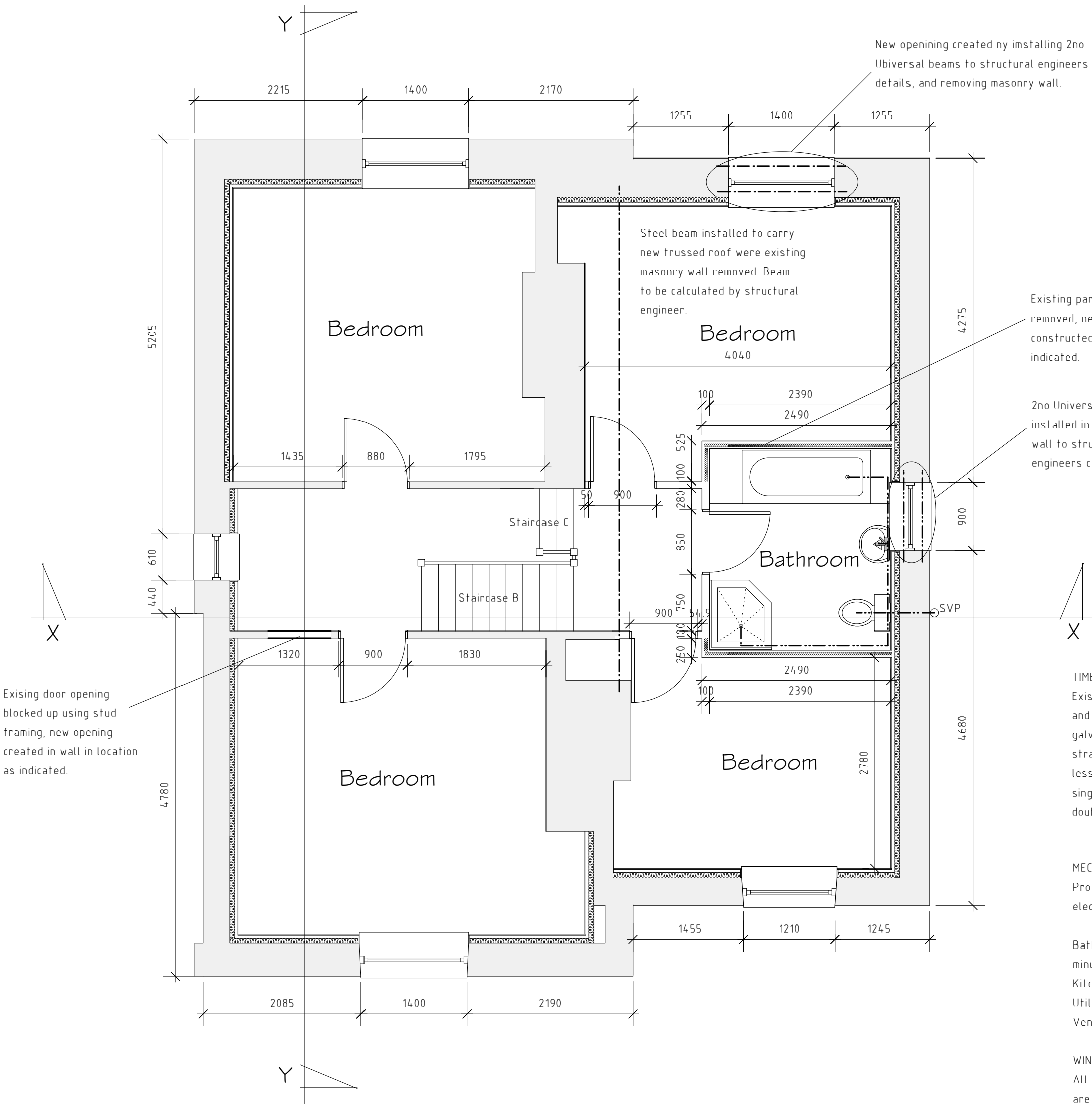
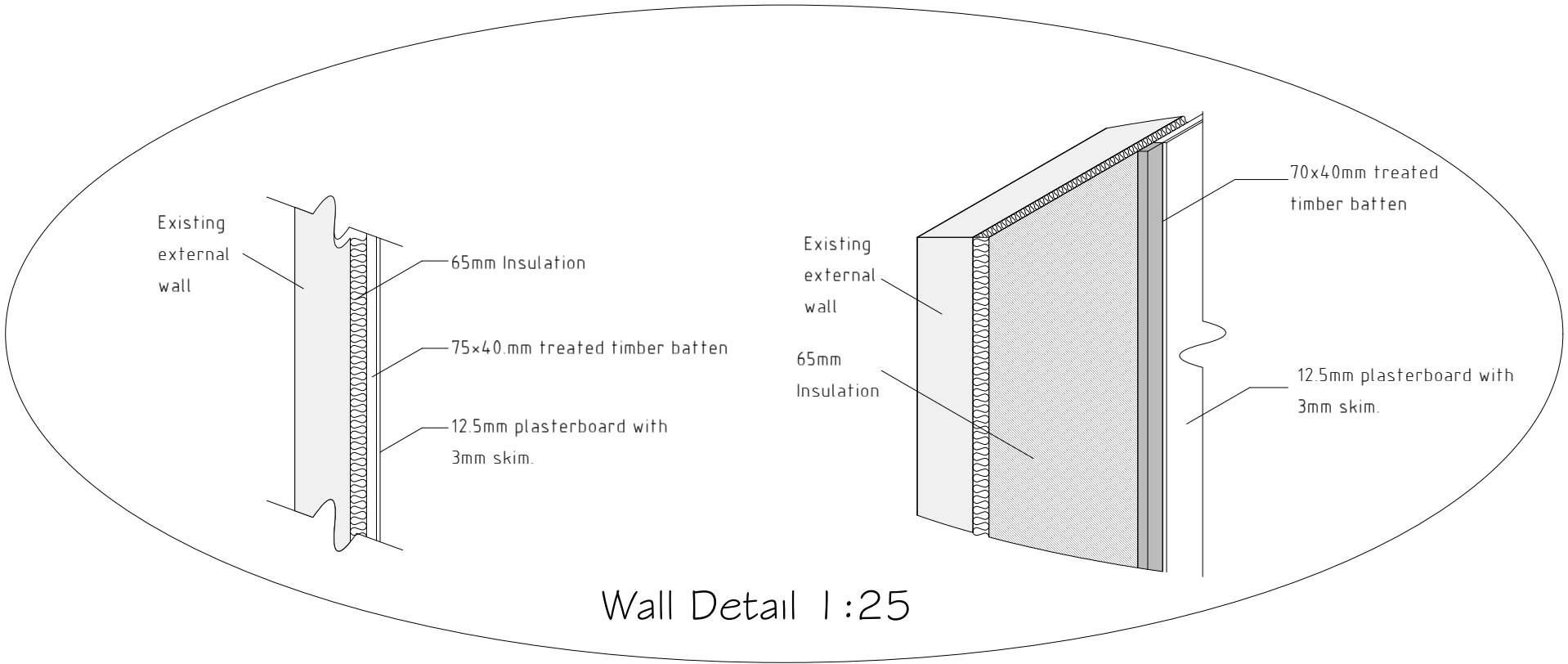


ENGINEERED STEEL BEAMS

All engineered steel beams to sizes as indicated on floor plan. Steel beams are to be protected from fire by means of 12.5mm think plasterboard and nominal skim finish to provide 30 minutes fire protection. Timber joists running into the web of steel beams are to be securely wedged wall noggins to eliminate any possible movement. Where steel purlins are supporting the roof, the web of beams is to be filled with insulation to prevent condensation when adjacent to warm areas.



First Floor Plan



WALL TREATMENT

External walls to be pointed up and rebuilt where necessary. Prior to the insulation of 65mm thick Celotex GA 3000 insulation boards onto the existing external walls the substrate must be checked for soundness. Large uneven projections should be removed and all holes filled and leveled, strip any existing gloss paint or vinyl wall paper. For optimum thermal performance the unprinted foil surface should face the batten cavity. Fix horizontal battens over the insulation at top and bottom of the wall to hold the boards in place, battens should be a minimum 50x25mm. All insulation board joints sealed using celotex insulation tape. Further Vertical battens to be fixed over the insulation at appropriate spacing to provide adequate fixings to secure 12.5mm thick plasterboard which is to be finished with nominal skim finish to the timber battens to achieve a U value of 0.28 W/m K.

STUD FRAMED PARTITIONS

Stud framed partitions are to comprise 12.5mm plasterboard fixed to both sides of 75mm x 50mm softwood stud framing set at 400mm centres. Framework is to be formed on 75mm x 50mm softwood soleplate. Additional framing to be installed where required, i.e. around openings. All joints in boards are to be filled and scrimmed prior to the application of skim plaster. Allow for absorbent layer of 25mm thick wire reinforced mineral wool quilt to be suspended in cavity of stud framing to walls as indicated on floor plans to resist the passage of sound. Where indicated, walls are to have 12.5mm plywood applied to both sides of stud framing to act as buttress wall to long elevations. Walls to be plugged and screwed to masonry and sit on doubled up floor joists where applicable.

TIMBER FLOOR CONSTRUCTION

Existing floor joists to be inspected for decay, Joist to be replaced with similar section timber. Joists lying parallel and adjacent to external walls are to be anchored to walls at 1800mm centres with 1200mm long x 30mm x 6mm galvanised mild steel straps carried over 3 No. joists. Provide 100mm x 50mm softwood noggins between joists at strap locations. First floor to be provided with softwood noggins of similar section to floor joists at intervals of less than 2000mm. Ceilings are to comprise 12.5mm plasterboard with 3mm thick nominal skim plaster finish. Provide single layer of 100mm thick mineral wool, minimum density 10kg/m² to ensure passage of sound is minimised. Allow for doubled/tripled up joists below stud partitions, at support points of bath and softwood trimmer to support stairs.

MECHANICAL VENTILATION

Provide mechanical ventilation to kitchen, utility room, wc, and bathroom by means of Vent Axia or similar wall mounted electrically operated fans extracting directly to external air to the following requirements:

Bathroom & WC- fans to extract at a rate of 15 litres per second, to be operated in conjunction with light switch with a 15 minute over run facility. Ensure door to en-suite is undercut by 10mm to allow affective air extraction.
Kitchen - cooker hood to extract at a rate of 30 litres per second.
Utility - fan to extract at a rate of 30 litres per second.
Vents to be covered with weather proof grilles at points of discharge to external air

WINDOWS / GLAZING

All windows are to comprise sealed double glazed units set within good quality Hardwood frames. Sealed double glazed units are to achieve a minimum 'U'-value of 1.8 W/m K. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms by means of 8000mm controllable trickle ventilators set in head frame member of windows. Glazing in critical locations such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors is to consist of laminated toughened safety glass in accordance with BS 6206 and permanently marked. Window to bedroom at first floor level to have opening lights of at least 0.33m² with a minimum clear opening of 750mm high x 450mm wide.

Removable guarding to be fitted to existing windows as all windows have a cill height within 800mm of floor level. Guarding to constructed from balustrade formed out of softwood turned balusters, set at 100mm centers. Guarding to be made removable for escape during fire.

PLANS DRAWN HAVE NOT GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO SLIGHT ALTERATIONS

Rev	Date	Detail	Initial

Project: Proposed renovation and extension to Mount House, Church Road, Ruabon Wrexham	
Title: First Floor Plan	Scale: (A2) 1:50

Drawn By: D.J.Edwards	Date: Jan 2010
Drawing No: BO47/04	Sheet: 3 of 5

blueprint

architectural services

Hafod Road, Ruabon, Wrexham. LL14 6ET

Web: www.blueprintarchitectural.com

E-mail: enquiries@blueprintdesignuk.com

Tel: 01978 356500