

STRUCTURE

FOUNDATIONS, STEEL 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 steel beams inserted together with padstones etc 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

Lintels to be insulated in external walls.
Foundations within 5m of any trees to be adequate for root protection.

GARAGE EXTERNAL WALLS

Garage walls to be insulated with 72,5mm Kingspan K18 Insulated plasterboard laid on 38x50mm vertical battens at 600 centers. Vertical DPM to be placed in between existing walls and vertical battens. New U–value to achieve 0,28 W/Km²

CEILINGS

To be 12.5mm plasterboard with scrim taped joints and 3mm skim finish. 50x50mm noggins to be provided to all unsupported edges.
New ceiling to provide a minimum 30 min Fire Resistance.

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
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 & 750mm 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.

VENTILATION

All habitable rooms to have 8000 sq. mm trickle ventilation plus an openable window or door equal to 1/20th of the floor area.
Kitchens to have background trickle ventilator of 4000 sq. mm plus an openable window and a mechanical extract fan capable of extracting 30 litres per second if a cooker hood or if a fan located elsewhere capable of extracting 60 litres per second.
Ventilation to an internal wc provided by an extract fan capable of extracting 6 litres per second operated intermittently and have an overrun of 15 minutes.
Air inlet provided by a 10mm gap under the door. Wc’s with window to have opening of window equivalent to 1/20th floor area does not require mechanical extract.
Bathrooms and shower rooms to have background trickle ventilator of 4000 sq.mm and to be provided with an extract fan capable of extracting 15 litres per second and operated intermittently plus an openable window.
Utility Room to have trickle vent of 4000sq.mm and fan capable of extracting 30 litres per sec.
All extracts from fans to be connected via a pvc duct to outside air, terminating in an approved grille.

ALL DIMS IN MILLIMETERS UNLESS NOTED OTHERWISE DO NOT SCALE EXCEPT FOR PLANNING PURPOSES IF IN DOUBT - ASK THIS DRAWING IS CONFIDENTIAL AND IS THE PROPERTY OF KEENAN PROJECT DESIGNS LTD © COPYRIGHT	KEENAN PROJECT DESIGNS	KEENAN PROJECT DESIGNS 08002335787 INFO@KEENANPROJECTDESIGNS.COM WWW.KEENANPROJECTDESIGN.COM	CLIENT: Emily Fairburn	DATE: 12/08/2022	ARCHITECT: Moayed Hamada DRAFTER: Moayed Hamada	SCALE: NTS
			ADDRESS: 4 Harebell Cl, Rochdale, OL12 6XW		DRAWING NO: 1636	REV A