

STRUCTURE

FOUNDATIONS, CONCRETE BEAMS, PURLINS, RAFTERS, LINTELS, FLOOR JOISTS, PADSTONES & BEARINGS, SUSPENDED SOLID FLOORS, BLOCK STRENGTH, LATERAL RESTRAINT, SCREEN WALLS, RETAINING WALLS, ALL MOVEMENT JOINTS, PIER SIZES & STRUCTURAL STABILITY OF WALLS, BUTTRESSES ETC., TO BE DESIGNED BY STRUCTURAL ENGINEER.

New concrete beams to carry existing/new construction all to structural calculations.
HALF HOUR FIRE PROTECTION; to structural steel beams supporting floors and steel columns to be encased with 12.5mm Fireline plasterboard and skim to give 30mins fire resistance. If restricted space around beams then coat the steelwork with intumescent paint to the thickness required by the manufacturer to provide 30mins fire protection

Piers & corner piers minimum brick return of 650mm measured externally or 400mm internally.

Lintels to be insulated in external walls.

Weep holes at 450mm centres over lintels

Foundations within 5m of any trees to be adequate for root protection.

DOORS & WINDOWS

Glazing in doors which is wholly or partially within 1500mm from floor level and any glazing between finished floor level and 800mm above that level in internal and external walls and partitions should conform to at least Class C of BS 6206.

However if the smaller dimension of the pane is greater than 900MM, it should conform to at least Class B of BS 6206. In both cases glass must be marked in accordance with BS 6206.

Window and Door Reveals

All window reveals to be formed by closing cavity at jambs and cills with Thermabate or similar approved, insulated cavity closer to avoid cold bridging, installed strictly in accordance with manufacturers instructions.

ALL EXTERNAL DOORS AND WINDOWS TO BE DOUBLE GLAZED

Windows and doors to be glazed with 24mm minimum sealed double glazed units comprising Low E glass or K glass of 0.15 emissivity and 16mm gap giving a U value of 1.5W/sq.m K Velux windows to be fitted with double glazed units giving u value of better than 1.5W/sq.m K and to have double rafters to both sides, top & bottom

Rooflight to be 'Plateau' from The Rooflight Company, fitted with double glazed units giving u value of better than 1.5W/sq.m K and to have double rafters to both sides, top & bottom and fitted in accordance with the manufacturers details and instructions and to be compatible with the single ply roof.

All new first floor bedrooms to have windows capable of being used as a means of escape ie; a minimum of 0.33sq.m, and at least 450mm wide & 450mm high clear opening with the cill between 800 & 1100mm above floor level

Windows to have min 1/20th floor area as opening lights and 1/10th floor area as glazed area to all habitable rooms.

ALL DIMS IN MILLIMETERS UNLESS NOTED OTHERWISE
DO NOT SCALE EXCEPT FOR PLANNING PURPOSES
IF IN DOUBT - ASK

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