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Floor to achieve C20 by min 100mm
Staircase voided cavity floor at 750mm horizontal and 450mm vertical cross staggered each tier, rebar reduced to 900mm around openings

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having E coating to achieve Low U-Value band c)

(Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to PS 62036 (PS SA 133000))

Insulation to walls, floor and roof is to be continuous to limit thermal bridges and air leaks.
All work to comply with Domestic Building Services compliance guides
All electrical work to meet the requirements of Part P (electrical safety) and be designed, installed inspected and tested by a person registered with a competent persons scheme

Floor comprising 150mm thick concrete slab finished smooth to receive

Two layers of 12mm fibre board to wall/fill all cavities - stone columns scaffold to perimeter walls

Slip resistant Floor finish to all wet areas color and type to be confirmed with client.

Build up existing door opening make good to walls and floor

Ceilings to underside of rafters are to be finished with 15mm foil backed plasterboard and finished off with 3mm skim coat of plaster
Ceilings to underside of intermediate floors to be finished with 15mm plasterboard with 3mm skim coat of plaster (min density 130kg/m³)
See perimeter of ceilings to walls to form robust detail

TRIMMERS & TRIMMING POSITIONS
Provide required trimmers and trimming amount:
a) Start over skirting / baseboards / handrails to confirm size prior to fabrication of staircase
b) Openings for seat slides
c) Doors for extractor fans or waste pipes
d) Void

JOIST STRAP LATERAL RESTRAINT:
30x50mm galvanneal, 6m straps fixed to 3m joists @2m o/c. Provide 100x50mm solid blocking/below joists

STRUTTING:
Soffit to be 3m of joist depth or proprietary galvanneal hemiribbons steel struts, 1 No. row at midspan to joints spanning 2500-4000, 2 No. rows equally for spans greater than 4000mm.

SOUND INSULATION:
Provide 100mm Rockwool RW40S or equivalent mineral wool insulation laid between joists on glass mesh in accordance with AD Part A.
Soffit of floors to be battened out with 50x40 or 50x60mm timber secured laterally to ceiling joists plates. Under draw salling in 212mm layers of plasterboard with lapped head and filed joints to receive acoust seal wash, depending to be locked to perimeter walls and sealed with acoustic sealant foam rope and provide coping crown for light fittings and/or void of ceiling.

EXTERNAL WALLS
Bridewall to match existing as near as possible, 100mm Redwood block, 100mm block inner leaf 100mm cavity with halflin or similar at wall tie at 450mm staggered every 250mm down its course. Bridewall only below DPC. Block bond new walls to existing and maintain girths, close caulked at corners with 2 layer of DPM, close caulked at reveals with 100mm cavity filled with Insul Sealant

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MOISTURE PROOF COURSE

Horizontal damp proof course to be bituminous fibre based laminated with lead core to BS 8388, BS 743 Type Door E to be laid min 150mm above ground level with lap joints 150mm. Other damp proof courses / membranes to be installed in accordance with BS 8385 vertical DPC of 225mm width to be used at all cavity doors and opened from 20mm beyond wall face.

Where the DPC is to be installed at openings using installed cavity doors with lintels acting as doors to head of openings, alternatively use brick or block to above and verge cavity doors to BS 2645.

STEEL BEAMS

At REAR BEAMS to be fully braced, hand drilled and drilled 20s holes to pin holes above paint prior to fix. Provide 2 layers of 12mm Fibre line board brisings with skin firm to give half hour fire resistance. For size position and fixing refer to BS 2645.

Instructions: SEE CONSULTANT ENGINEERS DRAWINGS AND CALC'S

CAVITY BARRIERS

Provide fibrous vertical strip used or similar approved to fully fit the cavity to be fitted (fit as required by designer, vertical barriers to have all joints closely butted & horizontal barriers to be fixed side by side at their joints with a lap of at least 150mm, the junctions between vertical and horizontal barriers should be closely butted for horizontal applications a 5pc cavity tray with a min upstand of 100mm must be installed immediately above barrier. Barriers to be installed within cavity adjacent to all separating walls & floor positions.

INTERNAL WALLS

End section walls at ground level floor are to be fixed with plaster board and skin firm both sides, studs at max 600mm c/dts and incorporate all necessary nogginns and fangs. All stud walls to be fully insulated using Celotex / Rockwool or similar insulation.

Partitions to bedrooms and WCs, should incorporate a sound deadening insulation cut to achieve a min sound reduction of 30db at a frequency range of 300-3150 Hz.

Slating boards to be 100x25 or full noggins or to match existing, plugged and screwed to walls spaced off walls min 25mm spaced off floor min 5mm.

DEMOLITION

Remove existing windows, frames down as directed, make good to floor, walls etc.

Remove broken/broken down below dpc.

Remove all defective walling, replace with bricks.

Remove all defective timbers to floors with ceilings etc.

Remove existing hollow masonry as necessary.

Remove existing heating system / boiler

Remove existing roof system / boiler

GENERAL

Any vertical cuts at floor level, up top bottom (e.g. boxing in to DVPs). Use any service penetrations. Select the appropriate sealant or gap filler for the size of gap and degree of movement anticipated. Pipes over 40mm in diameter bring through compartment walls & floors are to be fitted with fluorescent collars.

DETAILS

Refer to BS 8385 Part 2: 1983 existing lintels to be checked for stability.

Brake type G 1/2 (145) 100 or similar approved, min 150mm minimum bearing and galvanneal steel or pre-painted finish with cavity trays or DPC's over as required, allow for 1/2 hr fire protection to e walls and other surfaces of lintels as necessary by fixing 12mm plaster board / plaster board or similar approved, fixed with proprietary fixings, cavities to be closed and insulated.

Where the DPC is to be installed at openings using installed cavity doors with lintels acting as doors to head of openings, alternatively use brick or block to above and verge cavity doors to BS 2645.

Beams to be fully braced, hand drilled and drilled 20s holes to pin holes above paint prior to fix. Provide 2 layers of 12mm Fibre line board brisings with skin firm to give half hour fire resistance. For size position and fixing refer to BS 2645.

Instructions: SEE CONSULTANT ENGINEERS DRAWINGS AND CALC'S

DO NOT SCALE

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J. KENDAL

9 SOUTH SQUARE

THORNTON-CLEVELEYS

PYS LP

01474 628472

01474 628473

Drawing Title

PROPOSED SINGLE STOREY REAR AND FIRST FLOOR BED RM EXT

Project Title

Mr and Mrs A. MIBELL
48 WOODEY ROAD RAMSBOTTOM
BURY, LANC. 98B

LAYOUT AS PROPOSED

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