Stud Partitions

Non-load bearing stud partitions are to be constructed as Part E criteria for internal walls within a dwelling.

These should be designed to a minimum laboratory value of 40dB Rw. Internal walls within dwellings should be built to the following specification: -

To comprise 70mm Gyproc SS 70 metal C-stud partition core, with studs at 400mm centres and noggins at 600mm centres, clad to room faces with 15mm plasterboard & skim with 50mm sound deadening insulation batts to void.

Use moisture resistant to wet/damp areas.

Allow for noggins for fixing of sanitary fixtures, electrical fittings, etc.

Allow for building in new pocket door kits as work proceeds to the master bedroom ensuite.

and where shown as SW studs:

100x50 C16 structural timber studs with head and sole plates and studs at 400mm ctrs in lieu of MF frame.

Insulate and line as for MF studs to existing bathroom walls as plans.

Leadwork:

Lead work details and fixings to be in accordance with the Lead Development Association recommendations and treated with patination oil.

Except when otherwise agreed by the CA, the work is to be carried out by registered plumbers.

All new lead is to be neatly dressed, without injury, securely fixed with copper nails, joints where necessary being welted or 'burned' and not soldered, and provision made for expansion and contraction.

At junction of wall and roof, flashings are to be taken up to 150mm min. above roof level with laps of not less then 100mm.

New lead sheet is to conform to quality laid down in BS EN 12588:

Thicknesses as the following:-

Flat roofing Code 8

Pitched roofs Code 6

Vertical cladding Code 5

Flashings Code 5

Soakers Code 4

Steel support beams

All new steel beams, including sizes descriptions of foundations, padstones and supporting masonry are as designed on structural engineers drawing together with the calculations, they will be approved by the building control officer prior to work starting on site.

All works subject to site conditions and to satisfaction of the Local Authority Building Control Dept.

Where architectural drawings and structural engineers calcs and drawings differ, structural engineer's information is to take precedence in terms of structure.

Provide new steel support beams in accordance with Structural Engineers calculations, drawings, and details.

All steelwork to be site treated with a proprietary fire retardent paint to give at least 1hr FR. a certificate of application to be issued to CA/Client on completion of the works.

Any damage to the protection layer to be made good to the satisfaction of the original installer.

NOTE: All steel to be grade S355 to BS EN 10025. All bolts to be grade 8.8. All steelwork to be painted 2 coats red oxide primer min DFT 75 microns. below ground or within cavity to receive 2 coats bitumen paint in addition to red oxide.

New load bearing masonry walls constructed in 7N min brickwork, in 1:5 Mortar and fully bonded/toothed to existing.

Insulation to pitched roof void, ceilings and soffits:

Allow for 1x50mm layer of Kingspan roofing insulation slabs between pitched rafters with 50mm air space above.

Open areas of ceilings to have 2x150mm layers of rockwool insulation quilt, laid at right angle to each other

Ensure that roof insulation is carried across the wall plates to maintain insulation and reduce cold bridging. Under draw roof in 'Kingspan Kooltherm K118 50mm thick insulation / 12.5mm plasterboard laminate.

Kingspan K118 incorporates a vapour barrier, install the product in accordance with manufacturers recommendations to reduce the risk of condensation. The roof construction achieves a U value of 0.17w/m²K

Vapour control layer

The risk of interstitial condensation can be reduced by installing an effective vapour control layer (VCL) at ceiling level.

This VCL should be lapped and/or sealed at joints; penetrations and openings.

Recessed light fittings are particularly problematic requiring perimeter sealing and, in the case of light fittings, impermeable enclosures to reduce the risk of vapour transfer into the colder roof construction. Use British Gypsum Thermaline Plus 48 insulated plasterboards incorporating a VCL.

Installation should be in accordance with British Gypsum white book.

Dormer Roof & Walls:

Generally constructed as for rear sloping roof with double rafters around new velux roof light, Roof as main with 150mm eaves projections, as main roof.

Roof supported off 100x50 C16 studs at 400mm ctrs with 100mm dritherm between. 18mm external plywood face with Urskins or other breather/isolation membrane and code 5 Vertical flashings and cheeks either side and dressed under tiles. Min 150mm laps to all joints.

Lead abutment soakers/flashings in accordance with LDA guide lines, details & specifications.

Line internal face of cheeks in 48mm Gypsum Thermaline Plus insulated plasterboard inc a VCL.

Doors & Windows:

All **"Orlgln" Ow70 alumlnlum door and wlndow frames** (Radcliffe doors & Windows are the local fabricators) are to be fitted with secure split spindle lock sets, including mechanical fixing, letter plates, means to view callers, door chains or door limiters.

All windows are to include security fixings and fittings.

actual full design details to be supplied for approval to the Client before installation.

All windows and doors to have compliance with PAS 24 standard for windows and doors New Thermally casement windows with double glazed units with thermally broken frames.

Glass and frame to give minimum 'U' Value 1.2W/m²K.

Rear three panel folding sliding doors and side frame and patio sliding doors to be Ob49 / OS44 to be Thermally broken Aluminium double glazed, with internal magnetic/or other sun blinds (colour to be agreed) by specialist giving a U value less than 1.1W/m²K.

PVCu windows to be Veka/Kommerling with Chrome ironmongery, opening lights as shown on the drawings

Roof Windows

Roof windows to be Velux references as detailed with all necessary flashing/sealing kits to adjoing tiled roofs, installed in accordance with manufacturer's instructions including all trimming of existing roof timbers.

Glazing:

To be in accordance with Part K - All glass to be 'K' glass by Pilkingtons, WER Class C or above, triple A rated (or similar approved). Double glazing to comprise outer pane with low 'E' coating,

20mm airspace, inner leaf clear float glass.

External doors incorporating glazing (and glazing within 300mm of doors) to be of laminated or toughened safety glass to BS6206 1981 Clause 5:3.

Glazing less than 800mm above floor level to be of laminated or toughened safety glass to BS6206 Class A.

External pane of ground floor windows to be of laminated or toughened safety glass to BS6206 Class

Windows to achieve a minimum U value of 1.2W/m2K

Doors to achieve a minimum U value of 1.1W/m2K

Obscure glazing to toilets bathrooms and ensuite to be at least Grade 5, actual pattern to be agred with Client/CA.

Internal doors & feature frames:

Remove all existing doors and frames and cart away.

New doors to be client choice FD20/30 solid core doors, fitted in tested frame assemblies.

Insert **Jeld-wen Internal (or other approved) 3 panel MIddlewelght SIngle EvokIt Pocket door** at 2040x838mm door set to ensuite doorway.

Standard Oak feature 3 panel doors in SW pre-primed

frame to remaining rooms.

All doors must be fitted with a good fit with equal margins.

The hinges to be rollerball SS, ironmongery to be brushed SS finish, samples of ironmongery to be supplied prior to ordering.

supply and install 2No oak glazed frames to entrance lobby, between hall/family area/kitchen with 6mm obscure toughened glazing (pattern to be agreed with Client/CA prior to ordering).

Include for and supply and fit 2No sliding doors, to front living room and also to utility doorways, to include all necessary head and base tracks, running gear, stop ends, ironmongery and supply and fit painted MDF covers to head tracks.

Structural Notches and Holes

Notches and holes in simply supported floor and roof joists should be between the following limits:

Notches should be no deeper then 0.125 times the depth of a joist and should be no closer to the support than 0.07 of the span, nor further away than 0.25 times of the span.

Holes should be no greater diameter that 0.25 times the depth of the joist and should not be less than 3 diameters apart, and should be located between 0.25 and 0.4 times the span from the support.

Main Roof.

NOTE:

Part of the main roof can be stripped and fly battened to reduce the loads on props as works proceed, the temporary coverings to be maintained until ready for the full retiling.

All roof structure to be as by Structural Engineers design & calcs.

New min 27-30 & 18 degree pitched roofs to comprise Marley Major Ludlow tiles (exact colour to be agreed when on site) fixed onto 50x25mm pre-treated s.w. battens on Kingspan Nilvent breather membrane on 100 or 150mm x47mm C16

sw rafters at 400-600mm crs, as drawings bearing at eaves onto 75 x100mm sw wallplate strapped down to head of walls using 30 x 5mm galvanised mild steel straps at 1.5m crs. 100x50mm wall plates to steel beams to be bolted down at 600mm ctrs in staggered pattern.

Allow for double rafter to perimeter of all structural supports openings / rooflights, bolted together as engineers details.

See also structural engineers drawing for roof design generally.

All timbers to be Protim treated and all cut ends to be brush treated in accordance with BS 5268: Part 5 :1989.

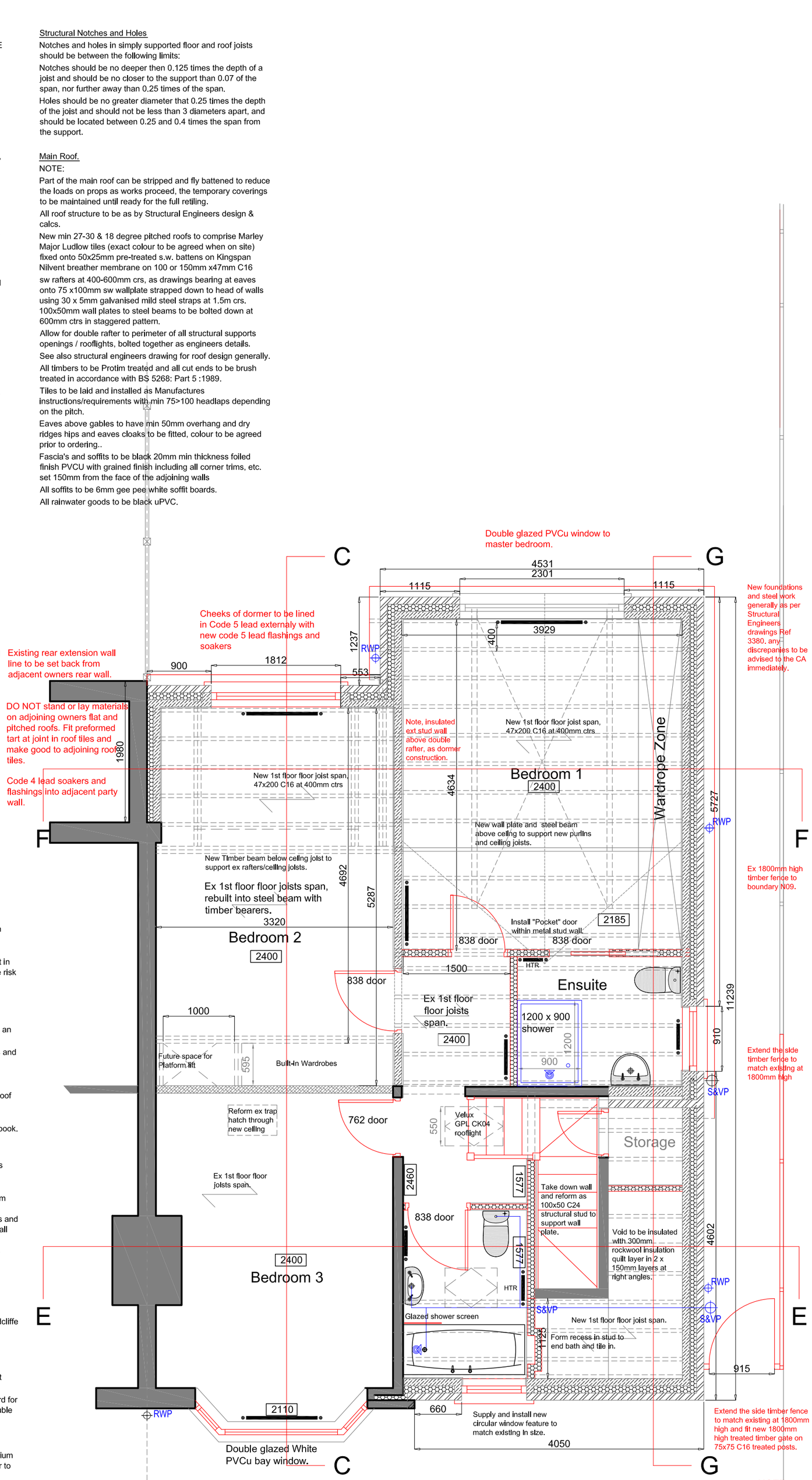
Tiles to be laid and installed as Manufactures instructions/requirements with min 75>100 headlaps depending on the pitch.

Eaves above gables to have min 50mm overhang and dry ridges hips and eaves cloaks to be fitted, colour to be agreed prior to ordering..

Fascia's and soffits to be black 20mm min thickness foiled finish PVCU with grained finish including all corner trims, etc. set 150mm from the face of the adjoining walls

All soffits to be 6mm gee pee white soffit boards.

All rainwater goods to be black uPVC.



Proposed First Floor Plan

NOTE:
Do no encroach on the adjoining property or the ex pitched / flat roofs at ANY TIME.

External Walls:

New cavity wall comprising outer leaf of 100mm thick new "Northcote Cherwell Heritage Blend " brickwork to match existing, laid stretcher bond in 1:1:4 gauged cement/lime/sand mortar with weather-struck pointing;

100mm cavity with 100mm "Dritherm" insulation slabs, installed in accordance with manufacturers instructions; Inner leaf of 100mm 4/7N concrete blockwork, as engineers drawings In 1:5 c/s mortar with struck joints

Wall lining to be 10mm vapour check plasterboard with 3mm skim finish mechanically/dot and dab fixings to inner skin.

This wall construction achieves a U value of 0.21w/m²K

Insert hyload / preformed cavity trays above new steel plates to the rear wall and to changes in roof pitch to the front and rear dormer/bedroom walls to exit above the line of any new soakers/lead flashings.

Use SS wall starter bolted/screw fixed to existing adjoining walls unless full toothing can be achieved.

use wall starters to rear wall junction to No5 to avoid any cutting into wall.

Horizontal dpc's and dpc trays with stop ends and weep holes to be provided 150mm above ground level continuous with the floor dpm. Stepped and horizontal dpc/cavity trays are to be provided over all openings, roof abutments/projections and over existing walls with different construction or materials.

Install vertical dpc or proprietary insulated cavity closers at all closings.

Install Stainless Steel tie wires at 900mm horizontal & 450mm vertically centres; provide wall ties at max 300mm vertical centres within 225mm of wall openings. Cavity ties below insulation as directed by insulation manufacturer.

Cavity closers to be 'internal blockwork returned with insulated vertical Hyload or similar dpc installed in accordance with manufacturers instructions.

Cavity trays and cloaks to be Hyload with pre-formed junction units and provided to all unprotected lintels. Stop ends are to be provided to cavity trays.

Weepholes (with fly screens) are to be provided in outer leaf immediately above the cavity tray with not less than two over each opening or open perpends every fourth joint or equivalent.

Vertical and horizontal movement and construction joints in

brickwork and blockwork, as designed and specified by Structural Engineer to be in accordance with BRE Digest 123 and 178; BS 5628 part 3.

Fit standard movement joints to be 10mm wide filled with non-absorbent closed cell polyethylene joint filler and pointed in 2 part polysulphide sealant at junctions with existing rear extension to No5 and also alongside the new entrance area to existing front return.

Existing brickwork to be cleaned up and re-pointed as necessary to existing adjacent walls. Include for raking out joints to 25mm deep and repointing with struck joints using 1:1:4 cement / lime / sand mortar.

Allow in addition to cut back the existing render finishes to the rear gable wall along a line level with the new roof lead flashing to the extension roof.

Where render has to be removed, take back to a sound base coat/ and or cut back to the existing brickwork if hollow.

Allow for new cement sand/pebbledash render to match existing with a painted finish or a textured KRend 2 coat plaster finish, with all necessary angle and bell mouth beads, including around/above all openings.

Colour to match existing (client to confirm colour swatch/choice, before application of top coat.

New Preformed Support Lintels:

All lintels to opening in external walls are to be Catnic/IG or similar galvanised and insulated steel lintels to suit openings and wall widths above and where designed to structural engineers specification all steel work to be pretreated before arrival to site and having 150mm minimum bearing on each end.

The positions, types, sizes, end bearings etc of lintels must follow the lintel manufacturers standard tables suitable for the proposed loadings and clear spans.

Lintels are to be installed with a flexible DPC in accordance with BS 5628 which should extend to the edge of the front toe, a minimum of 100mm beyond each end of the lintel in accordance with BS 5977 and have stop ends.

Weepholes are to be incorporated at 450mm centres with at least two per opening where within cavity walls.

Front circular window:

Install a similar cavity lintel above the circular brickwork to the front bathroom window, extending at least 150mm either side of the outer circumference.

Rear Party Wall To No5:

Build up 100mm new block work wall off foundation and tied to party wall with fish tail ties, centres as above. Insulate the new cavity with 100mm Dritherm cavity wall insulation.

Allow for forming expansion joint between outer brickwork/starter unit (10mm) withe brown two part polysulphide seal.

Allow to build in horizontal dpc and new first floor joists and cut to line of new roof tiles.

DO NOT CUT INTO THE PARTY WALL other than for new soakers/flashings.

DO NOT walk/access the upper flat roof of No5 under any circumstances.

NOTE: Front Bay Area:

Hack off plaster to the front external walls of the ground floor front living room and upper front bedroom and dry line in 63mm Gypsum Thermloine insulated plaster-board with mechanical fixing through adhesive dabs with 3mm skim finishes.

IGL Surveying Ltd — Chartered Surveyors & Consultants

110 BUSINESS FIRST BUSINESS CENTRE, DAVYFIELD ROAD, BLACKBURN, LANCS, BB1 2QY
Tel: 01254 460670 www.iglsurveying.co.uk info@iglsurveying.co.uk

This dwg is copyright and should not be used or reproduced without written consent of IGL Surveying Ltd.
All dimensions to be checked on site by contractor prior to commencement of works.

CLIENT: Mr & Mrs R Saffer

PROJECT: 7 Harefield Drive, Didsbury.

DRAWING: Proposed First Floor Plans

Dwg No: 3450/P/01-2 Scale: 1:50

Drawn: RWI Date: 6th July 2022

Checked: RWI Rev: Construction

Rev:	Description:	Date:
.	.	.
Con	Construction issue.	31.08.22

A2 WHEN PLOTTED