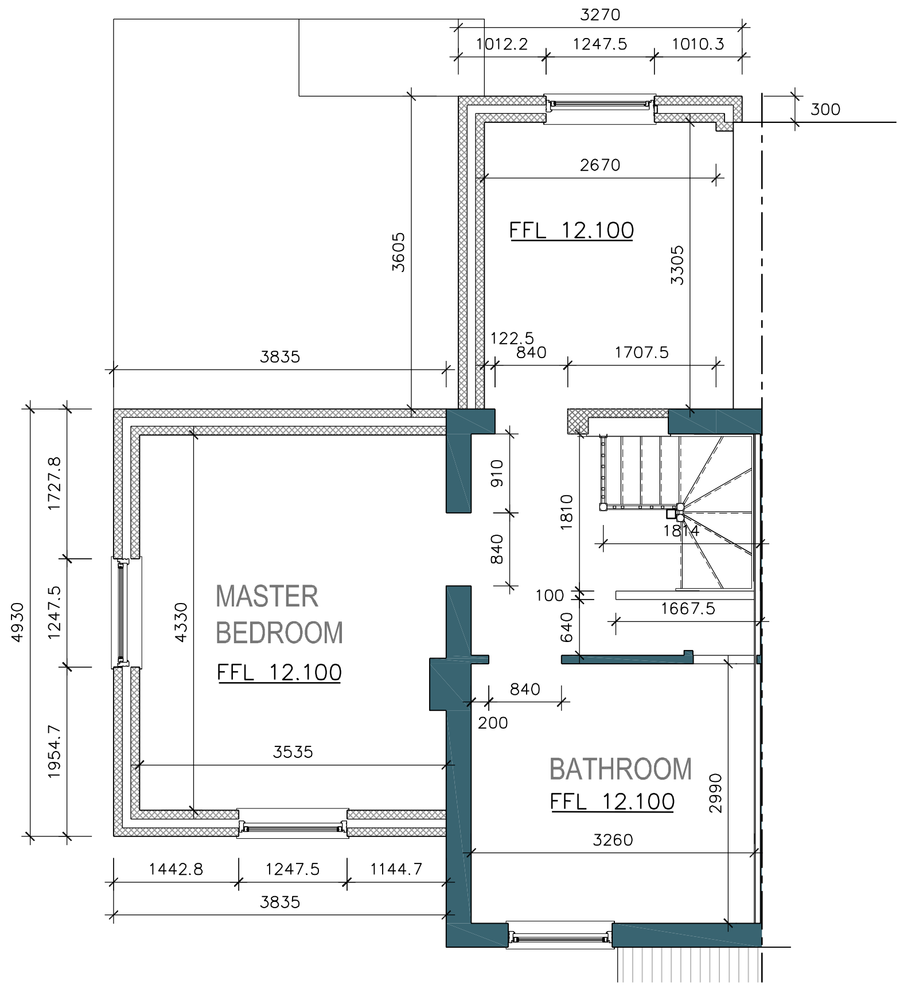
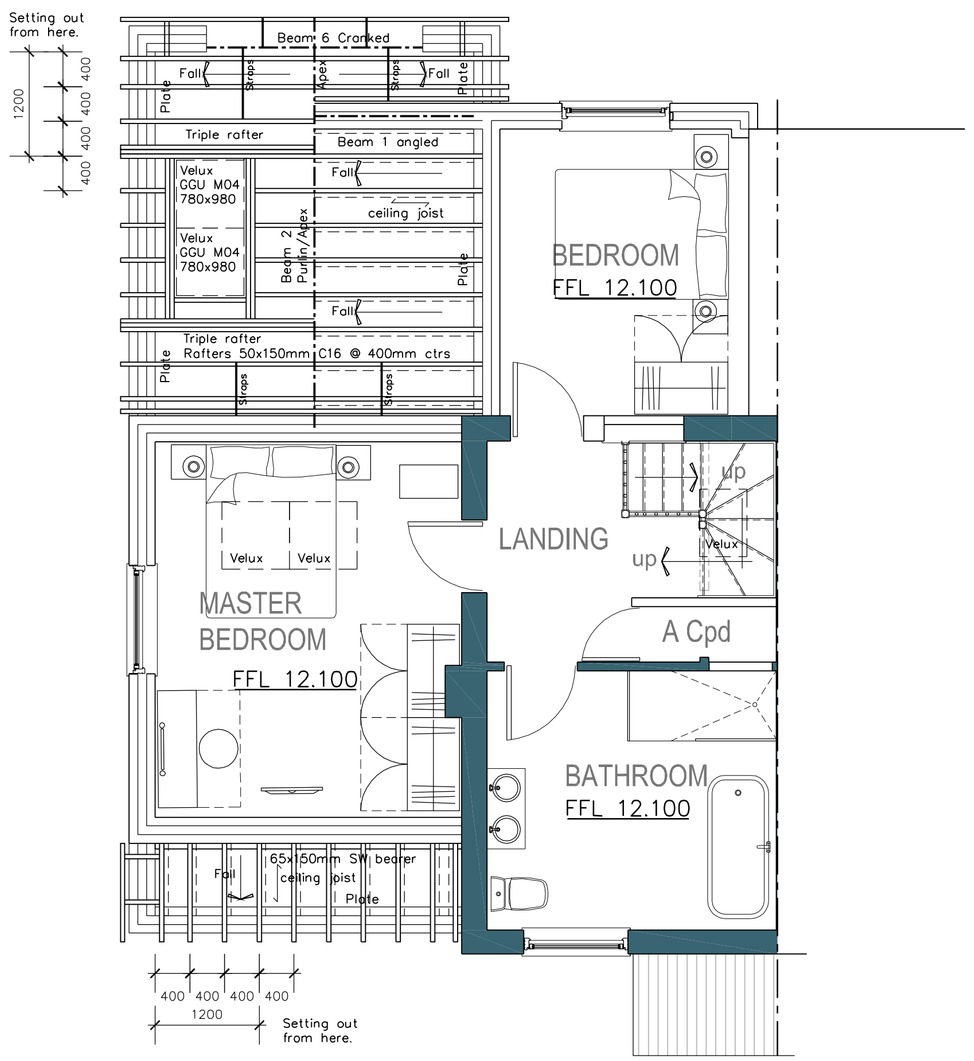
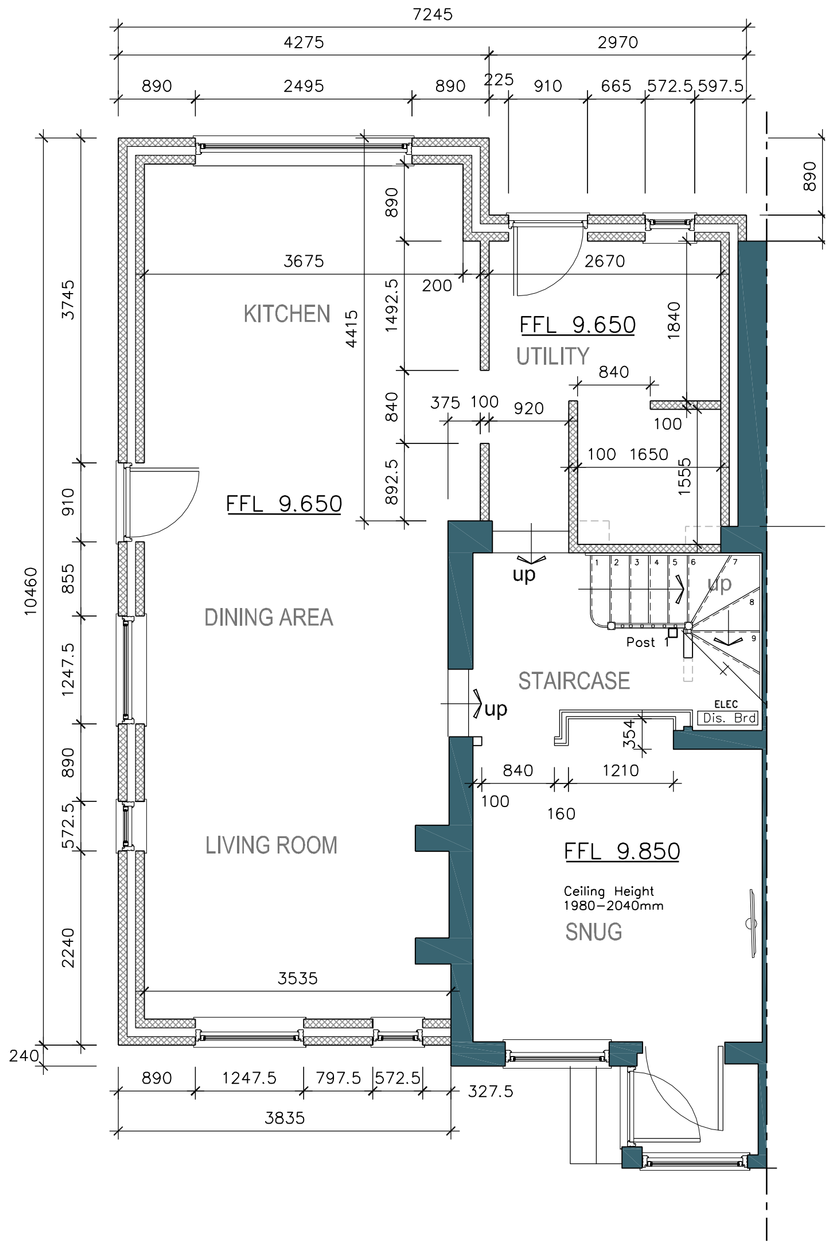
PROPOSED FIRST FLOOR CARCASSING PLAN



PROPOSED GROUND FLOOR ROOF TIMBER PLAN



PROPOSED GROUND FLOOR CARCASSING PLAN



30x5mm galvanised mild steel straps at maximum 2 metre centres to provide lateral restaint to walls, fixed to topside of joists sections.

Provide 100mm Rockwool insulation to floor void between Joists.

Build joists into new walls with joist gloves and joist hangers. Provide restraint straps at 1200mm centres if joist hangers are adopted.

New floor joist are to be 50 &65x150mm grade C16 as indicated at a maximum of 400mm centres.

provide strutting at mid span.

Floor joist setting out to suit plasterboard and floor board dimensions to reduce wastage.

Adopt 22mm Moisture resitant T&G flooring grade chipboard.

The existing floor boarding is to be lifted and replaced with reclaimed timber floor boards or to client instruction, the remaining floor joists are to be checked for defects and replaced as may be required or to client direction, the new flooring should be relaid and laid level so timber packing will be required to tops of joists as required. provide Rockwool to floor void as new spec, remove all redundent wiring and plumbing etc. strutting may be required. Ensure end bearings are suitable and well mortared in.

Strip out the existing ceilings and provide new.

New guttering and rainwater goods to match existing or to client instruction. Adopt plastic maintance free soffitt and fascia boards.

Structural engineer to clarify new roof structure design.

Setting out of rafters to suit plasterboard dimensions to avoid wastage.

30x5mm galvanised mild steel straps at maximum 2 metre centres to provide lateral restaint to walls, fixed to underside of rafter sections.

Rafters and ties are to be 50x150mm C16 at 400mmcts.

Ceiling joists for normal horizontal ceilings are to be 50x150mm grade C16 bolted to sides of rafters with toothed conectors.

Soil pipe to connect to terminate at least 900mm above any opening with cage.

Fan extrcts to connect to tile ventilator via flexible ducts.

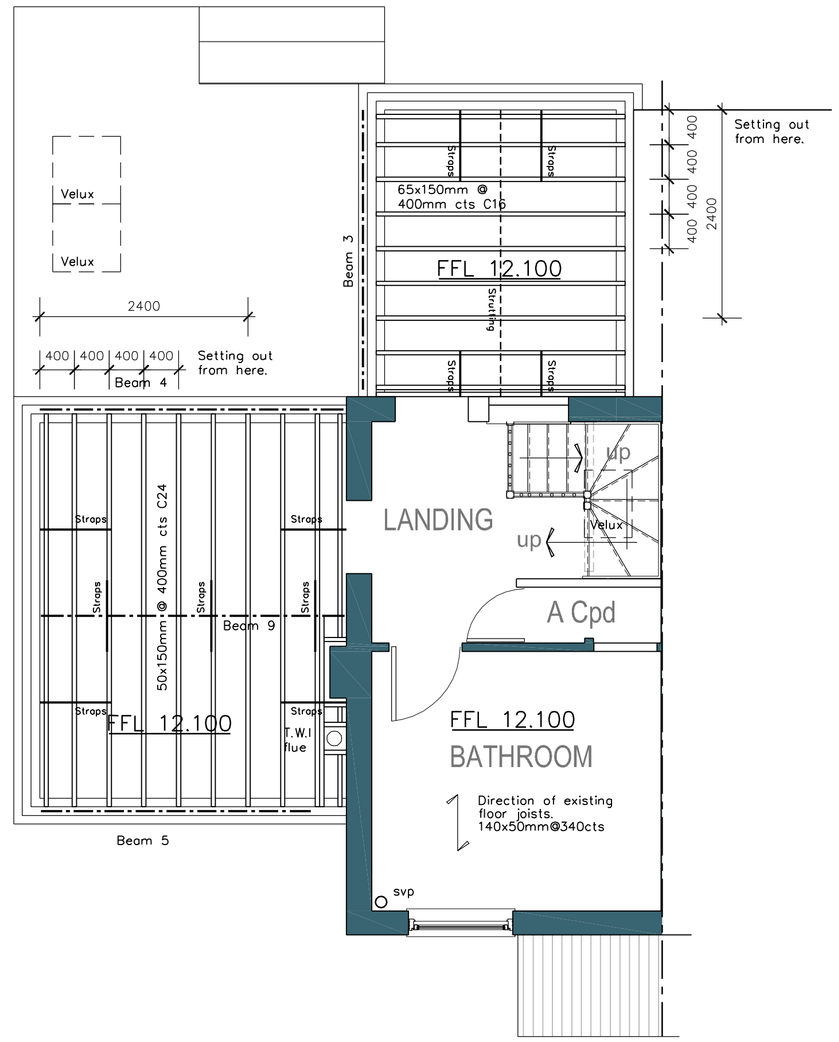
Seal around all ceiling penetrations.

Provide suitable lead flashings and refurbishment type cavity trays (if applicable) at the abutment of roofs and existing walls.

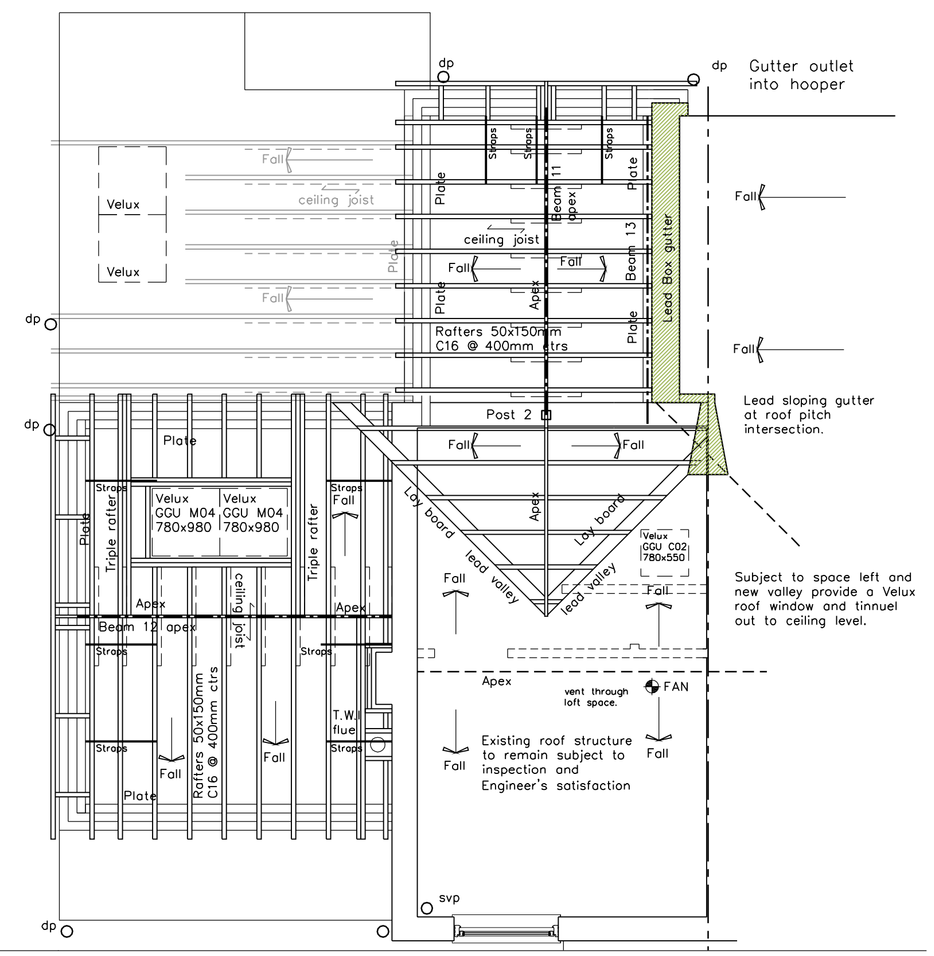
Double/triple up rafters as trimmers to roof window openings structural openings to suit

Velux rooflights to be installed strictly in accordance with the manufacturers instructions complete with a vapour contol layer, felt collar, insulated collar and appropriate flashing kit. Electrical operation to be confirmed by the client in any case provide a 1.5mm cable to the head for future operation. siesta blinds to client specification.

PROPOSED FLOOR JOIST PLAN



PROPOSED FIRST FLOOR ROOF TIMBER PLAN



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CDM Regulations 2007 : Designers' Notes on Significant Residual Risks

1.

These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information may be subject to revision as the design develops.

Refer also to Drawings

VERIFICATION STATUS	Verified by		Date
INFO/DESIGN			
PLANNING			
BUILDING CONTROL		Neil	Oct 13
CONSTRUCTION			

No	Revision	Date	Drn	Chkd

INIGO ARCHITECTURE LTD

Drg. No.
L-05

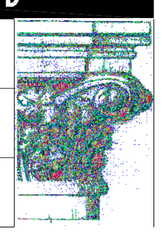
Scale @ A1
1/50

Date: Oct 2013
Drawnby: Neil
Checked: NRH
File:

Client:
Mr & Mrs Cherry
Proposed Side And Rear Extension

Project Title:
35 Silsoe Road Maulden
Bedfordshire MK45 2AX

Drawing Title:
Proposed Ground & First Floor, Floor Joist, Roof Timbers And Carcassing Plans.



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