New RSJ beams and New Purlins / Rafters

After exposing ceilings etc allow for new RSJ beams / purlins to positions shown The requirement for new RSJ beams is to be determined onsite once all ceiling/ roof has been exposed. All new RSJ beams are to be designed and caculated by a competent structural engineer and approved by the Building Control Officer (BCO) before any works proceeds. New RSJ's to sit on propretiary padstones with a minimum end bearing of not less than 225mm. Where necessary allow for all works in strengthening walls inaccordance with Structural Engineers designs and calculations. Areas of load bearing blockwork or brickwork to structural engineers design, works not to commence until all such details are approved by the BCO. The size of roof purlims and rafters for vaulted ceiling area to be determined by Structural Engineer.
All new structural steelwork shall be fully encased in 2 layers of 12.5mm plasterboard or agreed propreitary fire board to the approval of the BCO, to receive a 5mm plasterskim for final decoration and to achieve 1/2 hour fire resistance. Adjustments to structural design to be agreed and calculated by Structural Engineer to full approval of BCO. No works to commence until Structural Engineers designs and calculations have been approved by the Building Control Authority.

New Internal Blockwork Walls

Refer to structural engineers design for loadbearing blockwork. supporting structural members. Cavity wall blockwork as per standard detail unless otherwise advised by SE / BCO.

New Studwork Internal Walls

Where non load bearing, all new internal walls to be formed in partition studwork. Only use treated timber. Sole plates laid over DPC membrane and secured to floor with non corrosive fittings to approval of C/A. Form studs walls in 75x50mm vertical timbers at not exceeding 400mm centres. Sole and headplate of same dimensions. Allow for vertical same section timber noggins at not exceeding 900mm centres. Secure headplate to ceiling floor joists at 400 centres. Supply and fit 75mm Rockwool or equivalent thermal/acoustic batt insulation between timbers. Finish each side with 8mm quality plywood and finish over with 12.5mm plasterwall board to receive 5mm skim finish, smooth, flush and even ready for decoration. All services in stud walls to be in conduits and secured. Only use partition wall fittings for services and fixings. Allow for new architraves / skirtings to new walls areas. In wet room /ensuite areas use moisture resistant plasterboard and skim.

New Cavity / Solid Walls

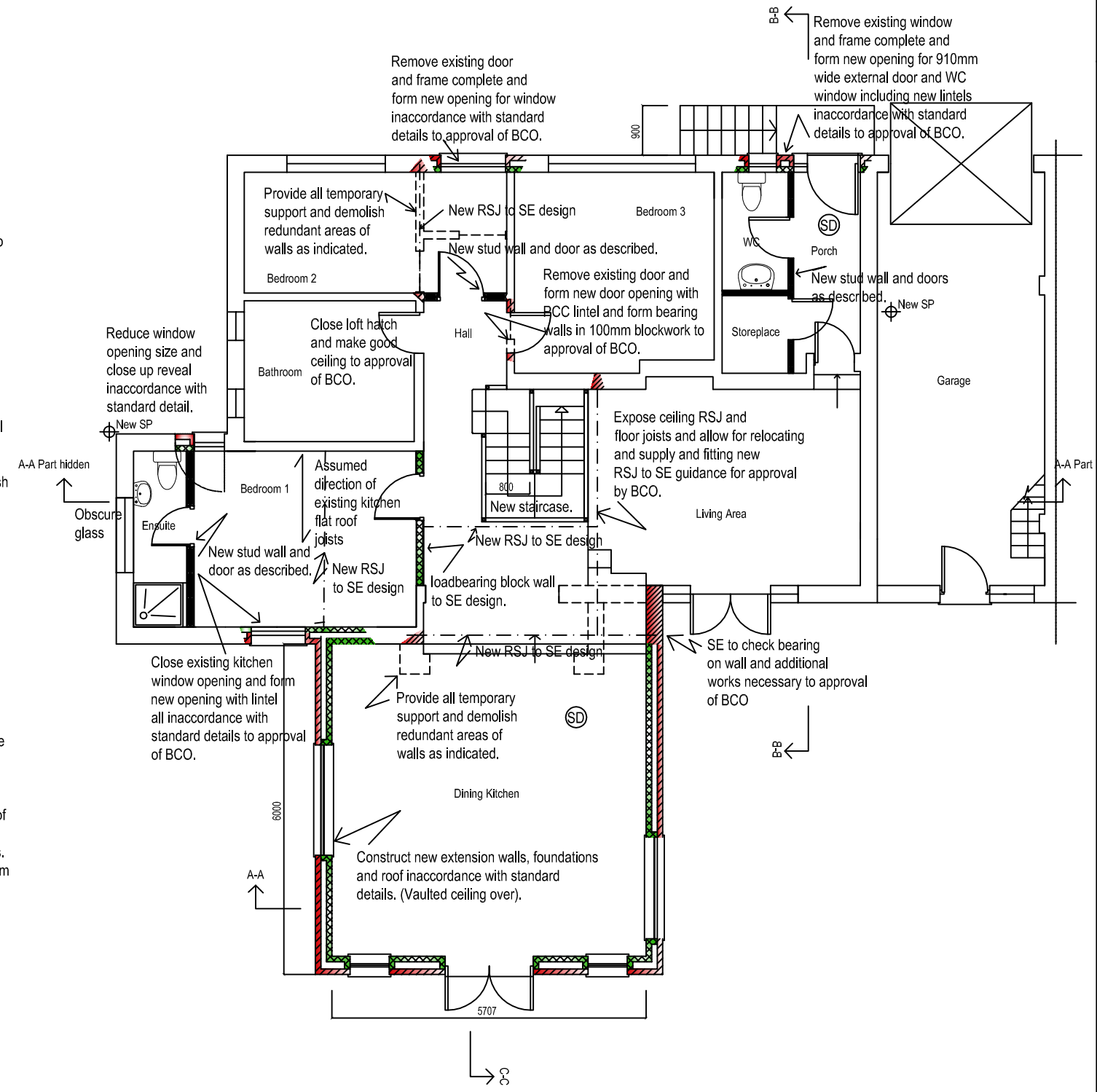
Tooth & bond all nrew cavity and structural walls to existing walls as work proceeds. Refer to standard details around adjustments to existing or new openings. Works to a high standard on match. All external brickwork samples to be approved by Employer prior to use. Bricks to match existing in colour, size and texture, set even, plumb and in continuity with existing brickwork and mortar bedding, without obvious distinction, to approval of CA.

Window/ Door Lintels Generally

Allow for new IG / or Catnic propreitary insulated cavity tray lintels with minimum 150mm end bearing. Lintels to be adequatly sized inaccordance with manufacturers recommendations and to the approval of the BCO. Allow for weepholes at 500mm centres in external walls. Internal door lintels shall be suitably sized reinforced concrete lintels with min 150mm bearing, agree sizes with BCO.

Staircases and Steps

Allow works in forming staircases, steps and ramps shall be inaccordance with the Building Regulations and to the approval of the BCO. The contractor shall allow for staircases to be designed and supplier by a competent experienced fabricator. Ideally steps/staircases shall be 800mm wide as a minimum, with 2 meter headroom above and with a maximum pitch of 42 degrees. Any rise between 155 and 220mm used with any going between 245mm and 260mm; or any rise between 165mm and 200mm used with any going between 223mm and 300mm. The normal relationship is twice the rise plus the going shall be between 550mm and 700mm. All handrails between 900mm and 1000mm high.



Proposed Ground Floor Layout Plan

Client:

Mr Glenn Slater

Property Address:

Brushwood
Barker Lane
Mellor
Blackburn
BB2 7EE

Drawing Title:

Proposed Ground Floor Layout Plan

Notes/Revisions:

Revised 13.12.16
Revised 06.02.17 Adjustments to extension windows

CHARTERED SURVEYORS
ARCHITECTURAL DESIGNERS
DESIGNERS FOR THE DISABLED
PROJECT MANAGEMENT

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Drawn: MC

Date: July 2015

Scale: 1:100 at A3

Dwg No. DMA/GS/15/05