

Smoke detectors/alarms (SD) to be provided to the Hall/Landings on each level as per the requirements of BS 5839 with a heat detector in the Kitchen (HD). These should be located within 7.5m of doors serving habitable rooms. The detectors are to be mains operated with a secondary power supply, such as batteries, and linked so that the detection of smoke by one unit operates the alarm signal in all of them.

Ceiling joists and Rafters: 47 x 145mm (C24) at 400 ctrs
New roof to be insulated with 300mm of Rockwool Rollbatts (or similar) i.e. 100mm between joists plus 200mm across joists to achieve no worse than 0.15 W/m2K and be contiguous with wall insulation at eaves (whilst maintaining cross-flow ventilation).

Non-loadbearing timber partitions to be 47 x 95mm (C24) framing faced both sides with 12.5mm (10kg/m2 min) plasterboard. Min 100mm thick Rockwool Flexi Acoustic partition slab infill to provide sound insulation. Studding at 400mm centres.

New foundations to be 600mm wide, 1000mm deep (min) assuming medium shrinkage subsoil, but at least to level of existing adjacent buildings and invert level of all drains passing within 1m of new works. Concrete base to be 600mm thick (min) with a layer of A393 mesh spaced 75mm from the bottom with conc spacer blocks.

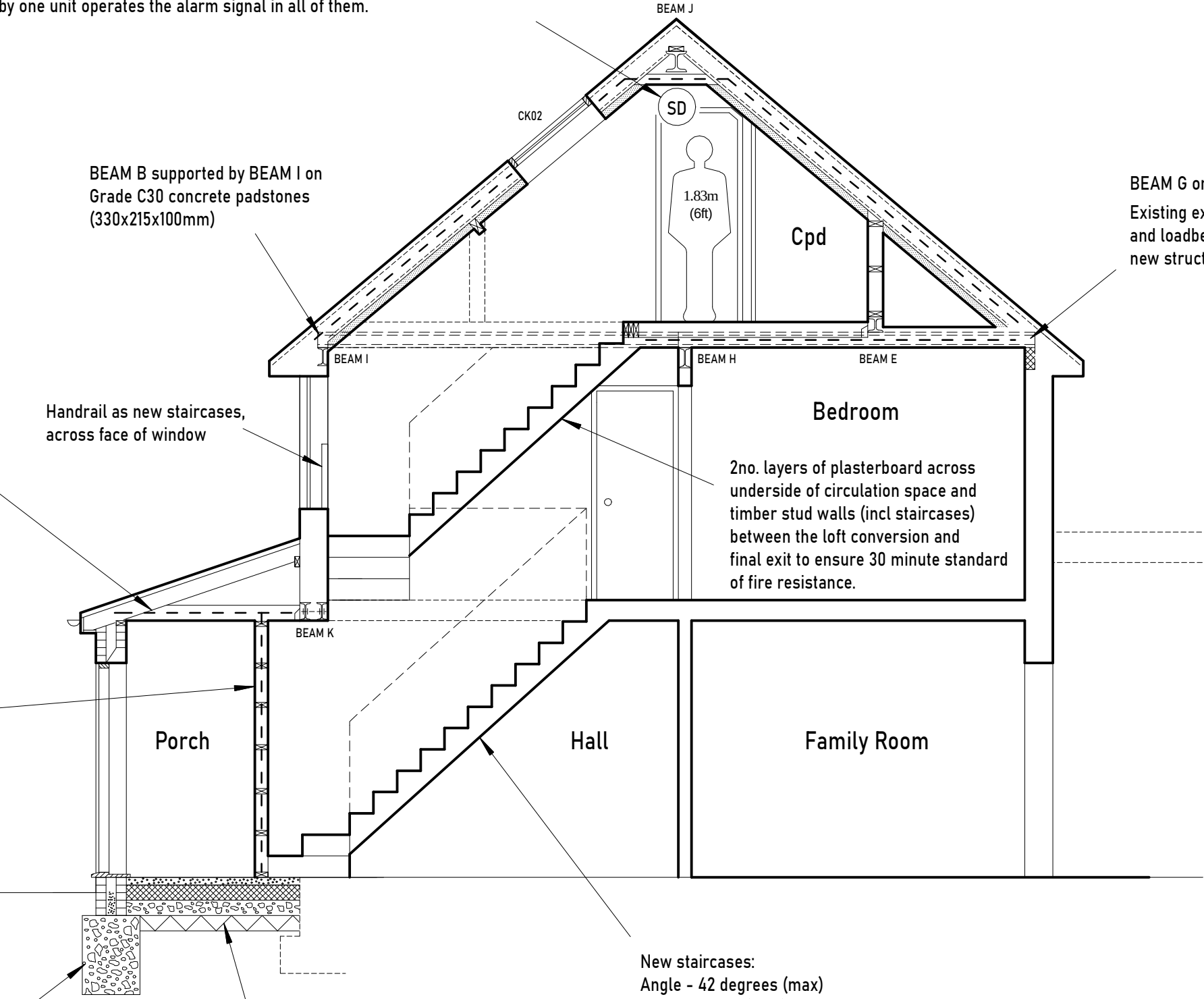
Depending upon subsoil conditions, the foundation depth may need to be increased in accordance with NHBC practice note 4.2. Foundations may also require a Ground Investigation Report (GIR) and/or additional structural design (by specialists) in accordance with recognised guidelines for building close to trees should high shrinkage sub-soils be encountered.

Heave protection required for all foundations more than 1.5m deep. 150 x 100mm r.c. lintel to be provided to each wall skin at point of any pipe crossing.

Contractor to ensure all necessary temporary support, edge guarding and Personal Protective Equipment is provided to ensure the safety of all people at risk from this activity.

Notwithstanding the representation on the drawings, the foundations are to meet the requirements of the Local Authority in all respects.

Existing foundations to be exposed to check their adequacy to take the additional load imposed by the new structure



BEAM B supported by BEAM I on Grade C30 concrete padstones (330x215x100mm)

Handrail as new staircases, across face of window

BEAM G on Grade C30 concrete padstone (440x215x100mm)
Existing external walls assumed to be brickwork, insulated cavity, and loadbearing blockwork. Blockwork required to be capable of supporting new structural steelwork. Contractor to confirm upon removal of finishes.

2no. layers of plasterboard across underside of circulation space and timber stud walls (incl staircases) between the loft conversion and final exit to ensure 30 minute standard of fire resistance.

New staircases:
Angle - 42 degrees (max)
Rise - 220mm (max)
Going - 220mm (min)
Headroom - 2000mm (min) above each new tread
Handrail - 900mm high (min)
Clearance - 2000mm (min) above each existing tread below

No part of stairs to have any opening that would allow the passage of a sphere 100mm diameter. Minimum part of the tapered tread will be at least 50mm

Solid floors to be 75mm fibre-reinforced screed layer on 500 gauge polythene separating layer on 150mm Celotex PIR insulation board (turned-up at slab edges to prevent cold bridging) on 1200g damp proof membrane (contiguous with dpc's) on 150mm concrete with A393 mesh on on sand blinding on 150mm hardcore to achieve 0.18W/m2K or better. If the new floor obstructs existing air vents, ducting to be provided to maintain cross-flow ventilation to new 225mm air vents at 2m centres.

If the property is within a 5-10% Radon Gas area, 'basic' radon protection is required i.e. 1200g gas proof membrane and Radon Cavity Barrier (Z shaped or Rise and Fall) to all exterior cavity walls laid and integrated with oversite membrane to form continuous protective arrangement in accordance with manufacturer's instructions. Preformed internal and external corners and stepped unit where required.

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Title	PROPOSED SECTION B-B		