

Detail in addition to already indicated must comply in all respects with the current Building Regulations and any allied legislation

Roof insulation to be cross lapped between and over ceiling joists & comprise 100mm Kingspan Kooltherm K107 between joists with 75mm Kooltherm K107 laid over joists in opposite direction to provide a U value of 0.12W/m2K. Alternative insulation combinations can be utilised providing they satisfy the min. U value of 0.13

Form new opening in masonry wall as indicated. Provide sufficient number of 150x100 p.c. concrete lintols over as form of support with min. 150mm bearing Replaster reveals and make good.

Outline of existing property
Code 5 lead valley
at roof intersections
Diminishing valley trusses
Girder truss
600

BEDROOM
First floor level
Existing joist level
Wall plate to existing rear wall of property is to be fixed with a minimum of M12 bolts at max. 600mm centres and to receive joist hangers to support new first floor. Wall plate straps to be provided at a maximum of 2000mm centres

BATHROOM
Joists to be set to a datum whereby first floor level is consistent with existing

DINING
Ground floor level

KITCHEN

Existing cavity wall to be reduced to a level datum all around and to receive a layer of dpc to facilitate construction of new first floor cavity wall over

3no. 203x133x30Kg/m universal beams over with min. 150mm end-bearing. See enclosed Engineers calculations. Beam to be encased in Supalux, 15mm fire line board or similar to provide 30 minutes fire resistance.

Existing foundation shown at nominal depth but to be exposed prior to commencement to determine its adequacy in supporting the additional loading

Roof construction to comprise interlocking roof tiles or reconstituted slate finish on treated s.w. battens installed to BS5534 : 2015 on Tyvek breathable membrane on trusses supplied and designed by Specialist to BS5268 Part 3 1985 and to include all necessary temporary & permanent struts, trimmers, ties, binders and bracing. Roof and ridge tiles are to be mechanically fixed to BS5534 : 2014. Calculations to be provided by Truss Manufacturer for approval prior to fixing of truss.

Continuous 5mm ventilation gap to be provided at ridge level

Gable ladder to BS 5268 Pt.3:1985 secured to cavity wall with 900x30x5mm galv. ms. straps at max. 2000 centres. Straps to reach uncut blocks

100x25mm diagonal & longitudinal bracing as required by Truss Manufacturer
Roof trusses to be secured to cavity wall using 900x30x5mm lateral restraint straps at a maximum of 2000mm centres

22mm T&G flooring grade moisture resistant chipboard type C4 to BS8201:2011 fixed in accordance with manufacturers recommendations on ??? x ???mm C?? floor joists as indicated to BS EN 1995-1-1:2004+A2:2014.

100mm thick Rockwool flexi insulation laid between the floor joists to provide sound insulation, minimum weight of insulation to be 10kg/m3
All joists are to be regularized in depth unless otherwise stated on drawings. Joists shall be 25-75mm clear of wall face when running parallel.

Joists to include herringbone strutting, plasterboard support at all wall and ceiling junctions. Floor joists to be restrained when running parallel to external wall with 30x5mm mild steel straps @ max. 2000mm centres and built into blockwork inner skin.

Trimming joists where necessary to be doubled up joist size floor members bolted together @ 600mm c.c. with 12mm bolts with dog toothed type washers. Timber to timber connections to be made using type TTL Catnic or similar approved galvanised mild steel joist hangers fully secured to timbers with manufacturers recommended fixings.

38x38mm herringbone strutting @ the mid-point span of floor joists where the distance between is between 2.5 and 4.5 metres and at every third of the span where gap exceeds 4.5 metres. Strutting is not required below 2.5m

New cavity wall to proposed extension to comprise 100mm external skin of face brick/rendered blockwork, 150mm cavity with 220mm flexible stainless steel wall ties spaced at 750mm horizontal & 450mm vertical to BS1243. 100mm Kingspan Kooltherm K108 insulation board to cavity to leave 50mm clear to external skin 100mm concrete blockwork internal with 9.5mm plasterboard on 15mm plaster dabs cavity & 3mm skim. Wall to achieve min. U value of 0.18. Catnic CG 150/100 lintols over openings with min. 150mm end bearing & 225mm long cavity wall ties. Cavity to be sealed at eaves with non-combustible cavity barrier such as 6mm masterboard or gypsum based boards of minimum 12mm thickness. Cavities to be closed at the external door/window reveals with Kingspan Kooltherm vertical cavity closer or similar approved to suit cavity width and are to lap into cavity tray upstands fitted to all ground floor openings with weepholes at max. 450mm centres and min. of 2 per opening. All frames to be bedded at their cills on impregnated foam strips, pointed to their perimeter externally with an approved mastic compound with a polyethylene strip backing & sealed from the inside generally with expanding polyurethane foam. Cavity trays to extend a minimum of 25mm beyond the cavity closer and cover the ends of the lintols and in turn to be closed at their end with proprietary cavity tray stop ends. Tray to rise a min of 140mm above the top of the opening.

DPC tray below cills
DPC tray above lintols
Catnic (or similar) CG 150/100 lintel over with a minimum of 150mm end-bearing
Existing joist level
First floor level
Ground floor level
DINING
KITCHEN
Existing cavity wall to be reduced to a level datum all around and to receive a layer of dpc to facilitate construction of new first floor cavity wall over
Existing foundation shown at nominal depth but to be exposed prior to commencement to determine its adequacy in supporting the additional loading
Yard to comprise 75mm concrete on 75mm hardcore with falls away from building to a suitable outlet

SECTION A.A.

CONSTRUCTION DETAIL

PROJECT

PROPOSED IMPROVEMENTS/ALTERATIONS
2, MOUNT PLEASANT,
BEDLING,
MERTHYR TYDFIL.

DRAWING CONSTRUCTION DETAIL

SCALE 1:50 @ A3 DATE MAY 2023

DRAWN RE DRG.NO. 6