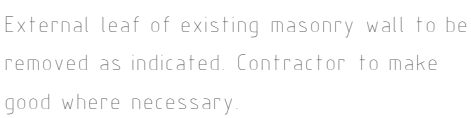
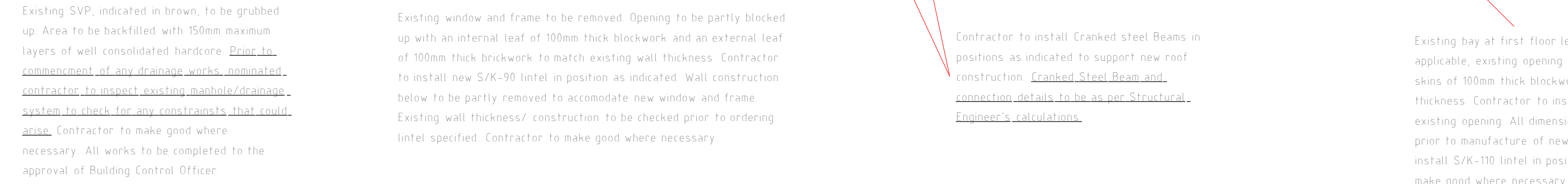


Roof coverings are to be Asphome concrete roofing tile as main roof construction. Tyvek to be laid on loose cut rafters supported off wallplate and Universal Steel Beam at bottom of roof slope and ridgebeam at top of slope. **Ridgebeam, Universal Steel Beam, Structural Cansliver, Wallplate, and connection details to be specified by Structural Engineer.** Rafters are to be 150mm x 50mm C16 softwood rafters set at 400mm centres and birdsmouthed onto Structural wallplates. Wallplates are to be anchored to walls at 1800mm centres with 30mm x 6mm mild steel straps. Straps are to be of sufficient length to be fixed to masonry of supporting walls, fixings are to be screwed or plugged and screwed. Gable wall straps to be 1350mm long x 30mm x 6mm galvanised mild steel and positioned at rafter level at 1800mm centres. Where ceiling follows roof line, allow for 100mm thick Celotex GA4000 insulation between rafters ensuring minimum 50mm clear air gap is provided, with 60mm Celotex GA3000 fixed to underside prior to fixing 12.5mm thick plasterboard ceilings to achieve a minimum U-value of 0.15W/m²K. Cavity trays and code 4 lead flashing to be installed at all roof/wall abutments.



New studwork wall to be constructed to match existing wall thickness. Contractor to make good where necessary.

to be removed. Where
be blocked up with 2nd.
x to match existing wall
l new window within
s to be checked on site
indow. Contractor to
n indicated. Contractor

Roof coverings are to be Ashmore concrete roofing tile and fixed as per main roof construction. Tyvek to be laid on monolithic roof trusses designed and manufactured by specialists in accordance with AS 2568:1985 and set at 600mm maximum centres. Trusses to be braced longitudinally between all unsupported node points and diagonally to underside of top chord of trusses. Bracing to be out of 100mm x 25mm sawn softwood double nailed at each fixing point. Trusses are to bear onto 100mm x 75mm softwood wallplates and fixed by means of galvanised mild steel truss clips. Wallplates are to be anchored to walls at 1800mm centres with 30mm x 6mm mild steel straps. Straps are to be of sufficient length to be fixed to masonry of supporting walls, fixings are to be screwed or plugged and screwed. Manufacturer is to specify monolithic trusses. Posting and sizes of rafter/ceiling members and positioning of wallplates may vary following Truss Manufacturer's specification. Allow for 100mm fibreglass quilt insulation to be between ceiling member of trusses/ceiling joists where applicable, with an additional 200mm layer laid across ceiling members to achieve a minimum U1-value of 0.15W/m²K. Where ceiling follows roof line, allow for 100mm thick Celotex GA4000 insulation between rafters ensuring minimum 50mm clear air gap is provided, with 50mm Celotex GA3000 fixed to underside prior to fixing 12.5mm thick plasterboard ceilings to achieve a minimum U1-value of 0.15W/m²K. Allow for code 4 lead flashing at all roof/wall abutments.

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system. Ensure that electrical sockets and light switches are sited between 450mm and 1200mm above floor level. Avoid placing sockets back to back, stagger with 150mm minimum gap. Ensure cables to be sleeved where possible contact with polystyrene could occur.

100% of new fixed light fittings to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watts to ensure that extension has efficient light fittings of more than one per 25m². Otherwise, ensure 100% of all new fixed light fittings are fitted with lamps of at least 40 lumens / circuit watt luminous efficiency and replace all other bulbs within the property with energy efficient bulbs

Vents to be covered with weather proof grilles at points of discharge to external air

A	01/22	Design Amends	D J E
Rev	Date	Detail	Initial

Title: First Floor & Roof Plan	Scale: (A1) 1:50
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Drawing No: J124/016	Sheet: 2 of 4
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