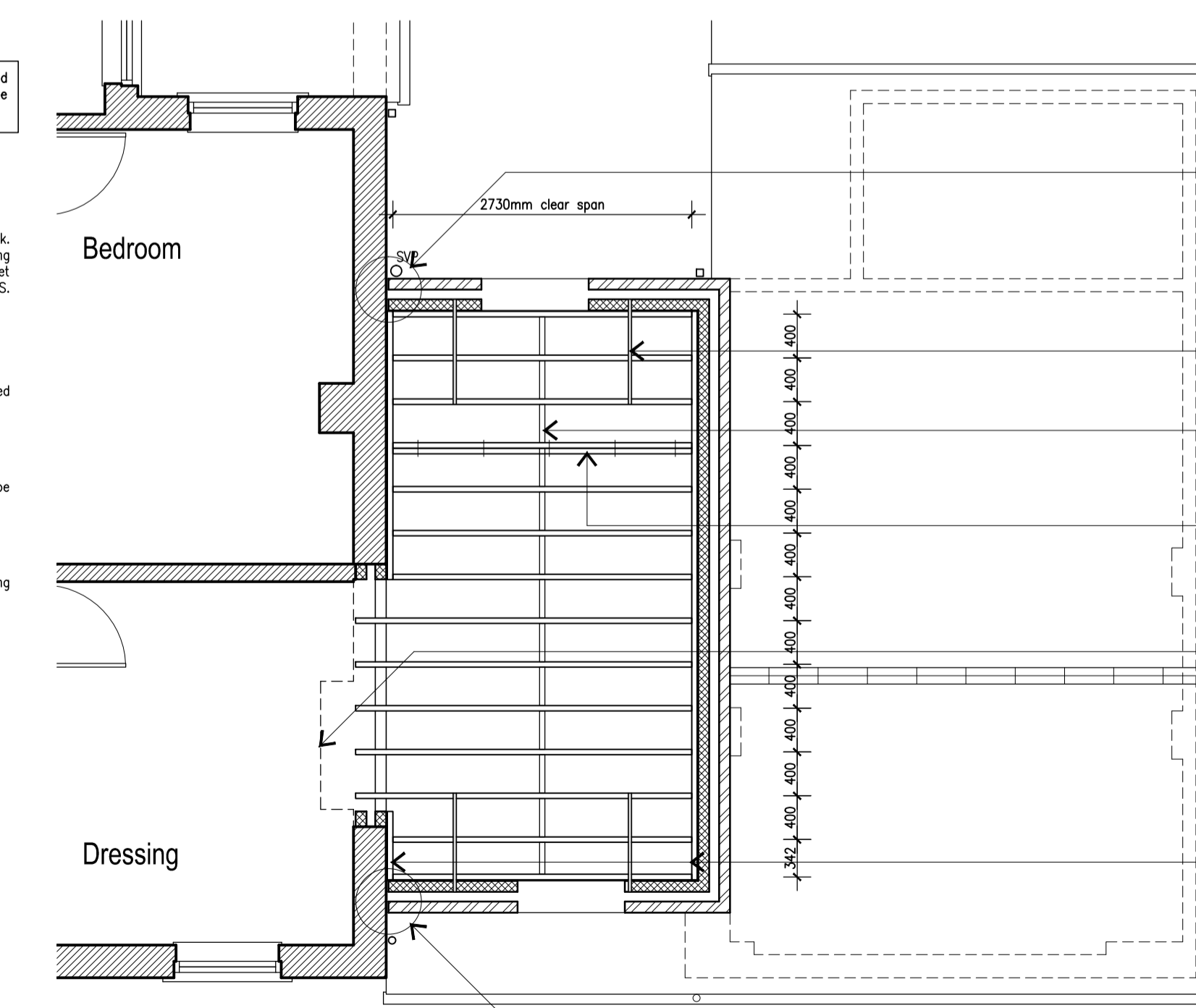
Roof Structure



Ground Floor



First Floor



First Floor Joist

General:
All work is to be carried out in accordance with local authority requirements, British Standards, Codes of Practice and manufacturers recommendations.
All dimensions and levels to be checked on site prior to the commencement of work or the ordering of any materials or component parts.
All structural timber is to be vac vac treated. All timber is softwood and is to be tanalised or primed for paint before fixing.

Roof:
Pitched roof to be natural slope of size, colour and texture to match existing main house roof on 25 x 38 battens on 38 x 38mm counter battens on lyeek Supro breathable membrane or approved similar on 50 x 150mm rafters (strength grade C16) at 600mm centres. Rafters to be supported on new masonry on ex 75 x 100mm wallplate and at ridge using ex 75 x 250mm (C16) treated softwood ridge board.
Install 125mm thick Kingspan Kooltherm K7 insulation or approved similar between rafters complete with additional 37.5mm thick Kooltherm insulated plasterboard and skim to the underside - all to achieve 0.16W/m2K U-Value.
Alternatively install 120mm thick Celotex FR5120 insulation or approved similar between rafters complete with additional 34.5mm thick Celotex G5025 insulated plasterboard and skim to the underside - all to achieve 0.16W/m2K U-Value.
Ceiling to en-suite to be level to comprise: 50 x 100mm ceiling joists at 400mm centres supported on wallplate as above and by internal partition. All to be underdrawn internally with 13mm thick vapourcheck moisture resistant plasterboard with Carlie board finish skim.
All rafters to be tied below ridge using ex 38 x 100mm bearers - to provide lateral restraint.
Insert preformed 'Cavity Tray Ltd' type E and Advantage Range unloaded gable abutment tray or approved similar cavity tray into existing brickwork minimum 150mm above finished roof level. Code 4 lead flashing to be tucked into masonry directly below cavity tray and dressed down face of brickwork and over roof tiles.
Swish Building Products 'Ogee' or similar profiled fascia and barge boards to match existing to be white pvcu fixed to ends of rafters and laddering to gables complete with white pvcu soffit board.
Wallplate to be fixed to internal blockwork with 900 x 30 x 2.5mm galvanised steel straps at 1800mm centres max.
Provide 1800 x 30 x 5mm galvanised steel tie down straps at 1800mm centres to end three rafters where they run parallel with new gable blockwork supported with 75 x 50mm bearers fixed between rafters.

Masonry:
103mm wide approved imperial sized (73mm) smooth red brickwork of colour and texture to match existing house, laid in stretcher bond in 5mm (thin joint) sand/cement mortar of colour to match, 90mm cavity partially filled with 50mm thick Celotex G5050 cavity wall insulation or approved similar rigid insulation with Exapmet or approved similar stainless steel thin joint cavity wall ties (ref: PT14165) complete with insulation retainers at 900mm centres horizontally and 450mm centres vertically with additional ties around openings, 100mm thick oesent lightweight blockwork (K-Holux = 0.15 W/m2K) laid in stretcher bond with 10mm thick sand/cement mortar with 13mm thick plasterboard on adhesive dots and Carlie board-finish plaster skim internally - all to achieve 0.28W/m2K U-Value.
Provide and fix Exapmet Unistarter stainless steel track and tie system fixing plates ref: UWSS or approved similar where new brickwork/blockwork abuts existing.
All cavities are to be continuous and closed at door and window openings with 'Cavity Trays' type H2 Cavitycloser or approved similar. Cavities to be closed at eaves using fibrous board bedded in cement mortar.
Provide and install steelwork as detailed on first floor plan - Steelwork to be encased where exposed with 2 layers of 12.5mm thick Gyproc Wallboard and provide half hour fire resistance.
Provide preformed Catnic steel lintels over all new openings, reference numbers shown on plan with minimum 150mm end bearing. Provide cavity trays Ltd preformed type C cavity trays complete with stop ends dressed over lintels to new external brick openings. All voids in lintel profile to be packed with flexible insulation material.
Provide and install to both skins 100mm wide Cavity Trays Ltd Cavroll premium dpc or approved similar pitch polymer d.p.c. at 150mm above finished ground level.
Sub-structure brickwork to comprise: concrete common bricks or approved trench concrete blockwork.

Internal Partitions:
Form new internal partitioning to comprise: 50 x 75mm treated timber studs at 600mm centres horizontally with 50 x 75mm noggings at 900mm centre vertically, faced both sides with 12.5mm thick plasterboard and skim (moisture resistant plasterboard to en-suite). All voids between studs to be filled with suitable rigid insulation. Provide treated softwood internal door frame complete with 686 x 2040mm internal door. New skirting boards and architraves profile to match existing.

First Floor Construction:
Floor to extension to comprise: ex 20 x 125mm thick tongue and groove floor boards on new 50 x 150mm (strength grade C16) floor joists at 400mm centres supported on galvanised steel sleeve type hangers screw fixed where they abut new 50 x 150mm wallplates to be plugged and screwed to brick/blockwork face at 600mm centres.
Provide 1800 x 30 x 5mm galvanised steel tie down straps at 1800mm centres to end three joists where they run parallel with blockwork supported with 75 x 50mm bearers fixed between joists.
Provide and install Exapmet or approved similar herringbone joint struts fixed using 3.75 x 30mm sheradised square twisted nails at joist mid-span. Outermost joists to have solid timber packing at abutment with blockwork.
Semi-exposed timber suspended floor to have 50mm thick Kingspan Thermalor TF70 insulation slabs between joists all to be underdrawn with 50mm thick TF70 insulation slabs, 50 x 25mm counter battens to be nailed through to floor joists all underdrawn with 9mm thick Promat Sapulux boards to be screw fixed through to floor joists

See First Floor Joist layout for further information.

Sherwood
Building Design Solutions

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Status:	Building Regulations	
Client:		
Project:	Proposed First Floor Side Extension	
Title:	Proposed Layout (1 of 2)	
Scale:	1/50 @ A1	Date: March 2015
Drawn:	Rob Sherwood	
Drawing Number:	2015-01-02.1	
Revision:		

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