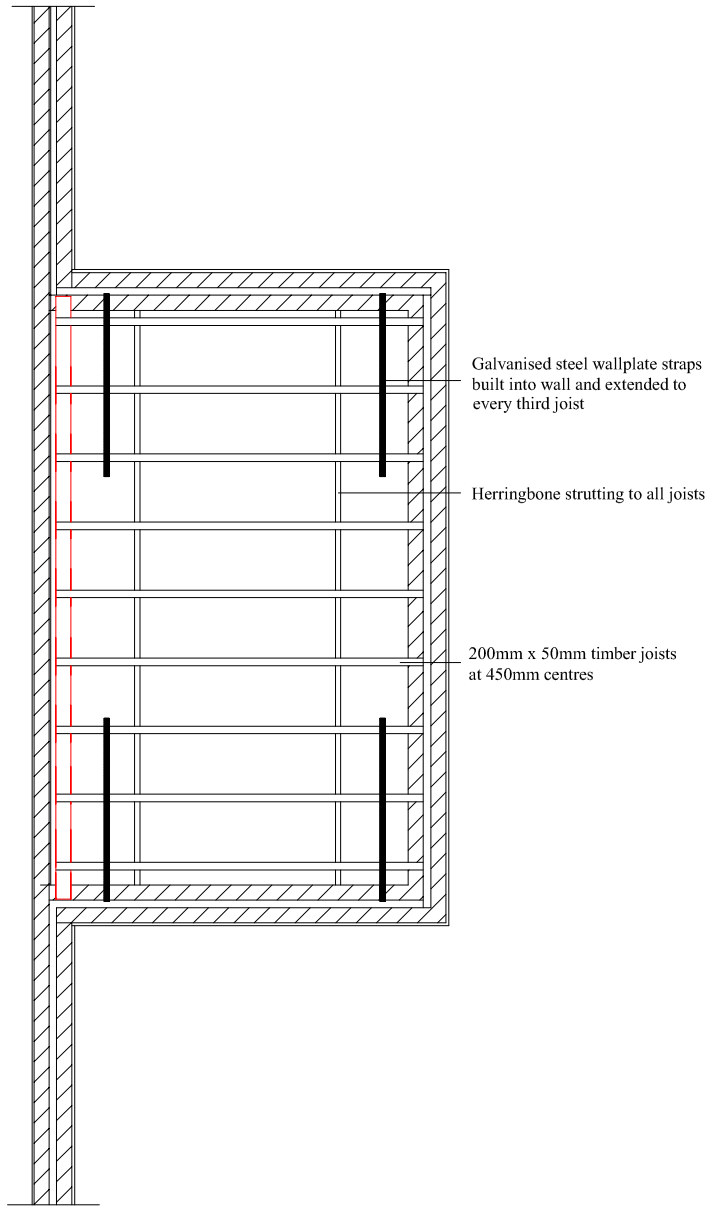
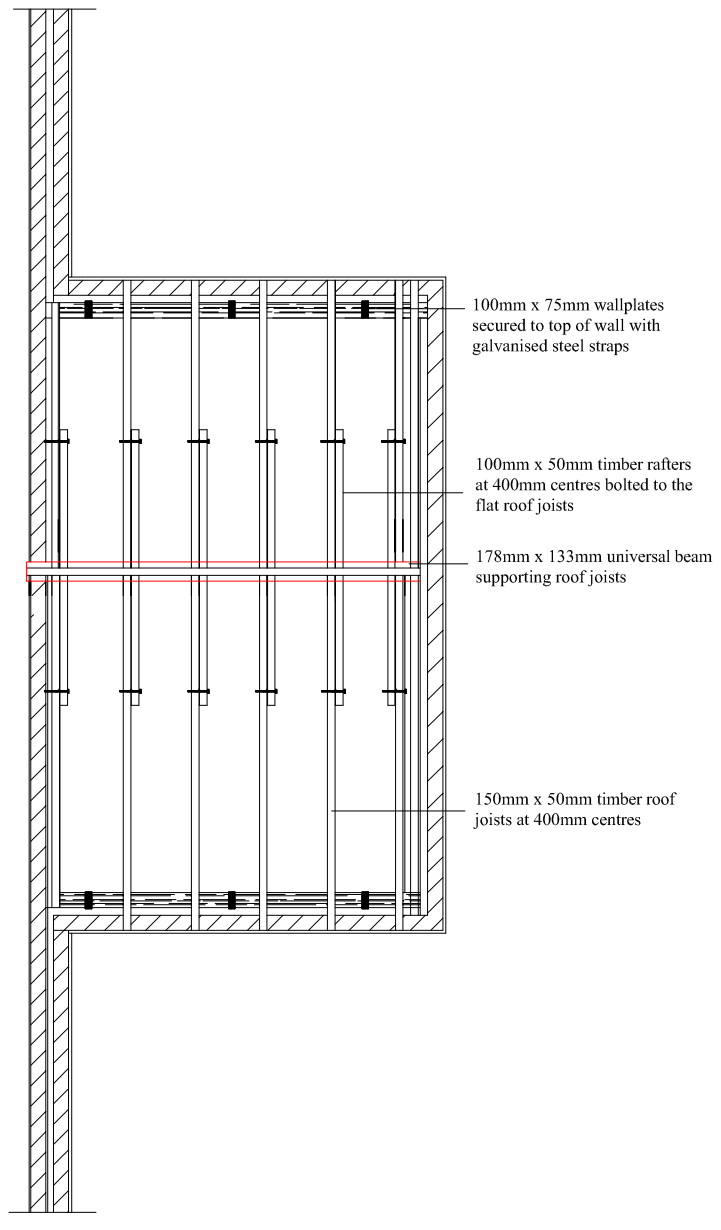
FIRST FLOOR JOIST LAYOUT



ROOF TIMBER LAYOUT



CONSTRUCTION NOTES

The existing roof is constructed as a traditional purlin and rafter roof with a covering of Marley Double Roman tiles. The existing roof timbers are to remain undisturbed.
The new flat roof will consist of 125mm x 50mm timber joists secured to the web of the universal beam and built into the masonry walls. Thermaroof TR31 insulation 116mm thick placed on the roof joists and finished with 3 layers of built-up bitumen felt and covered with mineral chippings.
The roof timber will be 125mm x 50mm at 400mm centres with timber wallplates of 100mm x 75mm. The wallplates are to be secured by galvanised steel wallplate straps at 1800mm centres and extend down and be secured 900mm to the inner block walls.

HEATING
The existing system is to be extended into the new bedroom with the installation of a new radiator, the radiator will have automatic thermostatic control.

LIGHTING
All new light fittings shall be capable of using low energy high efficiency light bulbs. High efficiency lighting points are located on the first floor landing and in the new bedroom

FLOOR DETAIL
The existing bathroom ceiling joists are to remain undisturbed The new 200mm x 50mm floor joists are to be positioned between the ceiling joists and set at 400mm centres. The joist are to be sat on the existing universal bean and span and be built into the new gable wall. Herringbone strutting will restrain the joist at a third span, 100mm floor insulation will be placed between the joists. Existing 12.5mm plasterboard and plaster skim to the ceiling will offer a half hour fire protection and 25mm tongue and groove boards will form the new floor. Galvanised steel straps spanning to restrained the joists will be built into the walls.

BUILT UP FELT ROOF
3 layers of built-up felt utilising 3G felt base layer partially bonded to 6mm WBP exterior grade plywood with upper face bonded to 116 mm thick CFC/HCFC - free rigid insulation together with a vapour control layer under placed under the insulation. In addition a 50mm thick Kooltherm board will be placed between the roof joists. The underside of the joist forming the ceiling will be of 12.5mm foiled back plasterboard and 3mm of plaster skim.

SCALE 1:50

DRAWING NO. 09