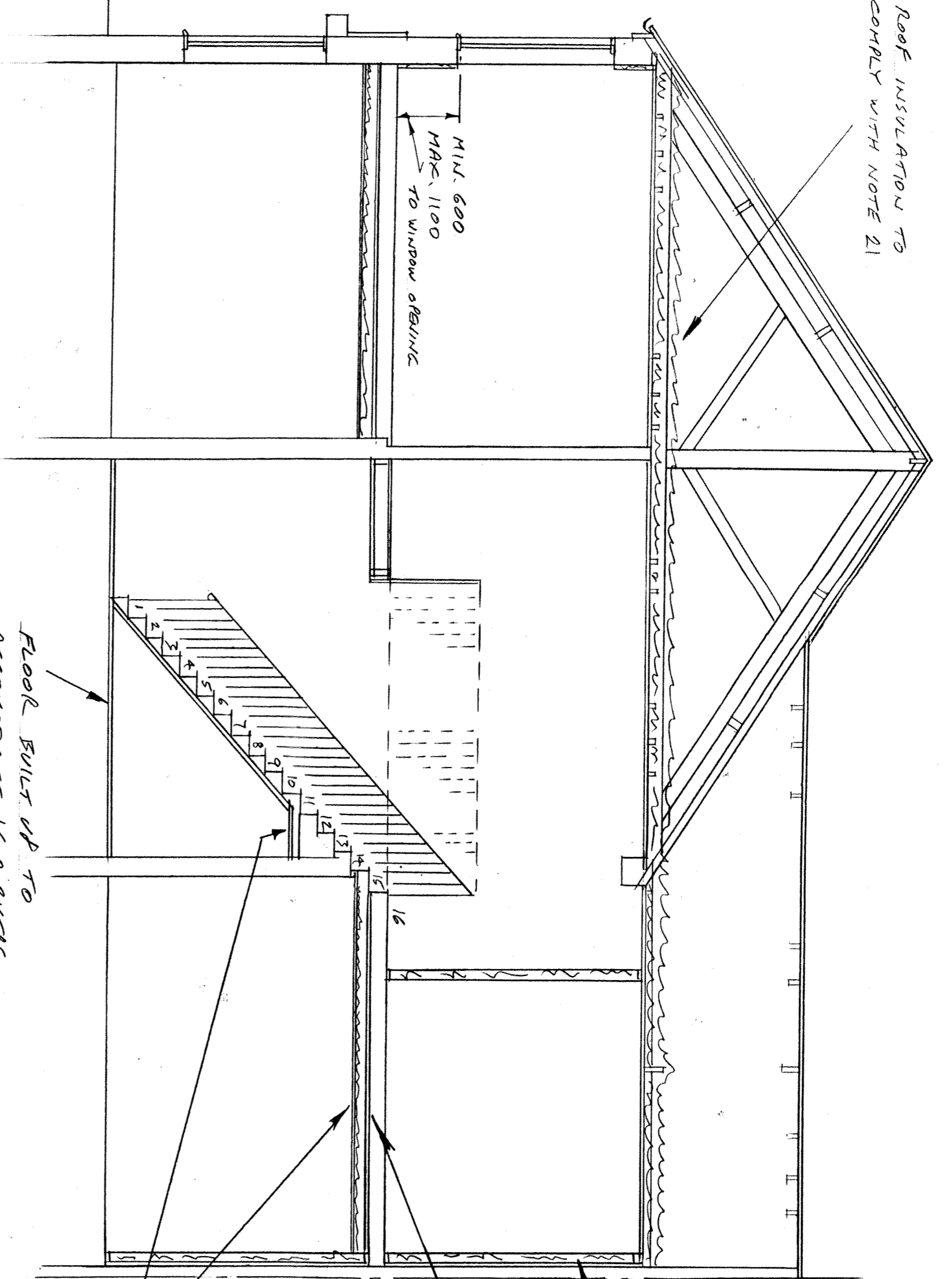


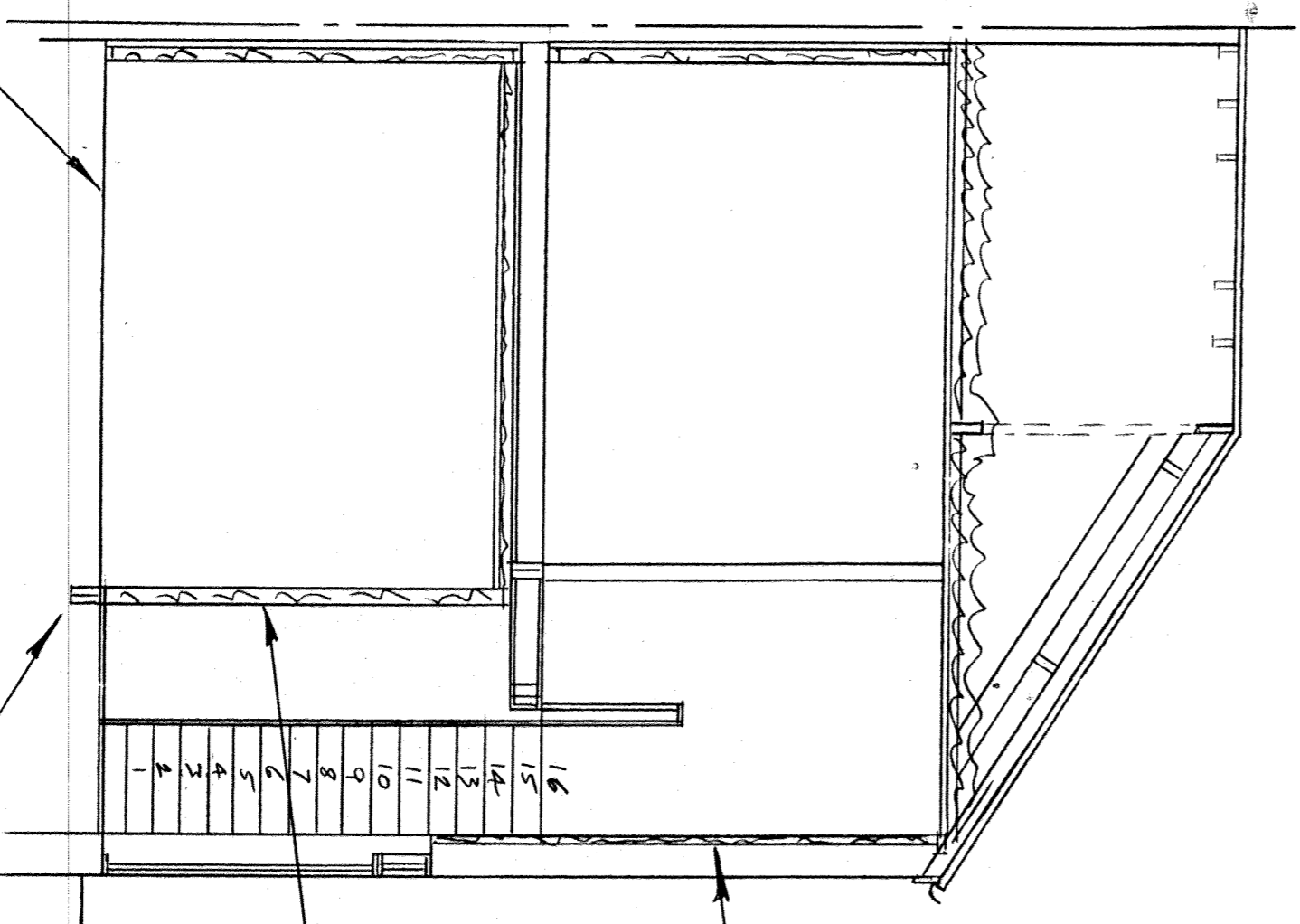
NOTES MARKED THUS: ● NOT APPLICABLE

Roof insulation to comply with note 21



SECTION XX

FLOOR BUILT UP TO ACCOMMODATE 1600 RISERS TO STAIRS, AS NOTE 36.



SECTION YY

DOUBLE UP JOISTS OF FIR
 TIMBER JOISTING BETWEEN JOISTS
 UPPER STUP WALL

SEPARATING PARTY WALL:-
 50mm thick 150mm x 400 c/c studs
 BETWEEN 100-50 x 400 c/c STUDS
 EACH SIDE OF STUDS WITH
 STAGGERED JOISTS AND SKIN,
 TO ACHIEVE MIN. 43dB SOUND TEST
 BY SPECIALIST CO.

ALL EXTERNAL WALLS TO
 BE REGRADED WITH
 KINGSBRAM THERMAL TUSO OR DABS
 TO ACHIEVE R-VALUE 0.29 W/M²K.

N.B. IF EXISTING PARTY WALLS PASS
 SOUND TEST MIN. SOUND REDUCTION
 THEN SOUND REDUCTION STUDDED
 WILL NOT BE REQUIRED.

SOUND REDUCTION STUDDED TO PARTY WALLS:-
 100 x 50 x 400 c/c STUDS WITH 50mm ROCKWOOL FLEXI
 MIN. DENSITY 10KG/M³ BETWEEN STUDS, FINISHED WITH 20mm
 15mm MASTERBOARD WITH STAGGERED JOISTS MIN. 10 AIR GAP
 BETWEEN STUDS AND PARTY WALL
 MIN. DENSITY TO MEET PANELS 20KG/M³

EXISTING FLOOR TO BE
 UNDERDRAINED WITH 2x LAYERS
 125mm SOUNDPROOF BOARD WITH
 STAGGERED JOISTS OVER EXISTING
 ABOVE FLOOR CEILING.
 WATER SKIN NOT REQUIRED

NEW CEILING OVER ENTIRE GROUND FLOOR:-

USE GRAMER UNIVERSAL STEEL FRAME CEILING
 SUBSTANTIAL FROM EXISTING FIRST FLOOR JOISTS
 WITH RESISTANT HANGERS, 50mm THICK ISOBEL ACOUSTIC
 PARTITION PANEL IN CAVITY CEILING LINING TO BE
 JOINTS AND SKIN, TO ACHIEVE MIN. 43dB SOUND
 TEST BY SPECIALIST CO.

MIN. 125 GAP

EXISTING FIRST FLOOR
 UNDERDRAINED WITH
 2x LAYERS 125mm SOUNDPROOF
 BOARD WITH STAGGERED JOISTS

100 x 50 x 400 c/c JOISTS SUPPORTED
 FROM EXISTING FLOOR WITH
 RESISTANT HANGERS, 100mm ROCKWOOL BOLL
 MIN. DENSITY 10KG/M³ BETWEEN STUDS
 02 SKIN AND SKIN, DETAIL BASED ON
 ROCKWOOL SOUNDPROOF BOARD TO MEET
 REQUIREMENT OF 43dB SOUND TEST BY
 SPECIALIST CO.

ALTERNATIVE SOUND REDUCTION DETAIL
 TO GLAZE FIRST FLOOR

- 1. IN ELECTRICAL INSTALLATION CERTIFICATE SCHEMATA HAS BEEN ISSUED BY A PERSON COMPETENT TO DO SO.
- 2. ALL ELECTRICAL WORK AND HEATING TO BE DISCUSSED IN DETAIL WITH CLIENT'S NUMBER OF SOCKETS, POSITION OF RADIATORS ETC.
- 3. ELECTRICAL WORK TO COMPLY WITH PART P OF BUILDING REGULATIONS, ELECTRICAL SAFETY, PRIOR TO COMPLETION THE COUNCIL MUST BE SATISFIED THAT EITHER:-
- 4. ELECTRICAL WORK TO COMPLY WITH PART P OF BUILDING REGULATIONS, ELECTRICAL SAFETY, PRIOR TO COMPLETION THE COUNCIL MUST BE SATISFIED THAT EITHER:-
- 5. ELECTRICAL INSTALLATION CERTIFICATE SCHEMATA HAS BEEN ISSUED BY A PERSON COMPETENT TO DO SO.
- 6. ALL ELECTRICAL WORK AND HEATING TO BE DISCUSSED IN DETAIL WITH CLIENT'S NUMBER OF SOCKETS, POSITION OF RADIATORS ETC.

- 7. ESCAPE WINDOW:- WINDOW DESIGN TO PROVIDE AN ESCAPE SASH MIN. 1.3M, IN AREA, NO DIMENSION TO SASH NO LESS THAN 150mm AND FITTED WITH EGRESS TYPE HINGES I.E. MUST OPEN THROUGH SO AND NOT BE LOCKABLE WITH A KEY.
- 8. PITCHED ROOF:- WARM CONSTRUCTION:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 2x 2x TYPICALISED 50mm RAFTERS ON SHAKING FELT ON 125mm INSULATION TO MATCH EXISTING WITH RAFTERS ON 2x 2x RAFTERS AT 400mm/C WITH A FURTHER LAYER 100mm CELTEX INSULATION BETWEEN RAFTERS. CEILING:- 2x 50 JOISTS AT 400/C 125 P.B. AND SKIN.
- 9. FLAT ROOF:- WARM DECK CONSTRUCTION:- 300 LAYERS BUILT UP ROOFING FELT, 150 LAYER GREEN MINERAL FELT 300g/M² ON 150mm 150mm FIBREGLASS QUILT ON 150mm 150mm POLYURETHANE VAPOUR BARRIER AND SKIN.
- 10. PITCHED ROOF:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 2x 2x TYPICALISED 50mm RAFTERS ON SHAKING FELT ON 125mm INSULATION TO MATCH EXISTING WITH RAFTERS ON 2x 2x RAFTERS AT 400mm/C WITH A FURTHER LAYER 100mm CELTEX INSULATION BETWEEN RAFTERS. CEILING:- 2x 50 JOISTS AT 400/C 125 P.B. AND SKIN.
- 11. WINDOWS TO BE DOUBLE GLAZED AND HAVE TRICKLE VENT. AT HIGH LEVEL MIN. 800mm PER ROOM. OPENING LIGHTS WILL BE MIN. 1/20 FLOOR AREA. ANY GLAZING WITHIN 800mm OF FLOOR LEVEL AND WITHIN 1500mm OF FLOOR LEVEL TO BE SAFETY GLASS TO RESIST 2.0 TONNE/MT AIR GAP TO DOUBLE GLAZING. ALL GLAZING TO HAVE MIN. SOFT COATING. TO HAVE MIN. U VALUE 1.8W/SQ.M. DOORS TO BE 1.8W/SQ.M.
- 12. KITCHEN TO HAVE FAN TO PROVIDE 6000mm³/MIN. BACKGROUND VENTILATION AND EXTRACT AIR NOT LESS THAN 60 LITRES/SEC. INTERMITTENT OPERATION. ALL HOT WATER PIPES TO BE INSULATED.
- 13. SUSPENDED TIMBER FLOOR:- 125mm T.G. 150 X 50mm JOISTS AT 400mm/C. WEARROCK IN HAZARDOUS AREAS TO BE GRADE II-III. ADVERSE:- 150mm CONCRETE ON 100mm GUAGE VISCOUSE D.P.M. ON 25mm COLAR SAND BINDING ON 100mm CLEAN WELL CONSOLIDATED HARDWARE. D.P.M. LAPPED INTO D.P.C.
- 14. CONCRETE FLOOR:- 75mm SCREED ON 50mm GUAGE POLYTHENE SHEET ON 80mm CELTEX INSULATION BOUND ON 100mm CLEAN WELL CONSOLIDATED CONCRETE ON 100mm CLEAN WELL CONSOLIDATED HARDWARE. D.P.M. LAPPED INTO D.P.C.
- 15. AIR BRICKS:- TIMBER FLOOR:- 2x 2x 50mm AIR BRICKS RANDED THROUGH CAVITY THROUGH D.P.C. OVER THEN TRUNKED THROUGH 100mm P.V.C. PIPE PER AIR BRICK THROUGH FLOOR TO VENTILATE EXISTING THUNDER FLOOR, MIN 150mm/4mm/4mm RUN.
- 16. PITCHED ROOF:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 2x 2x 50mm RAFTERS AT 400mm/C WITH A FURTHER LAYER 100mm CELTEX INSULATION BETWEEN RAFTERS. CEILING:- 2x 50 JOISTS AT 400/C 125 P.B. AND SKIN.
- 17. FLAT ROOF:- COLD DECK CONSTRUCTION:- 300 LAYERS BUILT UP ROOFING FELT, 150 LAYER GREEN MINERAL FELT 300g/M² ON 150mm 150mm FIBREGLASS QUILT ON 150mm 150mm POLYURETHANE VAPOUR BARRIER AND SKIN.
- 18. PITCHED ROOF:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 2x 2x 50mm RAFTERS AT 400mm/C WITH A FURTHER LAYER 100mm CELTEX INSULATION BETWEEN RAFTERS. CEILING:- 2x 50 JOISTS AT 400/C 125 P.B. AND SKIN.
- 19. FLAT ROOF:- WARM DECK CONSTRUCTION:- 300 LAYERS BUILT UP ROOFING FELT, 150 LAYER GREEN MINERAL FELT 300g/M² ON 150mm 150mm FIBREGLASS QUILT ON 150mm 150mm POLYURETHANE VAPOUR BARRIER AND SKIN.
- 20. PITCHED ROOF:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 2x 2x 50mm RAFTERS AT 400mm/C WITH A FURTHER LAYER 100mm CELTEX INSULATION BETWEEN RAFTERS. CEILING:- 2x 50 JOISTS AT 400/C 125 P.B. AND SKIN.
- 21. ROOF INSULATION:- 150 FIBREGLASS QUILT COUNTER LAY ACROSS JOISTS.
- 22. 30 X 3mm GALVANIZED STEEL LATERAL RESTRAINT STRAPS AT FIRST FLOOR AND FLOOR JOISTS AND RAFTERS.
- 23. ROOF TIED DOWN WITH 20 X 3mm MILD STEEL STRAPS ANCHORED TO WALL 20mm BELOW TOP CORNER AND MAXIMUM 80 C/C.
- 24. ROOF TO HAVE 150mm FELT UPSTAND FLASHED TO BRICKWORK AND TUCKED IN, WITH CODE FLEAD COVER FLASHING OVER.
- 25. TILT FILLETS TO ROOF.
- 26. TILT ROOF TOWARDS 100mm HALF-ROUND P.V.C. CUTTER WITH 60mm P.V.C. R.W.P.
- 27. ALL TIMBER JOIST ENDS TREATED WITH PRESERVATIVE WHERE BUILT IN.
- 28. R.W.P. DISCHARGING ONTO ROOF FITTED WITH 60 X 60 X 60mm SKIN, DISCHARGING APPLIED BITUMEN.
- 29. PATENT COLLAR TO ANY WASTE PIPES PASSING THROUGH ROOF.
- 30. STEELWORK DETAILS:- DOUBLE BEAMS BOLTED TOGETHER AT MID. QUARTER POINTS WITH BARREL SPACERS BEAMS TO BE PAINTED AND BRUSH PAINTED WITH 200g COATS RED OXIDE PRIMER.
- 31. SUPPORT BRICK / BLOCKWORK TO BE OF CRUSHING STRENGTH 35N/MM² MIN. WITH 1:1:6 GEMENT. LINE, SAND MORTAR C.P.LIN, PART 1. P.V.C. DRAINS SURROUNDED IN 100mm PEEL-GRAVEL, MIN. FALL 1% - 60 CONCRETE SLAB OVER TRENCH WHERE DRAIN PASSES UNDER BUILDING OR DRIVE.
- 32. ALL INTERNAL WASTES TO BE FITTED WITH 75mm DEEP SEAL TRAPS, 30mm WASTE TO BATH, 25mm TO W.A.B., 100mm TO W.C., 50mm WASTE TO SINK, ALL HOT WATER PIPES TO BE INSULATED.
- 33. ALL WASTES TO BE UP P.V.C. AND TO HAVE RIDDING EYE AT EACH CHANGE OF DIRECTION.
- 34. BATHROOM TO HAVE FAN TO EXTRACT AIR NOT LESS THAN 15 LITRES/SEC. INTERMITTENT OPERATION. FAN TO HAVE 190mm, RUN ON RELAY, OPERATED BY PULL-CORD SWITCH.
- 35. LIGHTING TO BATHROOM OPERATED BY PULL-CORD SWITCH.
- 36. STAIR DETAIL:
 CLEAR WIDTH:- 800mm
 RISE:- 200mm, MAX. 60:- MIN. 25
 PITCH:- 47° MAX.
 HEADROOM:- 20 MIN. AT NOSING
 H.A.G. TO TAPERED TREADS:- 50mm
 H.A.G. TO VERTICAL BALUSTRADES:- 1000mm
 HANDRAIL HEIGHT:- 900 - 1000mm
- 37. SMOKE ALARMS INDICATED THUS: ● TO BE INTERLINKED AND SEPARATELY WIRED AND FED AT DISTRIBUTION BOARD IN ACCORDANCE WITH BS:5841, AND FITTED WITH BATTERED BATTERY.
- 38. DOOR MARKED THUS: * TO BE 1/2 HR. F.R. SELF-CLOSING WITH 2x 2x 50mm SPOUNED AND GLOUED STOPS WITH INTERESCENT STRIPS AND GLOUED SHOCK SEALS.
- 39. ROOF:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 2x 2x 50mm RAFTERS AT 400mm/C WITH A FURTHER LAYER 100mm CELTEX INSULATION BETWEEN RAFTERS. CEILING:- 2x 50 JOISTS AT 400/C 125 P.B. AND SKIN.
- 40. CEILING:- 25mm FIBREGLASS QUILT ON 50 P.B. AND SKIN.
- 41. GUTTER PO. THROUGH TYPICAL BARRIER, 125mm P.B. AND SKIN.
- 42. LONGITUDINAL AND DIAGONAL WIND BRACING LAP-JOINTED AS NECESSARY. TO ADOPT EACH GABLE WALL.
- 43. COMPOUND HIP GIRDER TRUSSES SECURELY WALKED TOGETHER AT 100 C/C.
- 44. HIP BOARD TRUSSES TRIMMED TO HIP BOARD ON SITE.
- 45. 20 X 30mm HIP BOARD TO EACH CORNER.
- 46. SIMPSON STRONG-TIE JOIST HANGERS TYPE 100mm UPSTAND TO CODE LEAD FLASHING TUCKED INTO BRICKWORK WITH CAVITY TRAY OVER.

SOUTH TOWN DEVELOPMENT
 29 JUN 2015
 AREA PLANNING

MR. D. ROMANIS

63 ALN STREET
 HERBURN
 NE31

IT'S HOME IMPROVEMENT TIME

ST0617/15

CLIENT

JOB TITLE: PROPOSED CHANGE OF USE FROM COMMERCIAL USE TO DOMESTIC FIRST FLOOR FLAT.

PLANS DRAWN FOR YOUR HOME EXTENSION

CONSTRUCTION DETAILS

TEL. JOHN HORTON 0191-454 3870

DATE 15-6-2015

MOBILE 07435 969 151

SCALE 1:50

FOR YOUR HOME EXTENSION

DRAWING NUMBER 2015-071

REVISION

SHEET 4 OF 4 SHEETS