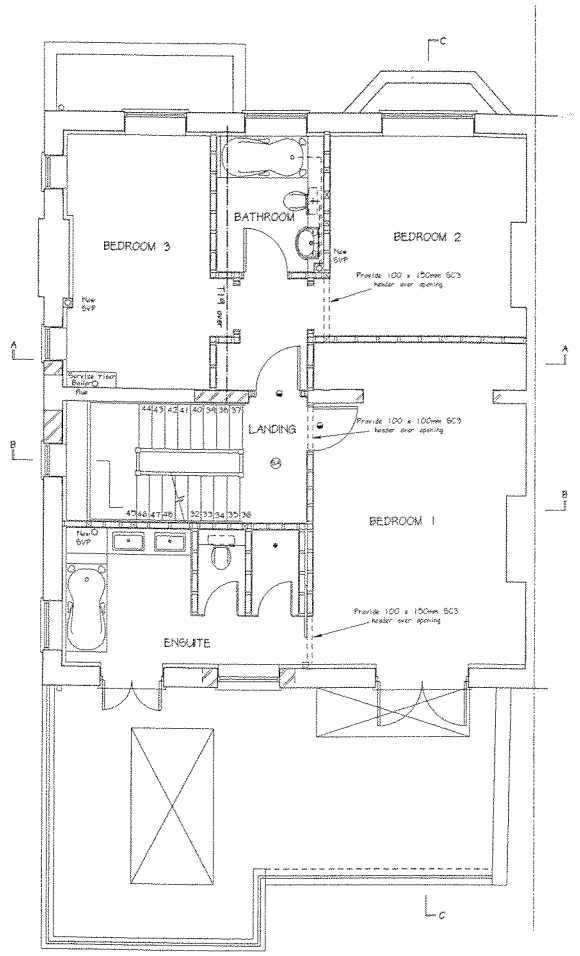
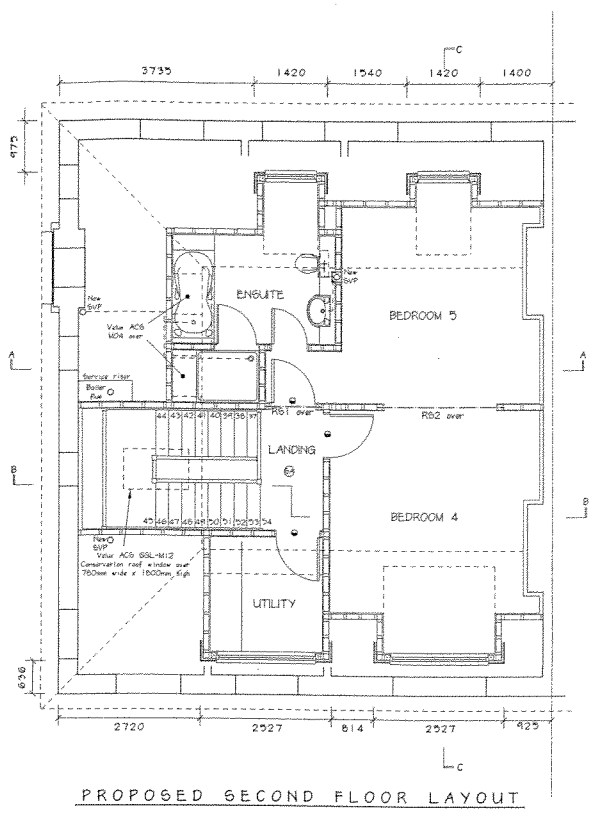


PROPOSED FIRST FLOOR LAYOUT



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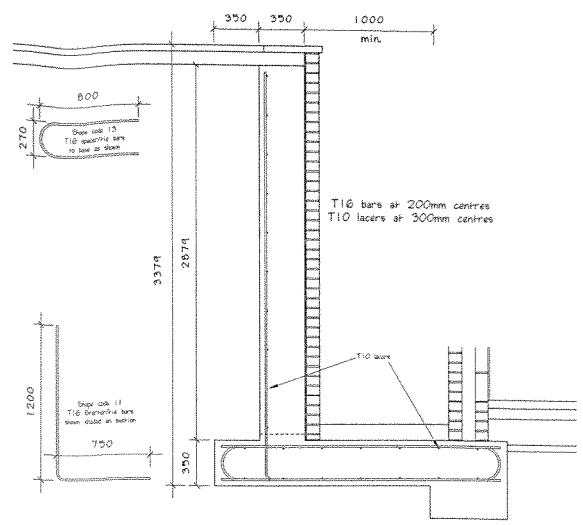
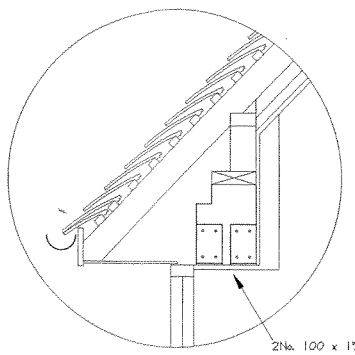
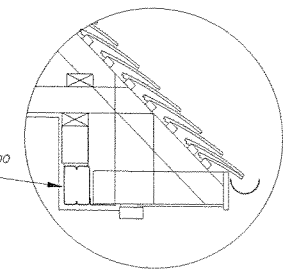


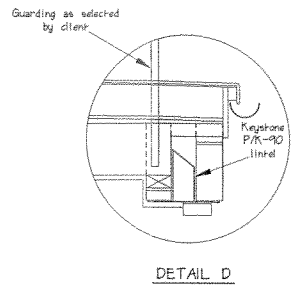
LIGHTWELL RETAINER WALL DETAILS - 1:20



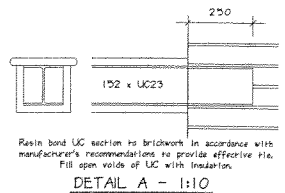
DETAIL B



DETAIL C



DETAIL D



Resin bond UC section to brickwork in accordance with manufacturer's recommendations to provide effective r/a. Fill open voids of UC with insulation.

DETAIL A - 1:10

GENERAL SPECIFICATION / NOTES
cont'd from drawing number 13002/4 (as amended)

14. SPACE & HOT WATER STORAGE HEATING: To meet the requirements of Part L of the Building Regulations 2000 (as amended). Any extension to the central heating system to include boiler control interlocks, zoning controls and zone controls via room thermostats or thermostatic radiator valves. Heating and hot water pipework insulation to have a thermal conductivity not exceeding 0.045 W/mK and a thickness equal to the nominal diameter of the pipe up to a maximum of 40mm (e.g. Armaflex). Any exposed flue to a wall hung boiler to be fitted with a terminal minimum 300mm away from any opening and 600mm from any corner. Hot water storage vessel to comply with BS1566 or BS5114b, be provided with a thermostat interconnected with the central heating system and a timer provided either as part of the central heating system or as a local device which enables the supply of heat to be shut off for the periods when hot water is not required. Any new boiler to have a min. SEDBUK rating of 86%

15. TIMBER FLOORS: Of 22mm T&G chipboard flooring glued an tongued on softwood 50 x 220 SC4 joists at 400mm centres (see structural layouts on drawing number 13002/3, as amended). Joists to bear on beams and connected via timber brickmarks via Jiffy hangers. Provide solid timber noggins as strengthening between joists mid span. Double up floor joists under bath. All ceilings with be formed with 12.5mm Gyproc Wallboard TEN and plaster skim and 100mm Rockwool provided between floor joists. Provide suspended ceiling no basement hung from ground floor framing timbers based on resilient bars or timber framing to suit contractor's preference, with lining of 2 layers of 12.5mm Fireline board and plaster skim/ 100mm Rockwool between joists or as suspended ceiling for sound reduction. To improve sound reduction re flanking sound transmission via the 2nd floor flooring and insulation should extend throughout the loft area. Where partitions are parallel to floor joists, provide a minimum of Rockwool 150mm thick to absorb flanking sound transmission. Any notching of floor joists for services and trapping pipes etc. to be no deeper than 1/8 joist depth and no closer to the support bearing than the bearing plates etc. Any holes drilled in floor joists to be of a diameter no greater than 0.07 x joist depth. Notches drilled in floor joists to be of a diameter no greater than 0.07 x joist depth. Notches cut in the neutral axis) nor less than 3 diameters (centre to centre) apart and located between 0.25 and 0.4 x joist span (Approved document A - 1985)

16. NEW STAIRCASE: New timber staircase; pitch not to exceed 42°. Handrail to be 900mm above pitch line and 900mm above landing or nosing, with vertical balustrading not exceeding 100mm apart. Landing or nosing of stairs to be at least width of staircase. Minimum headroom over stairs to be 2.0m. No gain in risers to exceed 10mm.

BASEMENT TO GROUND FLOOR: total rise 3150mm; 17 treads and 18 risers, each 175mm. Goings 250mm. Pitch 35°.

GROUND TO FIRST FLOOR: total rise 3140mm; 17 treads and 18 risers, each 174.44mm. Goings 250mm. Pitch 35°.

FIRST TO SECOND FLOOR: total rise 3060mm; 17 treads and 18 risers, each 170mm. Goings 250mm. Pitch 34.2°.

17. BASEMENT FLOOR: Of 85mm thick sharp sand and cement screed reinforced at mid depth with chicken wire on DPC fabric mesh on 80mm thick Kingspan Thermafloor TP10 insulation on Delta MD20 membrane lapped by wall membranes in full accordance with specialist installer's details on 200mm C25 concrete slab on 150mm hardcore bed. Top of slab to be 150mm below DPC level. Provide 150mm laps on DPC, 75mm upstand and dressing to DPC (if necessary) wall compliance Type A aggregate in hardcore.

18. ROOF WINDOWS: New Velux ACG SGL-MK12 (780mm wide x 1800mm high) and ACG GPL-MK04 (780mm wide x 980mm higher equivalent conservation style roof windows to be installed in accordance with manufacturer's recommendations. Reform each side of new windows to be formed with 2No. additional 50 x 100mm SC3 rafter in each case, bolted to new purlins/gable with M10 bolts and 50 x 50mm steel plate washers both sides at max. 800mm centres. Trim openings with 100 x 100 SC3 and form rafter connections to trimmers with Jiffy hangers. *U = 1.6W/m²K.*

19. STRUCTURAL GLASS PANELS IN FLAT ROOF: To be designed and installed by specialist in accordance with details to be submitted and approved by the building control authority prior to implementation. Glazing to have a U value of 1.8W/m²K or better and to have a minimum 30 fire rating.

20. STRUCTURAL TIMBER: To remain minimum 40mm clear of chimney breasts. Timber to be fixed to top and soffit of steel beams where tolerance at 400mm centres with 10mm diameter coach bolts or steel fixed steel plate at 400mm centres. Double/multi-dimensional joists to be bolted together at max. 600mm centres with M10 bolts/ 30 x 30mm steel plate washers each side of connection and double joists to outer perimeter between joists. Joists to joists/timber connections to be via Jiffy hangers. Where widening ceiling joists are out (eg. at new risers) they are to hang off new trimmer on Jiffy hangers or on new floor joists with 2 No. 30 x 6 galvanised mild steel straps fixed to supporting and supported members. Trimmers to be 100mm x 47mm timber. Load bearing timber joists are to be supported on new walls to be built by 30 x 5 galvanised mild steel straps. All timbers are to be treated with Cuprinol or equivalent preservative.

21. STRUCTURAL STEELWORK: To be protected by 2 layers of 12.5mm plasterboard with staggered joints; sprayed; and with permaboard plasterboard system to provide half hour fire resistance. Proprietary steel cast in fire protection to be provided to steel beams where required to provide half hour fire resistance. Provide half hour fire resistance. All steel to be blast cleaned after fabrication to BS 7079 standard and painted with 2 coats of zinc phosphate/ zinc, 120 microns thickness. A welding certificate is to be submitted to the surveyor of any welding being carried out. Twin beams are to be bolted together. Provide upstand with M10 bolts and tubular steel spacers.

22. New electrical work would be inspected, tested and tested by an electrician competent to do so. A competent electrician is one who holds a City and Guilds 2360 or 2391 (17th Edition) certificate and a City and Guilds 2391 Inspection, Testing and Certification certificate and has experience of electrical installation work. The electrician may or may not be registered with a recognised trade body such as NICEIC, ECA or NAPIT. A copy of the appropriate BS7671 electrical installation and test certificate must be provided to Building Control by the competent electrician before a completion certificate can be issued. If a competent electrician is not employed to carry out the electrical installation, a full design must be submitted and approved by the building control authority prior to any commencement of electrical work (Part P).

23. INTERNAL LIGHTING: Fixed light fittings that only take lamps with a luminous efficacy greater than 45 lumens per circuit-watt and a rated output greater than 400 lamp lumens are to be provided to the dwelling at the rate of not less three per four new fixed light fittings.

24. EXTERNAL LIGHTING: Fixed external lighting should incorporate reasonable provision to enable efficacious control under the use of efficient lamps so that lamp capacity does not exceed 100 lamp-Watts per light and all lamps are automatically controlled so as to switch off after the area lit by the fitting becomes adequately daylit and not be expected to operate during the hours of daylight. Where PIR detectors are used, lamps capacity is not greater than 45 lumens per circuit-watt and all lamps are controlled so as to switch off when daylight is sufficient and light fittings are controllable manually.

25. ALL BEAM BEARINGS and foundations under are subject to exposure for local authority Surveyor inspection if required. Any defects to be remedied.

26. CHIMNEY BREAST to be removed as shown. Breach to be supported on beam T38 as scheduled. Make good to newly exposed brickwork and brush clean before plastering with multi finish plaster over bond and corner trowel bedding.

27. ESCAPE WINDOWS to be provided to First Floor habitable rooms. Minimum clear opening size 0.33m² and minimum dimension of 450mm and height or width to be 450mm; with bottom of opening located between 800mm and 1100mm above floor level.

28. SMOKE DETECTION: Mains powered smoke detectors to BS5839Part 6: 2004 to be installed in positions marked (S) (2No. in total). Units to have lithium battery back up, no constant mains charge or back-up and to be wired to dedicated circuit or linked between so that the operation of any unit+ triggers the operation of all units, providing an alarm a grade D, category LD3 system.

29. DOORS: Doors where marked (FD) to be half hour fire resistance to BS30 standards. No closers required. New door marked (FD) to be half hour fire resistant, test coming no FD30S or FD30. All fire doors to be fitted with intumescent strips. 10mm thick wood are adequate. Any glazing in fire doors or fanlights to be in 6mm Georgian wired glass or special glass approved as suitable for fire resisting.

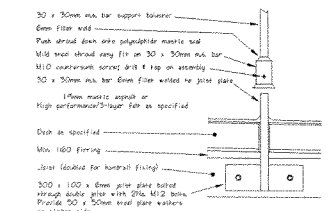
30. EXTERNAL & 2nd FLOOR PARTY WALL INSULATION: Provide 72.5mm thick Kingspan Kingspan K17 thermal board and 2mm plaster skim fixed with adhesive dabs in accordance with manufacturer's recommendations to walls where indicated to upgrade value of brickwork to 0.26W/m²K.

31. EXISTING FRONT AND REAR DORMERS are to be rebuilt to bring up to modern standards of construction and thermal performance. The floor roofs will be supported by roof trimmers, which will in turn be supported by the existing rafters. As the roof slopes are being insulated within frame the supporting rafters are to be 150mm deep and still allow for internal sheathing.

REAR DORMERS
Roof trimmer: 100 x 147 SC4 connected via Jiffy hangers no 2No. 50 x 147 SC4 supporting rafters each end.

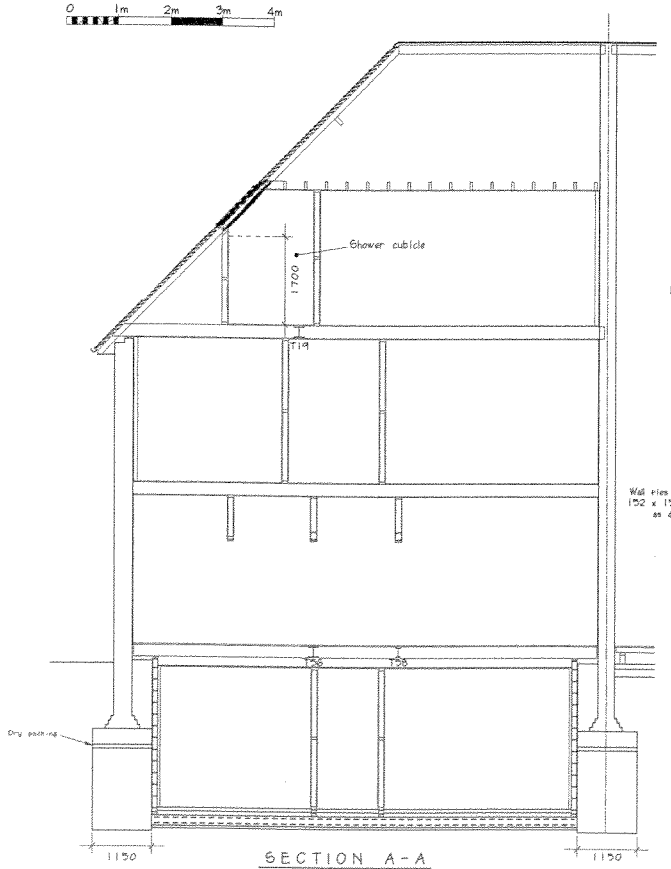
FRONT DORMERS
Roof trimmer: 100 x 100 SC3 connected via Jiffy hangers no 2No. 50 x 147 SC4 supporting rafters each end.

31. GUARDING TO REAR ROOF TERRACE: Provide min. 1100mm high unclimbable guarding as 215mm walling or solid or open railings. If open railings are employed, guarding standards should be vertical and not exceeding 100mm apart. All guarding should be designed to withstand a lateral force of 0.74kN applied to the handrail at any point.



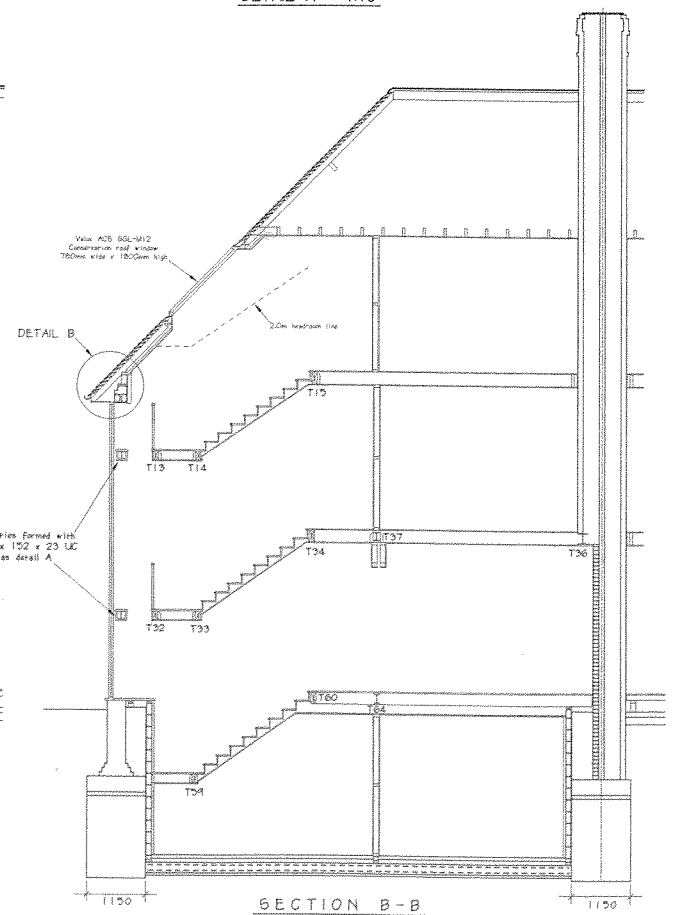
HANDRAIL FIXING TO FLAT ROOF - 1:10

0 1m 2m 3m 4m



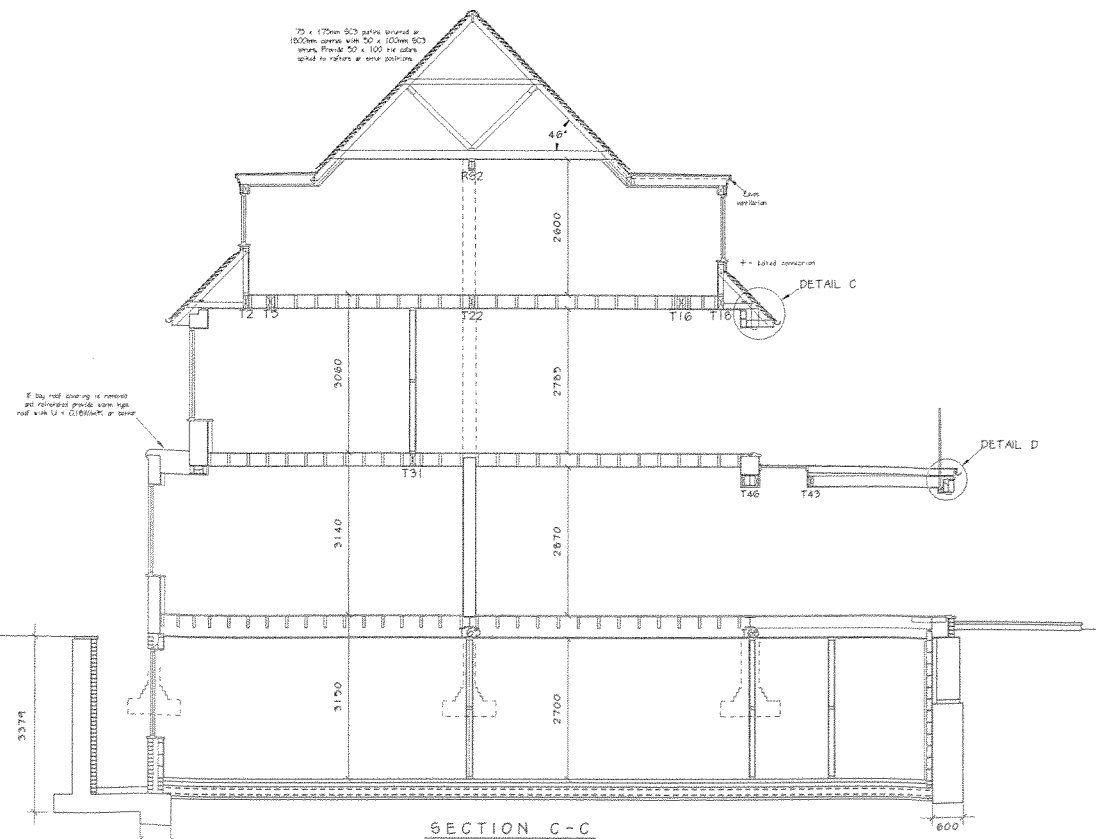
SECTION A-A

Datum 3.00m



SECTION B-B

Datum 3.00m



SECTION C-C

Datum 3.00m

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PROJECT: Proposed basement extension and alterations	DRAWING NUMBER: 13002/5
DRAWING: Proposed First and second floor layouts, section and details/notes	
CLIENT: Mr G. Spoor	
SITE: 249 Haverstock Hill, London, NW3 4PS	
DATE: February 2013	
SCALES: 1:50; 1:10; 1:20 @ A0	

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Amendments:

THIS WORK MAY BE AFFECTED BY THE PROVISIONS OF THE PARTY WALL etc ACT 1996

THE CONTRACTOR MAY BE RESPONSIBLE FOR NOTIFYING HSE UNDER CDM REGULATIONS 1994 IF THE PROJECT IS COMMERCIAL OR INDUSTRIAL, A PLANNING SUPERVISOR SHOULD BE APPOINTED

partner LABC