

First Floor Plan Showing Loft Floor Over



Joist Hanger

Please check all assumed joist directions, dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

together with radiators lock-shield valves. Central heat system controls, timer control, should switch the boiler of when no heat is required. System to be fitted with flow control to prevent unnecessary boiler recycling. All pipe work Smoke Detection to be insulated in accordance with approved document L1. Suitable commissioning certificate to be issued prior to

Main Pitched Roof Construction

Existing main roof to be reinforced comprising of (50 x 150mm see engineer's calculations) C24 softwood treated timber rafters laid at 400mm centres and bolted through to existing rafters, fixed over wall plate fixed at ridge beam and 100x 150mm deep treated timber battens, room side finished with 15mm 10kg plasterboard and skim finish to achieve a minimum U-value of 0.18W/m2k.

Main Flat Roof Construction

Flat roof covering to achieve a fire resistance rating of Broof(t4) adhered to 19mm WBP ply board decking fixed over timber firring strips to fall 1 in 80 minimum falls towards gutters fixed over (50 x 175mm see engineer's calculations) C24 grade softwood treated timber joists fixed at 400mm centres (see roof layout for further details of supporting). Provide 125mm Celotex GA4000 rigid insulation board fixed between joists maintaining a 50mm ventilation gap between top of joists and top of insulation. Provide 55mm Celotex GA4000 rigid insulation board fixed to underside of joists maintaining 50 x 25mm softwood treated timber battens. Provide 15mm 10kg plasterboard fixed to underside of battens with skim finish ready to receive decoration. All to achieve a minimum U-value of 0.35W/m2k.

Main Roof Dormer Walls Construction

New walls to comprise of slates fixed to 50 x 38mm softwood treated timer battens over breather membrane on 12mm WBP ply wood fixed back to (50 x 150mm C24 see engineer's calculations) softwood treated timber rafters to flat roof at 400mm centres (studs built off new wall plate fixed to inner skin of existing external wall below). Provide 100mm Celotex GA4000 rigid insulation board fixed between studs maintaining a 70mm clear void between ply wood and face of insulation. Room side of studs finished with 15mm 10kg plasterboard and skim finish ready to receive decoration. Dormer cheek to provide 30 mins fire protection use 9mm thk Supalux or similar approved board fire protection. All to achieve a minimum U-Value of 0.18W/m2k.

Roof lights

Roof lights to be Velux to client's specification size fixed and installed to the manufacturer details and instructions. All to achieve a minimum U-Value of 0.14W/m2k

Drainage (above ground)

Existing SVP extended up 900mm above any openings and connection from new bathroom to existing SVP. 100mm upvc w.c. connection via 75mm d.s.t. to s.v.p. as indicated on plans. 40mm upvc waste from showers and baths, 32mm upvc waste from wash hands basin all via 75mm d.s.t's in position as shown on plans and to BS 5255. 100mm nominal diameter p.v.c. Soil softwood/ plasterboard boxing, with access for maintenance purposes.

Loft General Notes

Internal Walls (stud partitioning)

Provide 50mm min Celotex GA4000 rigid insulation board fixed to inside face of all exposed loft brickwork thermal

Stud partitioning to comprise of 70mm thickness studs at 600mm centres with 15mm 10kg, gyproc soundbloc plasterboard with skim finish to both sides. Provide moisture resistant plasterboard to wet area (i.e.; - kitchens, bathrooms, en-suites etc.)

<u>Lintels</u>

New lintels to be proprietary insulated steel combined lintel, Catnic or similar approved, with cavity trays to external walls. Cavity trays to incorporate stop ends. All lintels to have a minimum of 150 mm bearing at ends. All to structural engineer's lintel schedule. Provide precast concrete lintels over service ducts passing through foundation walls.

Steelwork

All steelwork to be in full accordance with the structural engineer's calculations and details. All exposed steelwork to be fire protected using two layers of 15mm plasterboard or painted with intumescent paint, to achieve a minimum of 30 minutes fire protection.

<u>Leadwork</u>

Provide 150mm minimum code 4 stepped lead flashing, with stepped cavity trays at all roof/wall abutments.

<u>Weepholes</u>

Provide proprietary plastic weep vents at approximately 450mm c/cs to course immediately above all new external openings with cavity trays and with a minimum of 2 number weep holes per opening.

Windows to be upvc timber look-a-like windows, to be sealed, argon gas filled, low-E double glazing units (4-20-4). Provide proprietary mastic sealant to all external frames/wall junctions. Trickle vents to heads of frames. See 'ventilation'. All windows to habitable rooms to have a minimum openable area of 0.33m², 450 x 750mm and to have a cill height to opening area of 1100mm maximum from finished floor level. All to achieve a minimum U-value of 1.4W/m²k.

<u>Doors</u>

Proprietary entrance doors with integrated draught seals, provide proprietary mastic sealant to external frame/wall junctions. Proprietary internal doors, types and sizes as shown on the floor layouts. Provide FD30 fire doors with smoke seals to all habitable rooms accessed from halls and landings.

Glazing

Glazing generally to be sealed, argon gas filled, low-E double glazed units (4-20-4). Any glazing to doors and side screens within 1500mm of the finished floor level or within 300mm to the side, shall be toughened or laminated glass complying with BS 6206. Any glazing to windows within 800mm of finished floor level shall be toughened or laminated glass complying with BS 6206.

<u>Ventilation</u>

Habitable rooms to have provisions for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provisions for rapid ventilation by opening windows (no minimum size). Background ventilation of 8000mm² achieved by trickle ventilators located to top frame of windows to habitable rooms and 4000mm² to others. Provide mechanical extractor fan to bathroom and en-suites as indicated on plan drawing, allowing an extraction rate of 15 litres/second, with 15 minute over run, activated via light switch or on a sensor when light is not in use. Mechanical extractors to discharge as shown on plans/

Linked mains operated smoke alarms wired to a separate fused circuit with batter back-up, minimum 300mm from any wall or light fitting as positioned on plans. All to BS 5839 part 1 1988. Heat detector to be installed within the kitchen and wired to the mains.

K2 Building control New staircase to be timber softwood construction comprising minimum clear width of 750mm, purposed made and to conform to the following requirements;-

Maximum risers 200mm 223mm 42 degrees

Minimum clear headroom of 2000mm

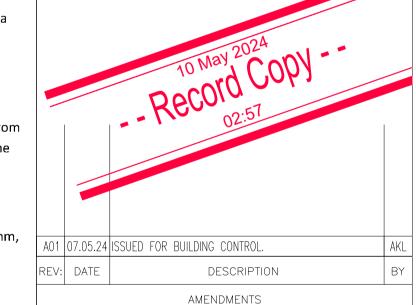
The handrail climbing the stairs is to be a minimum of 900mm above treads, at landing level a minimum of 900mm, all guarding to be constructed so that they can resist a force of 0.36 kN/m and are not easily climbable by small children and so that a 100mm sphere may not pass between them. Where the stairs is less than 1 metre in width, the minimum tread width at narrow end should be 50mm.

Existing first floor ceiling / existing loft to achieve 30 mins fire protection lay Rockwool on chicken wire between loft

New floor to be set out 25mm higher between the base of the new joist and the base of the existing joists, to comprise of 18mm thick tongue and groove chipboard floor boards nailed and glued over (50 x 175mm see engineers calculation) C24 grade softwood treated timber floor joists fixed at 400mm c/cs (unless stated), supported at external and internal load bearing walls using proprietary joist hangers to B.S. 6178, all as indicated on floor joist layout drawing. Provide rows of strutting between floor joists in accordance with the joist layout; provide double up joists below stud partitions running in the same direction as joists in accordance with the layout, specifications and requirements. Provide 38x 38mm softwood plasterboard edge support at ceiling perimeters as necessary. Provide 100mm 10kg/m3 minimum density mineral wool between joists to achieve adequate sound insulation.

Central Heating & Hot water System

The prosed heating and hot water system will use an appliance with an efficiency (SEDBUK value) not less than that recommended for its type in the Domestic Building Services Compliance Guide. System to specialist design and comply with all relevant by-laws, installations to be carried out by Corgi registered installer. Central heating through 15/22mm bore copper pipe work to convector radiators and supply on demand hot water draw-off to kitchens, bathrooms and en-suites. All radiators to be fitted with thermostatic valves to ensure precise thermal control,



GENERAL NOTES

Dimensions are not to be scaled from this drawing. Use only written dimensions. Contractors must verify all dimensions

before starting work and any discrepancies are to be reported to A. Lundie. All survey information has been provided by

1. This drawing is to be read in conjunction with all relevant planning

application documents.

REAR & SIDE EXTENSION

3 NEW CLOSE LONDON SW19 2SX

Details



29 Lloyds Way, Beckenham BR3 3QT

Designed by:- A. LUNDIE Checked by:rawn by:- A. LUNDIE AKL/01/DETAILS A1 @ AS SHOWN

NEW 01/2024