

CONSTRUCTION NOTES

All scaled and stated dimensions, with any discrepancies being reported to the designer, all structural elements (walls, foundations, lintels etc) to be checked prior to commencement. All structural works are to be carried out in accordance with the structural engineers design and calculations.
Stair fabricator to prepare the detailed designs for the stair prior to commencement.

Preliminary

Any existing lintels, walls and foundations taking additional load are to be exposed if required prior to commencement for Building Control Inspections. If Building Control consider the existing lintels to be inadequate then these should be replaced, or trimming provided within the new floor structure to remove the loads from these lintels.

Steel Beams

Provide steel beams, bearings and piers/posts in accordance with the structural engineers design. Steel Sizes as Engineers specification and calculations. All Steel beams unless noted otherwise to be clad in 15mm fireline board. All steel beams where required o be packed and finished with timber bearing plates fixed as specified in the engineers report. All steels to be installed on C20 concrete padstones as detailed in the engineers report with minimum 150mm bearing at each end. Steels to be bolted to padstones using M8 resin anchors

Timber Frame
External Stud Wall

Timber frame stud walls to be constructed off the existing brickwork below as per layouts. Studs to consist of 140 x 38 C16 studs at max. 400mm centres, with head & sole plates, intermediate noggins with 18mm OSB sheathing fixed externally. Provide double studs either side of the window openings in the gable, with double 44 x 145mm timbers over as lintel and ensure suitable ventilation path is maintained over the timber lintels. All interfaces to be sealed using 0.75mm EPDM and finished with lead flashing in accordance with current guidelines.

Floor and Ceiling Joists

Provide new 47x175 C16 Floor joists @ 400mm centres (minimum) supported from the existing wall plate and fixed as specified in the engineers report. All joists to have midspan noggins on spans greater than 2500mm. Joists to be covered in 22mm peel clean TG4E T&G floor boarding with all joints glued to all edges and glued to the floor joists using PU glue. Minimum 100mm sound mineral fibre insulation (Rockwool Sound insulation Slab / similar with min density 10kg/m3) between the new floor joists.

Proved 125mm C16 Ceiling joists bolted to new rafters and supported from new wall plates. Ceiling joists to have mid span noggins where spans exceed 2500mm

Roof
Structure

47x175 C16 rafters @ 400mm cut into existing roof, valley jack rafters to be supported from Valley boards fixed to existing trusses with nggins as required. All rafters to be birdsmouth over the supporting wall plates and fixed using structural screws.

Existing roof finishes to main roof to be removed locally to new extension abutment with new roof membrane (Klober Perm Extreme or similar) lapped and sealed to existing felt, GRP dry valleys, verges and ridge to be used, new 50x25mm roofing battens to BS5534 Existing tiles to be reused to cut into new valley, extension to have new Marley Mendip profile tiles coloured to match existing

Ridge Beam

New steel/timber ridge beams, supported from existing roof structure and new gable spandrel panels, timber frame to be built with supporting posts bearing to brickwork structure below or as detailed in engineers report.

Ventilation

High level continuous dry fixed vented ridge system to all tiled roof areas to match existing; with over fascia eaves vents and trays fitted over rafters before membrane installation.

Roof Finishes

New roof to be finished using Marley Mendip profile concrete tiles supported from 25 x 50mm roof battens to BS5534 with every 3rd row nailed. Valleys, ridges and Verges to be GRP Harcon of similar. Valley layboards to be fixed between rafters for support as per manufacturers guidance

Leadwork

Provide lead flashings to all roof/wall abutments in accordance with the current guidelines.

Insulation to timber frame walls

Walls to be filled between studs using 100mm Phenolic insulation or similar with thermal conductivity 0.022W/m2k. To the room side of the stud provide 9mm bracing OSB, Kooltherm K118 42.5mm insulated plasterboard and skim finish **Or** 100mm Phenolic insulation between all studs (maintaining a minimum ventilation of 25mm) and a batten counter nailed across studs and Superfoil SF19+ over studs with plasterboard to achieve a minimum 0.29 W/m2k; VCL, plaster skim finish as thermal calcs provided by insulation provider

External Façade

Walls to be wrapped using Tyvek Housewrap breather membrane or similar, two opposing orientated 50x50mm battens providing sub structure for Stoventec R rainscreen façade with render finish. Stoventec R system to be made up of 50mm mineral fibre insulation board in accordance with EN 13162 over between counter battens, Sto Carrier board fixed to sub grid using stainless steel fixings.

External Façade Cont.

145 x 50mm pressure treated timber to be fixed to timber sub structure and finished with screw and plugs, all abutments to be butt joints with timber finished in a RAL 9005 external stain to match existing finish. Design to be as per layouts and existing.

Render

Render between timbers to consist of Sto Primer, Sto Armat Classic base coat and reinforcement as per Sto guidance, finishing coat to be Sto Color Silca G coloured to match existing.

Windows/Doors/Glazing

Window to be upvc double glazed units with a 16mm air gap, soft low E coating argon filled and warm edge spacer bar to achieve a U value of 1.6W/m2k with lead design to outer pane to match existing. Provide safety glass in the critical areas, window to have trickle vents giving background ventilation of 8000mm2.

All window frames to be sealed externally and internally with mastic prior to application of render.

Fascia and Soffit

All to be timber sections to match design and size of existing fascia and soffits. To be finished in a stain or paint to match existing

New Roof Space

New loft area to have Knauf or similar 100mm loft insulation rolls laid between new ceiling joists with a second 100mm roll laid perpendicular over 1st layer. Insulation to be laid to ensure loft space is covered but not impacting on eaves ventilation trays

Internal Studwork generally

Provide 63 x38 studs at max. 400 centres with head and sole plates and intermediate noggins where heights exceed 1200mm. Finished with 12.5mm plasterboard and skim.

Heating

Provide new 1000mm double panel convector radiator connected to existing pipe tails. Position and type of radiators to be determined on site at time of first fix.

Drainage
Surface Water

To be black UPVC gutters and downpipes to match the existing terminating into existing underground drainage.

Electrics

Electrical installations to be in accordance with the latest edition (18th) of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project. Locations of sockets and switches to be determined on site at time of first fix.

Finishes

Generally all finishes, including skirting boards, architraves, radiators to match existing painted finish; Emulsion to all walls and ceilings and satin wood to all wood working; lights to be energy efficient LED downlights.

Engineering Statement

All timber sections and design to be read in conjunction with engineers design package. Timber frame to be hand cut and stick built on site with all load bearing posts installed as per engineers design.

Foundations if required are to be checked and inspected by Building control to ensure adequacy in accordance with engineers recommendations / advise / assumptions



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Project
10 Duddon Close
Drawing Title

Proposed Notes

Scale

Drawn
2024 / 12 / 19 / RJN
Drawing Number

CT-DC-01/ 11 / REV