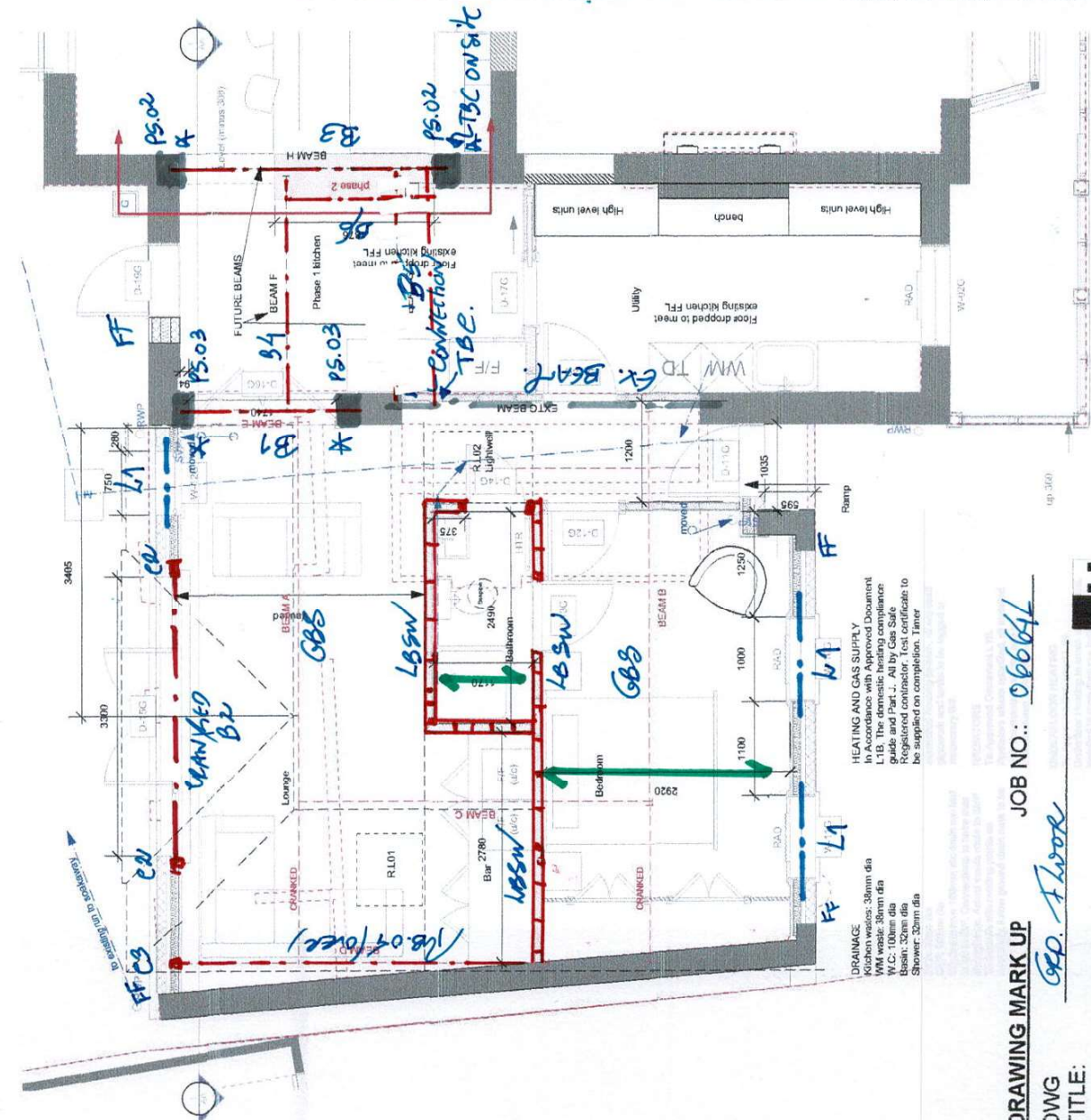


*A: TBC ON SITE FLOOR WORKS*



**GENERAL NOTES:** Do not scale from this drawing.  
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 Neighbouring properties not surveyed unless stated.

**PITCHED TILED ROOF**  
 New rafters to be laminated wrought iron/wood at min. 400mm centres fixed to extended ridge plate with stainless steel bolts. New rafters for rafterlight openings.  
**ALL SECTIONS** shall be in accordance with 110mm insulation or equiv. (min. thermal conductivity 0.019W/m<sup>2</sup>K) b/w rafters and 3mm skin coated Kingspan Kooltherm K118 Insulated plasterboard to underside across joists. Scrim and set.  
 Trunk or similar approved breathable membrane lapped into gutter. Roof covering to comply with Part B1 Fire spread designation.  
 U-value: 0.15W/m<sup>2</sup>K

**RUBBER SHEET ROOF (COLD)**  
 Existing roof structure to be removed and replaced with a new structure consisting of 120mm reinforced concrete beams with stainless steel bolts and braced with timber plates. New trims for rafterlight openings. All to SE's spec.  
**EXTERIOR WALLS:** All to SE's spec. Thermal conductivity 0.022W/m<sup>2</sup>K between rafters with min. 40mm continuous air gap. 50mm Celotex to underside and 12.5mm foil backed insulation to underside, scrim and set.

Void roof space at head and eaves with 50mm protective vapour barrier to underside of roof.  
 Externally: Rubber sheets, to manufacturer's recommended (and by named contractor if required for guarantee) on but paired vapour check on 15mm fireproofing. Min 150mm Fibreline fireproofing on joists. Roof covering to comply with Part B1 Fire spread designation. Provide new lead flashings at junctions with all abutments including rooflights as recommended by Lead Association. Dress rubber neatly over top edge of fascia. U-value 0.15W/m<sup>2</sup>K

**STAIRS**  
 See Structural Engineer's information for details. Min 150mm Fibreline bearings and dead in 12.5mm Fibreline board or 2 x 12.5mm plasterboard scrim and set, to provide min. 30min fire resistance (60min for compartment walls separating building for floors over 5m in height) to comply with Part B1.

**TIMBER STRUCTURAL MEMBERS**  
 See Structural Engineer's information for member sizes.

**THERMAL BRIDGINGS/ARTICULATIONS**  
 Take reasonable steps to check gaps at junctions to eliminate airleakages. Use external seals, doors and covers. Use proprietary airleakage products, i.e. membrane to roof and timber frame, use tape at all junctions including external walls and roof eaves. All openings to edges with no gaps. At compatibility target, under 10m<sup>2</sup>/m<sup>2</sup>/h@50Pa. Ensure continuity of insulation to avoid thermal bridging.

**WALL TILES**  
 Cavity wall spacing, floor and wall treatment wrapping to comply with Part A. Walls should be strapped to floors and roof at intervals not exceeding 2m.

**FIRE PROTECTION**  
 All doors to habitable rooms to be F030s. Light fitting, handwired and interlinked to mains. Fire rated pocket doors to be proprietary product classified in accordance with BS EN 13501-2, and cannot be constructed on site.

**INTERNAL WALLS**  
 Timber partitions to have head and sole plate, and studs at min 400mm centres to receive filling. 600mm otherwise. To be filled with insulation. 12.5mm plasterboard (moisture proof where necessary) both sides, scrim & set.

**EXTERNAL WINDOWS/DOORS**  
 Glazing to be double glazed with a coating, unless otherwise specified.  
 Toughened as necessary below 1500mm height to BS6206:1981. 1st floor windows to have a clear operable area of at least 0.33m<sup>2</sup>; no dimension in height or width of less than 200mm.  
 Windows U-value to be 1.80W/m<sup>2</sup>K, doors to be 1.40W/m<sup>2</sup>K, to comply with Part L.

**ROOFLIGHTS/ROOF LANTERNS**  
 To be set around openings to SE's specification.  
 Windows U-value to be 1.40W/m<sup>2</sup>K to comply with Part L.

**NEW CEILING**  
 150mm Rofed insulation (moisture proof where necessary) both sides, scrim & set.

**FOOTINGS, FOUNDATIONS & SLAB**  
 (TRENCH)  
 Min. 150mm screed (75mm for heavily loaded floors) on 100mm rigid Celotex insulation or equiv. (min. thermal conductivity 0.019W/m<sup>2</sup>K) on concrete slab reinforced with A133 mesh in the top having 25mm cover on 1200g DPC dressed up at edges to connect with DPC on 150mm subbed hardcore.  
 Some engineering class B brickwork to 150mm above ground. DPC to connect. Maintain ventilation to suspended floor of main house.  
 NB no new foundations due to protected trees. Garage floor built up on existing slab.

**EXTENSION WALLS: BLOCK AND TIMBER FRAME**  
 Outer skin 100mm lightweight Thermolite block with stainless steel ties at intervals and openings. Inner skin to be 125 x 50 timber frame with 100mm friction fitted Celotex G4300 insulation or equiv. (min. thermal conductivity 0.019W/m<sup>2</sup>K) between head and sole stakes on DPC bedded and sealed, with 18mm ply and breather paper. 32.5mm insulated pluboard to inside, scrim and set.  
 Proprietary insulated chairs at openings. DPC to connect to existing ground level with cavity wall and lead flashings of roof.  
 U-Value: min 0.18W/m<sup>2</sup>K

**STEELWORK**  
 See Structural Engineer's information for details. Min 150mm Fibreline bearings and dead in 12.5mm Fibreline board or 2 x 12.5mm plasterboard scrim and set, to provide min. 30min fire resistance (60min for compartment walls separating building for floors over 5m in height) to comply with Part B1.

**FIRE PROTECTION**  
 All doors to habitable rooms to be F030s. Light fitting, handwired and interlinked to mains. Fire rated pocket doors to be proprietary product classified in accordance with BS EN 13501-2, and cannot be constructed on site.

**INTERNAL WALLS**  
 Timber partitions to have head and sole plate, and studs at min 400mm centres to receive filling. 600mm otherwise. To be filled with insulation. 12.5mm plasterboard (moisture proof where necessary) both sides, scrim & set.

Job No	2023 - 13
Client	Chesterton House 32 Broad Lane
Dwg No	22
Scale	1:50
Revision	REV A 05/24 GENERAL UPDATES

Drawing Name	Ground Floor Working
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Rev No	A
Date	5/7/24
Time	11:36:37

**DRAWING MARK UP**  
 JOB NO.: *06664*  
 DWG TITLE: *GF. Floor*  
 DWG NO.: *SK.02 A*  
 INITIALS: *SLC* DATE: *13.07.2024*  
 REV. A - *REISED B1/B3/B4/B5/B6*

