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Party Wall Act From the 1st July 1997 any person intending to carry out works affecting party walls, or carry out excavations for foundations, are likely to affect a neighbouring property will be required to serve notice on adjacent owners prior to commencement of works. Prior to commencement of works, The Contractor must ensure that required under the act have been fulfilled.

Builder to check and verify all dimensions prior to commencement of works or site.

Existing foundation to be exposed and inspected and at proposed steel bearing support prior to commencement of any construction work.

Builder to locate all drainage in the vicinity of proposed foundation. If any existing drains are found, they may not building operations adversely affect each other.

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Construction work to not to be started until drawings and calculations have been approved by building control.

All construction work to be carried out by a competent builder. The builder is responsible for all temporary supports and is to ensure that the structure is adequately supported during the works.

Steel beams are heavy components and may require mechanical lifting aids.

All work or damaged masonry is to be rectify. Existing foundations are assumed to be adequate, however, this is subject to exposing the existing foundation and an inspection for the satisfaction of the building control officer.

Steel beams and bearings not to be located above level or openings.

Steel beam and end bearings not to clash with or be located near the end and bearings of existing beams or existing lintels.

Steel beams and end bearings not to be inserted into chimney or chimney breast.

Steel beam and end bearing not to be located within 50mm of a ha.

Steel beam and end bearings to be located on substantial load bearing masonry walls or piers. Plan area of bonded masonry supporting steel beam to be greater than or equal to 0.1m².

The minimum end bearing length at supports to be 100mm.

Provisions: Refer to Structural Engineers design and specification Supporting masonry to comply with Eurocode 6 or BS 5628.

Steel beams to be encased in flexible board to achieve 12 hour fire resistance in accordance with manufacturers recommendations.

No point loads or concentrated loads are to be applied to the steel beam.

The end of every load bearing wall should be bonded or otherwise fixed to the existing wall. The end of every load bearing wall should be bonded or otherwise fixed to the existing wall. The end of every load bearing wall should be bonded or otherwise fixed to the existing wall.

Walls exceeding 3m long should be provided with intermediate wall ties. The end of every load bearing wall should be bonded or otherwise fixed to the existing wall. The end of every load bearing wall should be bonded or otherwise fixed to the existing wall.

Buttressing and return walls and intermediate buttressing support walls should not be less than 150mm long.

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A1

INTERNAL FINISHES

Internal wall finish: 13mm gypsum plaster. Provide angle beads to all external corners.

Internal ceiling finish: 12.5mm GYPROC DUREX VAPORCHECK plasterboard, finished with skim coat plaster and emulsion painted, fixed to underside of joists & rafters.

Skirting: 145x19 sw bullnose skirting, gloss painted to match existing kitchen finishes. 150 x 150mm ceramic tile splash back. The floor to clients specification.

New openings: remove any existing doors, windows and brickwork, and make good. Opening positions and sizes as per drawings.

VENTILATION

WCBathroom & En Suits: Supply and install XP-ELAIR DX100 or similar wall mounted humidistat operated extract fan ducted through external wall to grille, with over-run timer. Extract rate 15l/second.

Habitable rooms: Background ventilation of 8000mm2.

Cooker Extract: Supply and install cooker hood extract fan, for new and existing kitchens, connected to new terminal. Extract rate 30L/sec. (to be selected by client)

Habitable rooms: Background ventilation of 8000mm2.

Utility Room: Supply and install XP-ELAIR DX100 or similar wall mounted, light switch operated extract fan to new utility room, with over-run timer. Extract rate 30L/second.

EXTERNAL WORKS

Patio and paving: 450 x 450 x 50mm precast concrete paving slabs laid on 25mm cement/sand bed laid semi-dry, on 100mm min. concrete slab, on 100mm min well compacted hardcore to patio/steps.

Mortar Mix: 1:1/2/3 cement/sand

Hardcore: 150mm thick min. well compacted hardcore, complete with 50mm sand binding layer to top.

FIRE DETECTION

2No mains operated smoke detectors to be provided. 1No on first floor landing and 1No in ground floor hall or as recommended by a specialist installer. Items to be permanently wired to a separate fused circuit on the distribution board & with battery back up. All detectors to be linked together to provide adequate protection to property and occupants.

FLAT ROOF CONSTRUCTION

Flat roof: Provide 100 x 50 wall strapped down to wall with 30 x 5 x 100 long steel straps @ 2m ctrs

Provide 50 x 150 flat roof joist @ 450 ctrs.

Fittings pieces to be provided on roof joist to produce 1450 fall with 140mm thick Caldek Energy-Loc EL3140 warm deck.

Digest 151.

Underside of joists provide vapour control layer and 12mm plasterboard and skim.

Ensure that insulation to external cavity walls extend up to and abut the underside of the warm deck roof insulation

INTERNAL STUDWORK PARTITIONS

Construct new stud walls using 75 x 50mm sw studs at 400mm centres, line with 12.5mm plasterboard. Finished with skim coat and emulsion painted. install 75mm ROCKWOOL or similar mineral wool insulation into cavities between studs.

NEW ROOF CONSTRUCTION

Pitch: 20° & 44°

Roofing tiles: New plain clay roof tiles to match existing

Battens: 25 x 50mm treated sw battens to give minimum headlap and maximum gauge as approved by manufacturer to suit pitch of roof, all fixed in accordance with manufacturer's details and recommendations and to BS5534 Part 1 on

Underlay: Du Pont Tyvek Supro or Kicker Perno Forte vapour permeable underlay or similar breather membrane min 150mm overlap, dress underlay into gutters.

Insulation to sloping and flat ceiling: to be 1No layer of 50mm thick CELOTEX GA4000 insulation board laid between rafters + 45mm thick CELOTEX PL4000 insulation board fixed to u/s rafters to achieve a U value of 0.16W/m2K.

Rafters & Joists: 150 x 50mm treated sw @ 400mm max. centres, joists fixed and bolted to sides of rafters, all roofing timbers to be strength graded C24 to BS 4478 and marked.

Colar Ties: 150 x 50 mm treated softwood collar ties @ 1200mm centres, bolted to rafters.

Restraint: Mechanically fix rafters to 100 x 50mm sw wall plates with CATNIC type TC50 galvanised steel truss clips fixed so as not to be visible internally. Fix CATNIC or similar 1000 long x 30 x 5mm galvanised mild steel vertical straps @ 2000mm max. centres at eaves.

Externes: Supply and fit uPVC fascias, bargeboards and soffit boards to match existing.

Internal finish: 1no. 12.5mm GYPROC DUREX VAPORCHECK plasterboard, finished with skim coat plaster and emulsion painted, fixed to underside of rafters.

EXTERNAL WALL CONSTRUCTION

Overall thickness: approx. 300mm to match existing.

Outer leaf: 1100mm THERMALITE SHIELD 2000 or similar blockwork with white render finish

Inner leaf: 100mm THERMALITE SHIELD 2000 or similar blockwork with white render finish

Mortar Mix: 1:1/6 cement/line sand above DPC 1:1/2/3 cement/line sand below DPC

Internal finish: 13mm gypsum plaster. Provide angle beads to all external corners

Cavity insulation: CELOTEX RSS500 50mm thick partial fill insulation, to give a U value of 0.28 W/m2K. Below ground fill cavity with concrete

Wall ties: Leaves to be tied together with CATNIC B83 stainless steel wall ties complete with CATNIC IRC 45 insulation retaining clips, at 750 mm horizontal and 450 mm vertical centres in staggered formation.

Ties to be increased to every course within 200 mm of all openings.

Cleets: Cavities to be closed around all window and door openings using THERMABATE or similar insulated cavity closers.

FLASHINGS

Code 4 lead step and cover flashing wedged and painted into blockwork/blockwork, and make good.

LINTELS

Lintels: All lintels to comply with BS 5977. External lintels to be IG or similar hot dipped galvanised steel with expanded polystyrene insulation block infill. All lintels to have 150mm minimum end bearing. All external wall lintels must be installed with a flexible damp proof course (H/LOAD or similar) in accordance with BS5928. Lintels to be installed in accordance with manufacturer's recommendations.

Internal Lintels: to door openings to be IG Box lintel to suit

DPC

DPC: to be RUBEROID H/LOAD or similar flexible black sheet/drip type, cavity trays etc. with 100mm lap to all abutments. DPM to link with DPC at walls. All DPCs to be installed in accordance with manufacturer's recommendations and to comply with current Building Regulations. DPC to external walls to be min 150mm above external ground level.

ROOF WINDOWS

VELUX pole operated roof windows installed in accordance with manufacturer's instructions, centre pivot, east of TOP/finish. -PROTEC STRA Complete with all necessary flashings and accessories. Fitted with safety locks type Z02 012. Position roof window to suit tilting sizes as marked on service drawing. Form trimmed openings using 2No 150 x 50 rafters at sides and 2No 150 x 50 sw noggins at top and bottom.

EXTERNAL WINDOWS AND DOORS

New white uPVC double glazed windows and doors to match existing, with 24mm thick sealed ARGON filled, low-E glass coated double glazed units. Windows and doors to achieve a U value of 1.6W/m2K. Each window to be fitted with 4000mm2 trickle ventilator to head. Complete with security locks and ironmongery. External patio doors to be fitted with trickle ventilators of 8000mm2 min. area at heads to provide background ventilation. Etcrae windows to habitable rooms at first floor to have a casement with a clear opening of 750 x 750mm minimum with an unobstructed openable area of 0.3m2 and positioned between 800mm min. and 1100mm max. from finished floor level.

All glazed doors less than 1500mm height above finished floor level shall be glazed with toughened safety glass in accordance with Class 2 of BS EN 12600 or Class B of BS 6202.

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All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been completed with. This may require an appropriate BS7671 Electrical Installation certificate to be issued for the works by a person competent to do so.

(UNDER NO CIRCUMSTANCE MUST THIS DRAWING BE USED FOR CONSTRUCTION PURPOSE)

This drawing is for preliminary purpose only and is not to be used for construction purposes. No work is to be carried out on site until these proposals (in writing) by the relevant building control authority.

KAC CAD and Drafting services Ltd and any other person involved in the design and construction of the building shall not be held responsible for any construction and site works carried out before Building Regulation approval.

Status	For Approval	Dwg No.	Rev
Date	June 2019	K122-008	/
Scale	As shown @ A1		



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