

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

Rafters to be doubled up either side of Velux

NEW AND REPLACEMENT WINDOWS
to achieve a U-Value of 1.60W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass.
Fully obscure glazing in ensuite

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

EXISTING TO NEW WALL
Ancon stafix universal wall starter system with debonding sleeves @225mm vertical ctrs (or equal and similar) allow for vertical movement joints.

PARTIAL FILL CAVITY WALL
To achieve minimum U Value of 0.28W/m²K
102.5mm brick to match existing, 50mm clear residual cavity, 50mm Kingspan Thermawall TW50 fixed to inner leaf of 100mm lightweight block, Internal finish 12.5mm plasterboard on dabs.

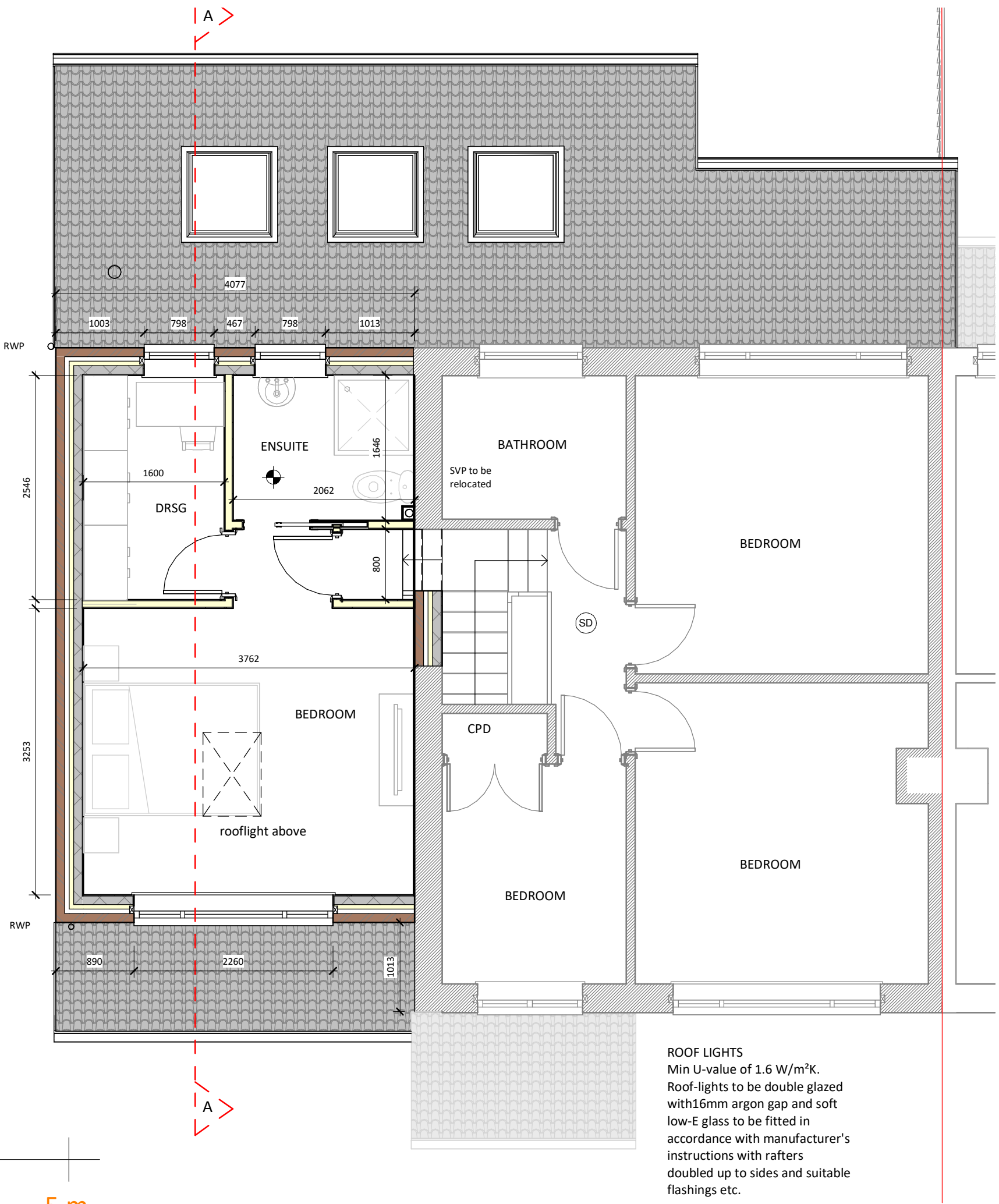
 Ventilation Extract

 Heat Detector

 Smoke Detector

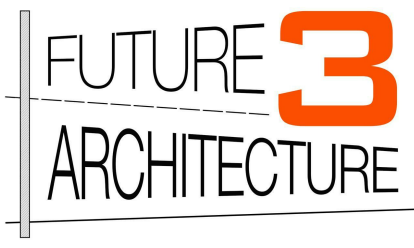
NEW STUD PARTITIONS
100mm x 50mm softwood timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. tightly packed 100mm Rockwool or Isowool mineral fibre sound insulation in all voids the full depth of the stud. 12.5mm plaster board with skim plaster finish.

PITCHED ROOF
To achieve min U-value required of 0.18 W/m²K Roofing tiles to match existing and suitable for pitch, fixed to tile battens secured over breathable sarking felt allowing the breather felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). Provide 100mm Kingspan K107 insulation between 47 x 175mm timber rafters at 400 c/c (TBC by structural engineer) and 42.5mm Kingspan Kooltherm K118 Insulated Plasterboard fixed under rafters with skim finish.
Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved every 1 at 2m centres.
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.



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PROJECT	
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PROJECT N°	22005
CLIENT	
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DRAWING	
Proposed first floor plan	
STATUS	PLANNING
SCALE (@ A3)	1 : 50
DRAWN BY	LL
DATE	26.01.22
DRAWING NUMBER	22005 - 06
REV	A