

50mm OVERSITE

PROVIDE 100mm

44

300

SECTION D-D SCALE 1:20

300

CLAYMASTER TO INNER

FACE OF FOUNDATION

3. For all setting out information refer to the contractors dimensional

4. Any discrepancies between the information given by the Engineer, and

7. Dimensions marked * are subject to confirmation by site measurement

8. All dimensions are given to structural surfaces unless noted otherwise.

9. No holes, chases, cut-outs or the like may be formed in any beam,

column, or load bearing wall unless written permission is obtained from the

10. Inspections made by the Local Authority or other Statutory bodies, shall

be arranged by the Contractor to suit his programme. Any costs arising out of failing to carry out the work to the satisfaction of the Checking

12. Non-structural fixings are generally not shown on the Engineers

drawings and if any such detail is indicated it must be confirmed by

that provided by others, must be referred to the Engineer before the

5. Dimensions must not be scaled from the Engineers drawings.

6. All dimensions are in millimetres unless noted otherwise.

Authority will be the sole responsibility of the Contractor.

cross-reference to other specialists before construction.

affected works proceed.

before construction proceeds.

FND3 CONCRETE

FOUNDATION





EXTERNAL WALLS

215 external leaf facing brickwork to match existing, (to extend min. of 2 course below nominal ground level). Built off Hyload or similar approved DPC positioned a min. of 150mm above external ground level, lapped min. 100mm with existing DPC. provide foundation quality bricks below ground level. DPC's and DPM's are to be bonded together over internal leaf. All new works to be properly tied to existing (see note). 150mm wide vertical DPC's to be provided to reveals of all windows. Thermal insulation to be achieved by applying 65mm CELOTEX PL4000 insulation boards over 25mm x 38mm battens (battens over 500 gauge vapour barrier) to internal face of new brickwork. Internal wall surfaces to be finished with plaster skim inish. All installations to be in accordance with the manuufacturers instructions. Lintels to be reinforced reconstituted stone to match existing profile with minimum 150mm end bearing (width to suit overall wall thickness). Loads and spans are not to exceed the manufacturer's specification. Wall insulation is to be contiguous with roof insulation, to

obtain colour match to as existing.

25mm thick x 100mm wide tongue and grooved floorboards) nailed to 150 x 50 grade C24 timber joists (regularised) at 400mm centres (FLOOR JOISTS TO MATCH EXISTING SIZE UNLESS AGREED OTHERWISE) built into internal skin and/or off 215mm internal brick or trench block sleeper walls with 215mm x 65mm air bricks at 1.5m centres, and d.p.c. or support on proprietary joist hangers built into walls, ends of joists treated with 2 coats of preservative and sheather with polythene membrane. Insulation to be provided by 90mm Celotex XR4000 insulation placed tight between joists, & supported by Celotex insulation clips nailed to joists (all in accordance with the manufacturers instructions). Ventilation of timber floor to be provided by 225mm x 150mm air bricks at 1.5m centres in external/sleeper walls or as existing (whichever is greater) Provide min. 300mm ventilation void below joists (in accordance with NHBC requirements). Site to be blinded with either 100mm of GEN 1 grade concrete on compacted hardcore blinded with fines or 50mm GEN 1 concrete on 1200g polythene DPM on hardcore blinded with fines to match in with existing levels.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STABILITY OF THE WORKS AND SERVICES AT ALL STAGES OF CONSTRUCTION. ALL TEMPORARY WORKS DESIGN AND INSTALLATION ARE THE RESPONSIBILITY OF THE CONTRACTOR

RECONSTRUCTION OF BAY

SCALE 1:50

FLAT ROOF (WARM DECK-LEAD FINISH)

(Max. "U" value 0.18 W/sq.m. K) Flat roof to be finished with Code 6 lead with welted joints at 600mm

centres, in accordance with british codes of practice for lead work, dressed a minimum of 150mm up walls or upstands, on building paper to BS1521 CLASS A on 12mm plywood on 50mm x 50mm counter battens on 126mm thick Celotex TD 4000 rigid foam board (thermal conductivity 0.019 w/m2k) laid with plywood side uppermost with staggered (broken) joints (keeping 2mm Gap between all board edges) ensure minimum 20mm bearing on joists/noggins. Boards to be laid on a mastic bead to provide a continuous vapour control seal. Boards fixed in accordance with manufacturers instructions (together with all necessary timber kerbs and fillets etc.). Provide 100 \times 50 C24 grade timber joists (regularised) at 400mm cross centres. Joists supported on timber wallplate/proprietary joist hangers to existing wall. (See section for details). Firing pieces to provide fall of minimum 50mm in 3m. All roof timber to be treated with proprietary preservative prior to delivery to site. Joists strapped to end walls by 30mm x 5mm galvanised mild steel L straps at 1.2m max. centres fixed to 3 No. joists and turned down wall. Provide noggins at strap positions. Ceiling to be plasterboard thickness 9.5mm for joists at maximum 400mm centres otherwise 12mm, finished with 5mm plaster finish coat. Flat roof to be constructed to accordance with CELOTEX'S

Note:-All lead work to be installed in accordance with the Lead Development Association and Lead Sheet Association's recommendations. Patination oil to be applied to all exposed faces in accordance with the manufacturers

Note: Joist hangers to in accordance with BS6178, part 1 "Specification for Joist Hangers" and are to be built into walls in accordance with the manufacturer's specification.

(max. "U" value of Windows & Rooflights 0.16 W/sq.m. K for UPVC & Timber frames)

To be Hardwood sliding sash windows of type and materials shown on elevations with double glazed factory sealed units with 24rnm thick (4:16:4), with 4mm thick low-E, En=0.05 glazing, 16mm air gap, & 4mm glass

All window frames to be set in walls to give a minimum 30mm lap with extended reconstituted stone cills to match existing to ensure a suitable overhang/drip. Frames to be sealed internally & externally to cill, head & jambs with a proprietary sealant/draft excluders. Provide permanent trickle vents in head of frame giving 5000 sq. mm vent to habitable rooms measured in terms of effective areas of ventilation. Windows to be capable of providing a free area of ventilation equal to at least 1/20th of the floor area of each habitable room, with an openable vent positioned a minimum of 1750mm above finished floor level. Note: All glazing to windows within a distance of 800mm above finished floor level & glazing to doors within a distance of 1500mm above finished floor level (extending 300mm either side of door) to be safety glass to BS6206:1981 to windows and doors.

Note :- All new habitable inner rooms at ground floor level are to have escape windows of minimum clear opening size of 750mm x 450mm at a max. cill height of 1100mm.

CILL & WINDOW HEAD LOWERED 150mm REV DATE DESCRIPTION DRAWN CHKD REVISIONS

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.

09/13 | REVISED AS BUILT/BAY WINDOW | BH | BTB

WORK TO THIS AREA AS SPECIFIED BY OTHERS

EXISTING CRACKED ARCHED LINTEL TO BE REPLACED WITH REINFORCED RECONSTITUTED STONE LINTEL TO MATCH

SURFACE WATER OF CODE 6 LEAD FINISH ROOF TO

DICHARGE VIA EXISTING

EXISTING CRACKED LINTEL

DOOR OPENING TO BE

OVER HEAD OF ENTRANCE

REPLACED WITH REINFORCED

RECONSTITUTED STONE LINTEL

TO MATCH EXISTING PROFILE

PROVIDE NEW DECORATIVE

RECONSTITUTED STONE

CORNICE'S TO MATCH

STYLE

EXISTING PATTERN AND

EXISTING PROFILE

RAINWATER PIPE



111 WEST END LANE WEST HAMPSTEAD LONDON NW6 4SY

PROVIDE RECONSITUTED STONE CILLS TO MATCH

EXISTING

PROPOSED FRONT ELEVATION

2 COURSES LOWER THAN

EXISTING STYLE. NEW CILL) REV A

UNDERPINNING AND BAY RECONSTRUCTION DETAILS

Client

GAB ROBINS

FOR PLANNING AS SHOWN @ A1 NOV 2012 Approved

> BTB BTB jackson

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rawing Status ☐ INFORMATION ☐ CONSTRUCTION ☐ AS CONSTRUCTED ☐ TENDER

☐ COSTING

RECONSTRUCTION OF BAY

FOUNDATIONS

Concrete FND3 min. 1580mm deep x 600mm wide, trench filled and founded in natural ground at 2.3m below existing ground level. (In accordance with NHBC requirements), 150mm below drain invert level or to Local Authority Building Control Officer's requirements, whichever is the

(max. "U" value 0.28 W/sq.m K).

Mortar to be 1:3 cement/sand below DPC's and 1:6 cement/sand with approved plasticiser above DPC's. Mqtch samples are to be provided to

SUSPENDED TIMBER GROUND FLOOR

(max. "U" value of 0.22 W/sq.m. K)

Reuse existing floor boards and replacement to match existing (Standard

HEALTH & SAFETY