

CONSTRUCTION NOTES:

All work is to comply with the current Building Regulations and to be local authority satisfaction. Materials to be in accordance with appropriate British Standard were existing
Dimensions are to be checked on site by contractor prior to commencing any excavation works.

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PARTY WALL NOTICE:

It is the owner's responsibility to Ensure Party Wall Notice is served on all adjoining owners, prior to the work commencing, to comply with 1996 Party Wall Act Section 6

STRUCTURAL STEELWORK

To be protected with 'Brostel' in tumescent paint resistance. Beam to beam connections are to be made using 80 x 80 x8mm cleats with a 6mm continuous fillet weld or bolted min 4No M16 bolts to each beam. Twin beams are to be bolted together at 600mm centres with M16 bolts and tubular steel spacers. Where timber supported in the web beams/joists are to be of the steel, solid timber noggins are to be provided within the flanges.

STRUCTURAL TIMBER

To be C24 grade unless otherwise indicated and with all timbers kept 40mm clear of any chimney breast. Joist to joist/trimmer connections are to be made using Jiffy hangers. Multiple timber beams are to be bolted at 600mm centres using M10 bolts with steel plate washers and double-sided timber connectors. Timber posts to timber beam connections to be made using 4no 'Bat' multi-grip frame connectors.

Timbers to be fixed to top and webs of steel beams with high tensile black bolts at 900mm centres or shot fired at 450mm centre. Where existing ceiling joists are cut in area of new stairwell, support to be provided with Jiffy hangers or mild straps.

BEAMS (RSJs):

To be encased with 2 layers of 12.5mm Gyproc 'fireline' plasterboard and 5mm-skim finish. RSJs Beams to be installed on concrete padstone each end minimum bearing each end 150mm.

FIRST FLOOR LANDING:

Existing landing, where sited over a habitable room at ground floor level, to be covered in 6mm hardboard if plain edged boarding present.

TIMBER LOFT FLOOR:

Minimum of 22mm T & G floor grade chipboard on floor joists as detailed with solid timber noggins at mid-span. Existing first floor ceiling of 16mm lath and plaster. Unless otherwise shown the new floor joists and main structural floor beams are to be set 25mm clear foexisting ceilings joists. Any notching of joists for services to be no deeper than 0.125 x joist depth and cut no closer to the support than 0.07x joist span, nor further away than 0.25xjoist span. Holes drilled in floor joists to be of a diameter no greater that 0.25x joist depth, drilled at the neutral axis, of not less that 3 diameters (centre to centre) apart and locatedbetween 0.25 and 0.4 x joist spanned from the support.

DORMER WALLS:

Vertical tile hanging to match existing on 38 x19mm tanalised softwood battens on BS747slaters felt on 11mm external quality sterling board, (on 6mm masterboard if within 1.0m ofboundary), on cross braced 50 x 100mm stud at 400mm centre. Studwork to include 50 x100mm head and sole plats and noggins at 900mm centres. Infill dormer studwork and studwork to front wall with 100mm Kingspan or Celotex Thermal wall insulation and finishinternally with 12.5mm f/b plasterboard and 5mm gypsum plaster skim. Use code 4 lead flashing to junction of dormer face and pitched roof. At junction of dormer cheek withpitched roof weather with code 3 lead soakers.

DORMER FLAT ROOF CONSTRUCTION:

Flat Roof [over wall to dormers]: all joints between rafters ceiling joists struts to be made with approved timber connectors to BS 1579 and bolted with 12mm dia Coach Bolts with 50mm x 150mm Ceiling Joints to form soffits at 400c/c. Fix felt and batten underlay [BS 747 type if v/Bitumen Felt; 15kg per 10m²] to rafters and dress into gutter, [cover felt and batten with plain tiles to match existing]. 150mm min end laps and 100mm quilt laid between ceiling joists. Fix 10mm foiled back, plasterboard ceiling and slopping soffits and 5mm skim finish. Fascia boards are to be treated with preservative stain and be set 25 clear of tiles. Of minimum two layer AC rated high performance felt to BS747 laid to CP 144, on 18mm external quality sterling board (on 50x50mm cross battens) on minimum 1:60 firing pieces on roof joists as detailed, with solid timber noggins at mid-span. Felt to be dressed 450mm up roof slope under tilingon Layboard. Ceiling of 9.5mm foil-back plasterboard and 5mm plaster skim with 130mm Kingspan Thermarroof TR20 DERO ODP, (minimum U-value of 0.20w/m2 degrees C), provided an insulation. Roof joists to be connected to the existing rafters using an M10 bolt and timber connector. Roof to be vented at eaves with continues 25mm air gap incorporated insect screen. Minimum 50mm air space to be maintained above insulation for cross ventilation. Rainwater gutters of 112mm PVC and down pipe of 65mm diameter PVC discharging with shoe into existing roof slope and ultimately to existing sw gullies. Chimney Stacks to terminate at least 1.0m above any flat roof or window with 2.3m.

FLAT ROOF CONSTRUCTION (WARM DECK):

Mastic Asphalt 20mm including solar reflective paint finish should be laid in accordance with the recommendation of CP 144, Part 4, 1990 and requirements of the Mastic Asphalt Council and Employers Federation, on sheathing felt isolating separating membrane (type 4A (i) to BS 747 laid dry with minimum 50mm laid immediately prior to the application of the Asphalt weathering, on Celotex Energy Locked board insulation 130mm nominal thickness on 1000 gauge polythene vapour control layer membrane where at perimeters and abutments, the VCL should be turned up around the insulation board edges and a flap of approximately 300mm should be fully bonded to the top face of the insulation board on 20mm thick tongue and grooved plywood deck on firings to provide minimum 1:60fall on joists (200 x50x@400 centres) as indicated on drawings.

STUD PARTITION WALL:

Form 100mm x50mm studs @ 600mm c/c and behind all cut edges of plasterboard, noggings at 900mm c/c max but not under plasterboard joint. Where studwork runs between joists over insert 100 x150mm noggins between joists at head, 600mm c/c. Partition to be on 2 no. Joists bolted together with 12mm diameter coach bolts and 50mm diameter steel washers where joist parallel. Trim door openings with 100x 50mm SW head housed to studs. Infill studs with insulation quilt, if required 12.7 x 1200 x 406mm plasterboard both sides, finish 6mm thick thistle board plaster. Make good to adjacent walls and ceiling. Run ex;150 x 25mm skirting with pencil rounded exposed edge.

SOLID WALL

To be from 250m min. thick 'Celcon Solar' block or similar approved to BS 6073. Mortar joints to be 10mm thick in a 1:2:9 Cement/Lime/Sand mix. Once brick thick wall in semi Engineering bricks below DPC. Lay 'Ledcore' dpc or similar approved 150mm min. above ground level with 150mm laps at joints and intersections and bed on brick in cements mortar. Marry new dpc into existing where abutting with full 150mm lap. External finish to be 16mm thick render to BS 5262: 1976. Stop off 150mm above ground level galvanized ms bell mouth render stop bead, paint plinth below stop bed with 2 no. coats bituminous paint blinded with sharp sand. Finish internally with 40mm Thermal plasterboard fixed to inner skin and 5mm skim finish.

SUSPENDED TIMBER FLOOR CONSTRUCTION:

1st floor is 200mm x50mm joists with 25 plain edge. Ceilings are 16 lath and plaster. On 175mm x 50mm joists at 400c/c. joists are to be doubled up under partitions. New joists and beams are to be set 25mm clear of existing ceilings and ceilings joists. **Insulation:** Suspended floor use 120mm Celotex laid between joist fixed on chicken mesh.

FLOOR CONSTRUCTION:

75mm Sand and Cement Screen finish on 100mm rigid slab insulation on building paper on 150mm Concrete Slab floor on 120mm gauge DPM linked with DPC laid on 60mm soft sand blinding on minimum 150mm hardcore.

SOLID FLOOR CONSTRUCTION:

75mm Sand and Cement screed finish on 100mm 'Celotex' rigid slab insulation on building paper on min. 150mm concrete salb floor on 1200mm guage. DPM link with dpc on 60mm soft sand blinding on minimum of 150mm hardcore.

NEW STAIRCASE:

To be closed plan, width to be 800mm between handrails or wall, pitch to be 42 degrees maximum. Provide 14 equal maximum risers 220mm with 220mm min goings, Tapered treads to have minimum goings of 50 and equal goings of 220 min at center of flight. Handrail is to run continuously on one side of flight.Where guarding is required there should be no openings greater than 100mm. Handrail and guarding should be 840mm above nosings and 900mm.Above landing:Headroom between nosings existing flight and underside of new flight to be 2000mm. Staircase manufacture to check dimensions prior to manufacture.

NB: THE STAIRCASE SUPPLIER IS TO SIDE CHECK ALL DIMENSION PRIOR TO MANUFACTURE

IS TO SIDE CHECK ALL DIMENSION PRIOR TO MANUFACTURE					GENERAL PERMITTED DEVELOPMENT				
ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS					E RILEY ASSOCIATES CHARTERED SURVEYORS 8 HUXLEY PLACE PALMERS GREEN, LONDON N13 5SU Tel: 01992 465 880 Mobil: 07958 035 096 !!! COPYRIGHT !!!	Project Address: 48 RUTLAND GARDENS		Date: May 2022	Scale:
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