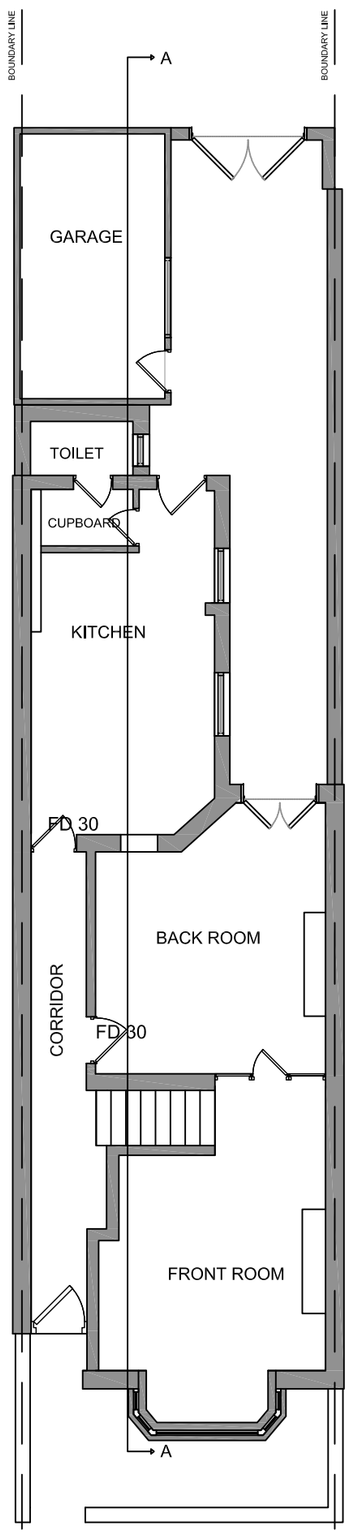
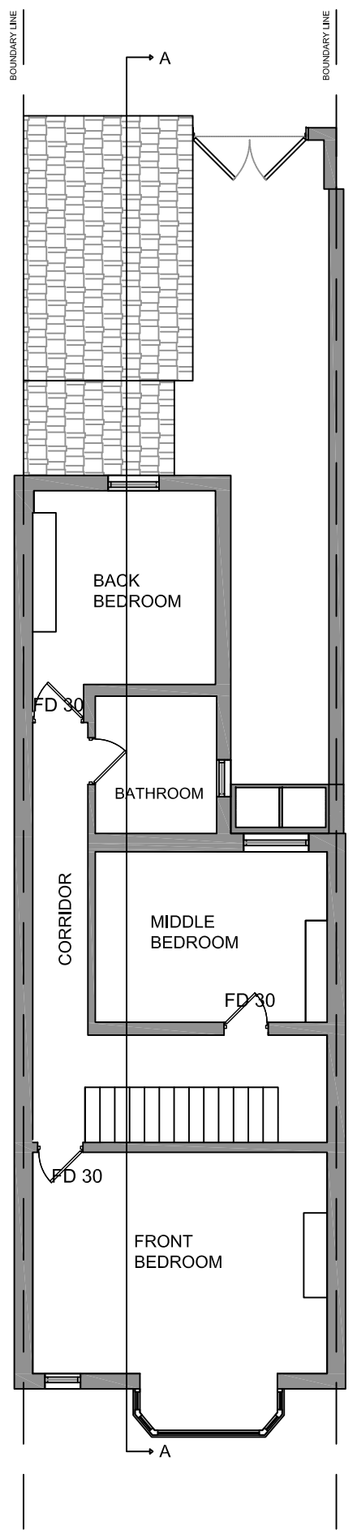
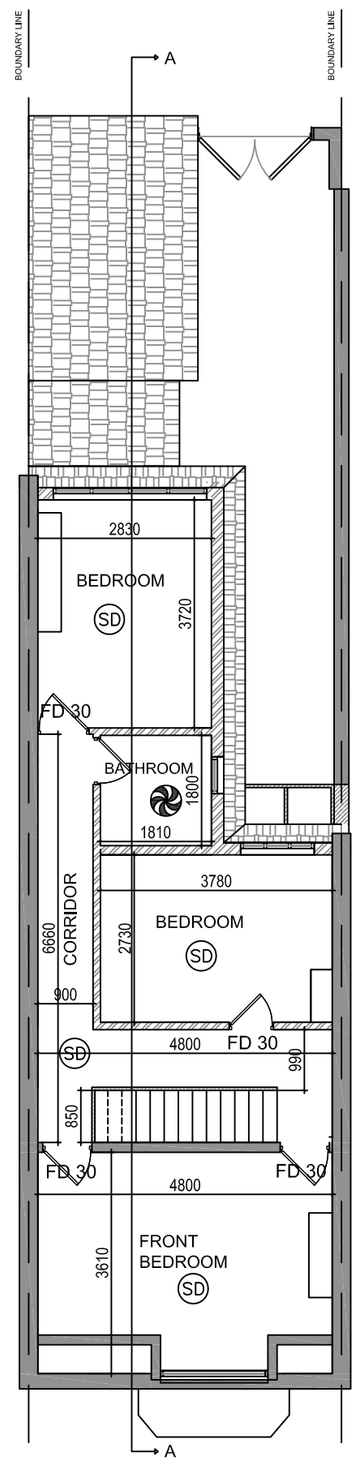


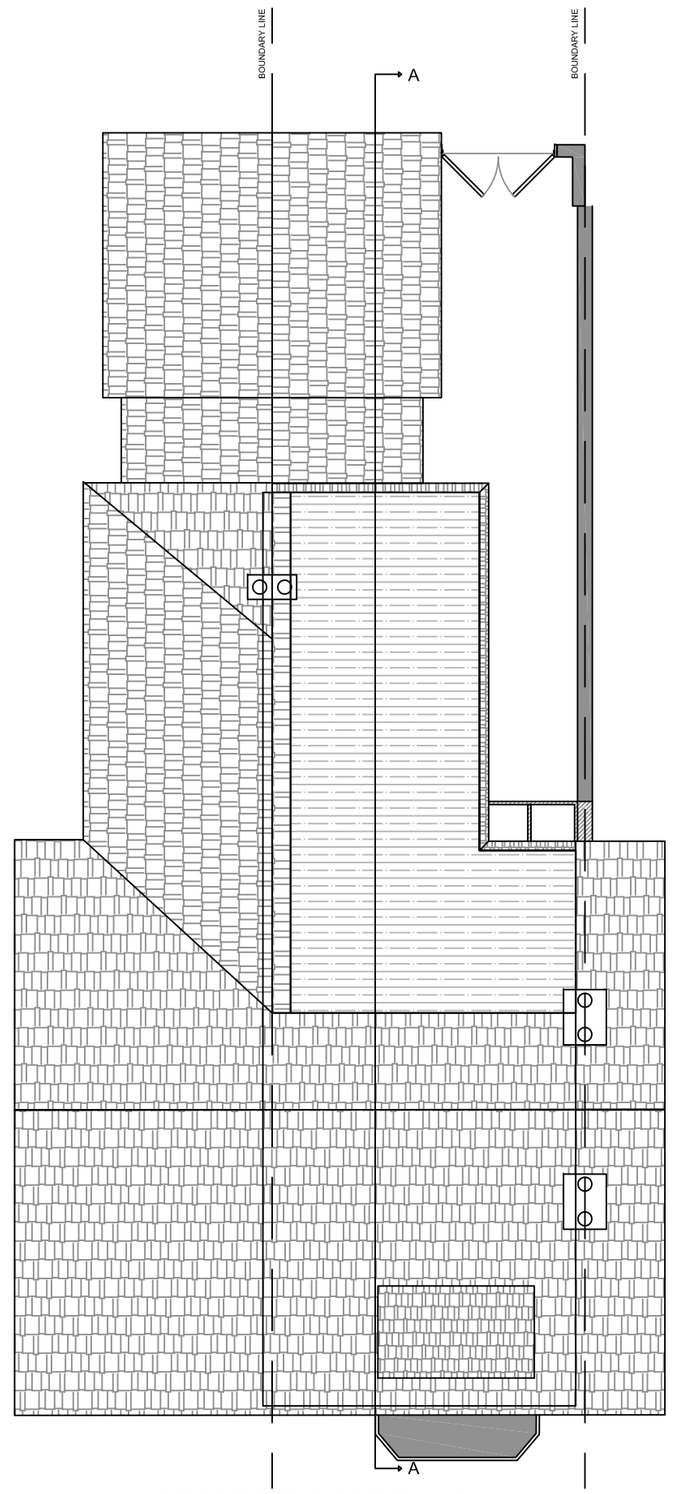

## EXISTING GROUND FLOOR PLAN




## EXISTING FIRST FLOOR PLAN




## PROPOSED SECOND FLOOR PLAN




## PROPOSED ROOF PLAN

SMOKE DETECTORS
MAINS WIRED SMOKE DETECTORS TO BE PROVIDED WIRED BACK TO A SEPARATE CIRCUIT BREAKER AT THE FUSE BOARD. ALL TO CURRENT I.E.E REGULATIONS DETECTORS TO BE LOCATED IN HALL AND LANDINGS WITHIN 3.0M OF BEDROOM DOORS AND 7.0M OF LIVING ROOM DOORS.
KEEP AWAY FROM HEATERS, RADIATORS AND LIGHT FITTINGS.
SOUNDERS TO BE LINKED TOGETHER FOR MAXIMUM EFFECT.

| | |
|---|---|
| FD 30 | FIRE RATED DOOR |
| | EXTRACT FAN |
| HD | HEAT DETECTOR (MAINS POWERED WITH BATTERY BACKUP) |
| SD | SMOKE DETECTOR (MAINS POWERED WITH BATTERY BACKUP) |

DORMER CONSTRUCTION 100MM STUDS
To achieve minimum U Value of 0.28W/m²K Structure to engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapor resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved) . Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centers or to structural engineer's details and calculations. Insulation to be 100mm Celotex GA4000 between studs plus 37.5mm Celotex PL4000 over. Provide a vapor control layer fixed to internal face of insulation and finish with 3mm skim coat of finishing plaster.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanized mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

Internal stud wall construction
New timber stud wall using TREATED TIMBER FRAME FRAME STUDS CONSTRUCTED USING 100MM X 50MM HEAD AND SOLE PLATES AND VERTICAL STUDS (WITH NOGGINS) AT 400 MM CTR FULLY FILLED WITH ROCKWOOL reaction to fire 12.5mm plasterboard to both faces and finish with 3mm skim, finish with two coat of matt emulsion paint chosen and supply by client.
Toilet walls to be tiled by client specification.
Toilet and kitchen walls use 12.5mm moisture resistant plasterboard. In designate areas: sink, handbasin use 12.5mm Knauf Aquapanel cement board.

**Flashing**
**Flashing provided at all roof to wall abutments; are to be 4 lead soaker and code 4 lead flashing with minimum up stands of 150mm.**
**Where applicable lead to be secured with wedges, clips and pointing Cavity trays to be positioned above all lintels and opening and stepped at roof abutments.**

1:50 SCALE BAR 0 0.5 1 1.5 2 2.5m

1:100 SCALE BAR 0 1 2 3 4 5m

**No construction or fabrication work to be started until these calculations and drawings have been approved by the Building Control**
Only Figured Dimensions to be used.
All dimensions to be checked on site.
All materials and workmanship to comply with current British Standards and Codes of Practice.
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Client:

Job Title:
6 Osborne St
Leek ST13 6LJ

Drawing Title:
PROPOSED PLANS

Scale: 1:100 @A2
Date: JUN 2019
Drawn: HD.

Drawing Number: 03
rev: