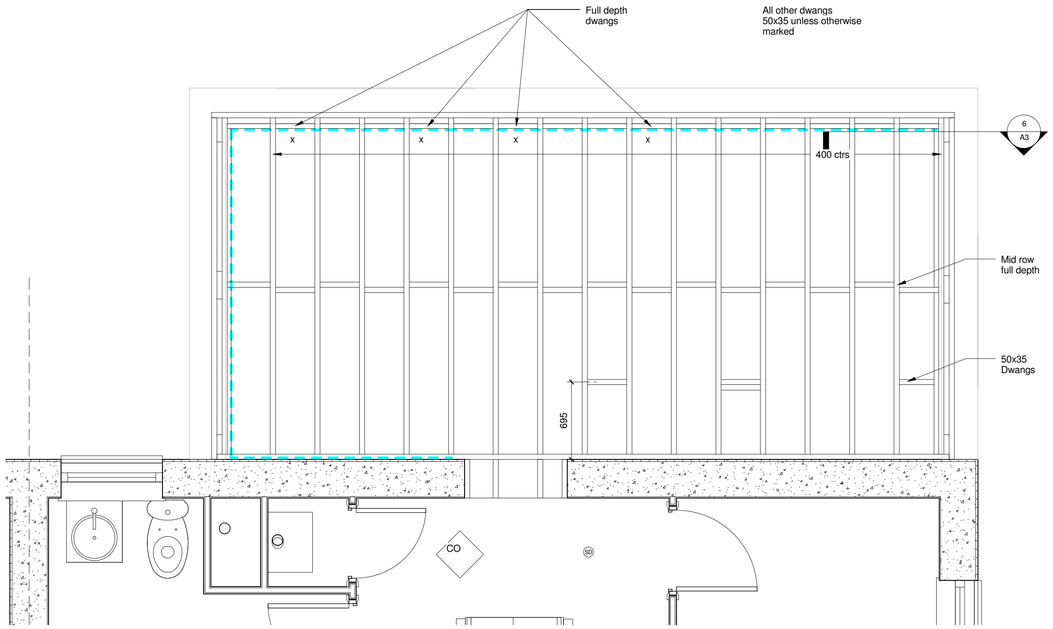
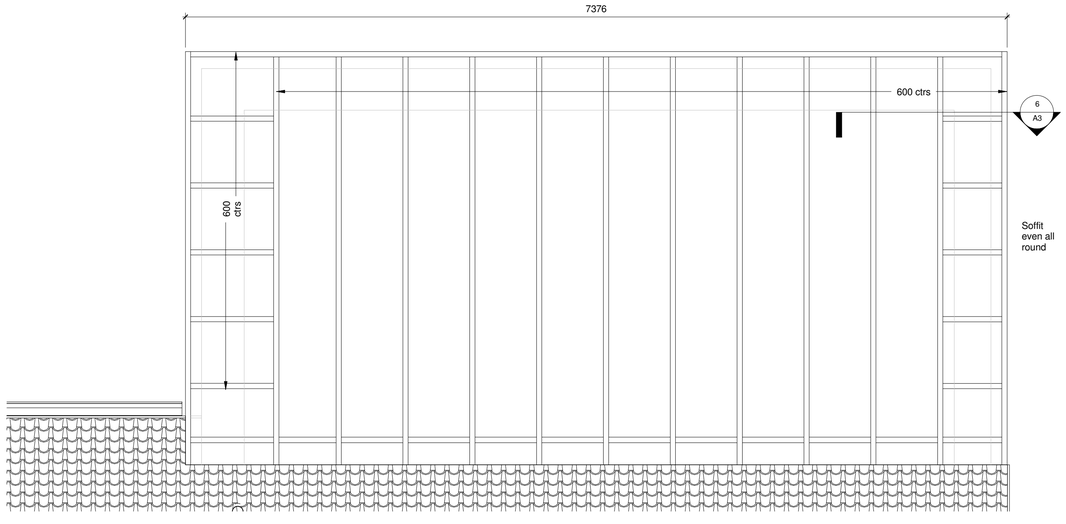


1 Level 2 Proposed Joist
1 : 25



2 Level 3 Roof Joist Layout
1 : 25

NOTE*
No part of Build including foundation to protrude beyond boundary line of property.

No removal or alteration of lintel at existing Hall window is to be made.

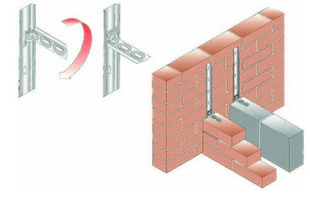
Proposed U-Values have been taken from Table A in standard D6.5

FOUNDATION Existing
600 x 150 C35 concrete strip construction
with internal reinforcing steel wire sheet, set at a Min depth of 450mm for frost cover, or level with existing house foundations.
Solid concrete blocks
External leaf of 440x215x100
up to one course of facing brick below ground level.
Internal leaf of 440x215x100
up to DPC level
with 60mm cavity back filled with lean mix concrete to ground level.

FLOORING New Extension
22mm moisture resistant T&G flooring grade chipboard with all joints glued and screwed to
220mm x 47 joists set at 400mm centres.
Fixed to timber batten using joist hangers.
Batten fixed to wall via resin anchor bolts spacing and size set by structural engineer.
150mm quilt insulation fitted between joists.
12.mm plasterboard screwed to underside.
Taped and filled joints.

ROOF
Flat ceiling Max U-Value (0.17W/m2K)
Flat roof construction to be of timber joist in accordance with BS 5268.
weatherproof membrane.
100mm rigid insulation.
weatherproof membrane.
1 layer 18mm OSB sheeting.
Firring piece timbers fitted to top of joists giving minimum 1Deg slope.
195x47mm timber joists at 600mm spacings.
Insulation quilt of min 150mm thickness to be fitted between joists on top of 12.5 mm plasterboard screwed to underside at no more than 300mm ctrs with taped & filled joints.
50x35 timber dwangs to perimeter and to any edges of plasterboard required.
External weatherproof membrane to extend up existing roof giving a minimum cover of 150mm.

Brick Starter Kit



LOAD-BEARING EXTERNAL WALLS

EXISTING GROUND FLOOR
102.5MM Block & render outer skin.
50mm cavity.
1 layer breather membrane.
9mm OSB sheeting.
100x50 Structural timber pressure impregnated and stress graded at 600mm centres.
1 layer vapour barrier
1 layer 12.5mm plasterboard taped and filled.

NEW UPPER LEVEL
Max U-Value 0.22W/m2K
102.5MM Block & render outer skin to match existing.
50mm cavity.
Plastic Banding tape at stud positions.
1 layer foil multi layer insulation.
9mm OSB sheeting fixed at 100mm centres.
Structural timber to be pressure impregnated and stress graded
C16 / C24
Lintels 195x44 C24 3No spiked together using 63mm galvanised angular ringshank nails.
Studs140x38 C16 regulated timber at 600mm centres fixed using 3 No 90mm galvanised angular ringshank nails to each end. Binder timbers to top of panels to be fixed using 2No 75mm angular ring shank nails at 600mm centres.
140mm frametherm insulation fitted between frames.
1 layer vapour barrier.
12.5mm plasterboard fixed using appropriate screws at no more than 300mm centres finish taped and filled.
35x50mm cavity closer timbers to be fitted at all corners and top/sides of all windows/doors.
Dpc fitted to outer edge against brick/block.
Timber Kit framing to be fixed onto existing wall using 10 No 8x120mm anchor bolts.
Framing to be fixed using 10 No 90mm at corners and 2 No 90mm galvanised ring-shank palslode nails on top and base at each stud.
DPC. to be fitted to all vertical cavity closer's and at all sills,lintels.
metal tiedown straps to be used at each corner and below each side of windows.

OUTER COVERING
Block / roughcast finish to match existing and be agreed by local authority.
Timber frame wall ties to be fitted to a standard 900 x 450mm centres in a staggered pattern
BS 6399-2: 1997

Brick Starter Kits To Be Used Against
Existing House To Tie in New Brickwork
Silcone Weather Sealant To Be Used At Intersections of existing and new walls.
Steel kit lintols used must have a minimum of 150mm brearing on each end.

WINDOWS
Max U-Value (0.14W/m2K)
Windows to be of uPVC construction with double glazing & to match existing.
trickle vents to be fitted giving 1/30th min air circulation of floor area.
daylight size to be not less than 1/15th of floor area.
Silicone sealant to be used at joint of window to brick walls.

DOORS
Doors to new rooms to have no less than 775mm clear opening.

PIPEWORK & DRAINAGE
Pipe sizes uPVC
All waste water drainage to be 110mm dia via slow radius bends.
Sink 42mm
All connections to be made seperately to outlet and be fitted with deep seal traps.

Hot water pipework to be installed to B.S. 5422.
Sink to be protected with anti-scald valves.
Cold water pipework to be fitted with insulated covers.
Outlets to be fitted with double check valves to prevent cross-contamination of water

Rainwater to be connected to existing Under ground system.
New drainage connections made to satisfaction of Local Authority.

Lintol
The New concrete lintel in Bedroom 2.
To SER specifications

INTERNAL PARTITIONS
New partitions to stairwell
To be stud with plasterboard sheeting providing 1/2hr fire protection,
constructed using 75x50mm softwood framing @ 600mm centres dwanged at mid point, fixed to floor and ceiling using 100mm screws.
All new partitions fitted with 70mm glasswool quilt.

All new timbers to be pressure treated against rot and insect infestation.

HEATING
Any new radiators fitted must be capable of maintaining a constant temperature of 18 degrees C when the outside temperature is below -1 degrees C.
Radiators to be fitted with TRV thermostatic valves.
Alterations to boiler flue to be carried out by a registered gas safety engineer.
Minimum 300mm from flue to window.

MECHANICAL VENTILATION
Extractor fitted to new WC must be capable of providing a minimum rate of 15L/sec (intermittent)

ELECTRICAL
Electrical works to be in accordance with BS 7671:2008.
Switches and sockets to be set at heights matching existing and be no closer that 300mm to any corner.

Double socket	
Switch	
General ceiling light	
Smoke Alarm	S
Mechanical ventilation	
Heat detector	HD
Carbon monoxide detector	CO

200 0 200 400 600 800 1000
SCALE 1:25 mm

Note* All dimensions in mm contractor to check sizes on site before ordering any materials

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STONEHOUSE
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PROJECT
Proposed Rear Upper Floor Extension

TITLE
Details

CLIENT
Mr& Mrs Hugh Roberts
25 Broomlands Rd Dreghorn Irvine
KA11 4EU

DRAWN BY	CHECKED BY	DATE
Author	Checker	03/26/21

SCALE A1	PROJECT NUMBER
1 : 25	DH 0001

DRAWING NUMBER	REV
A2	