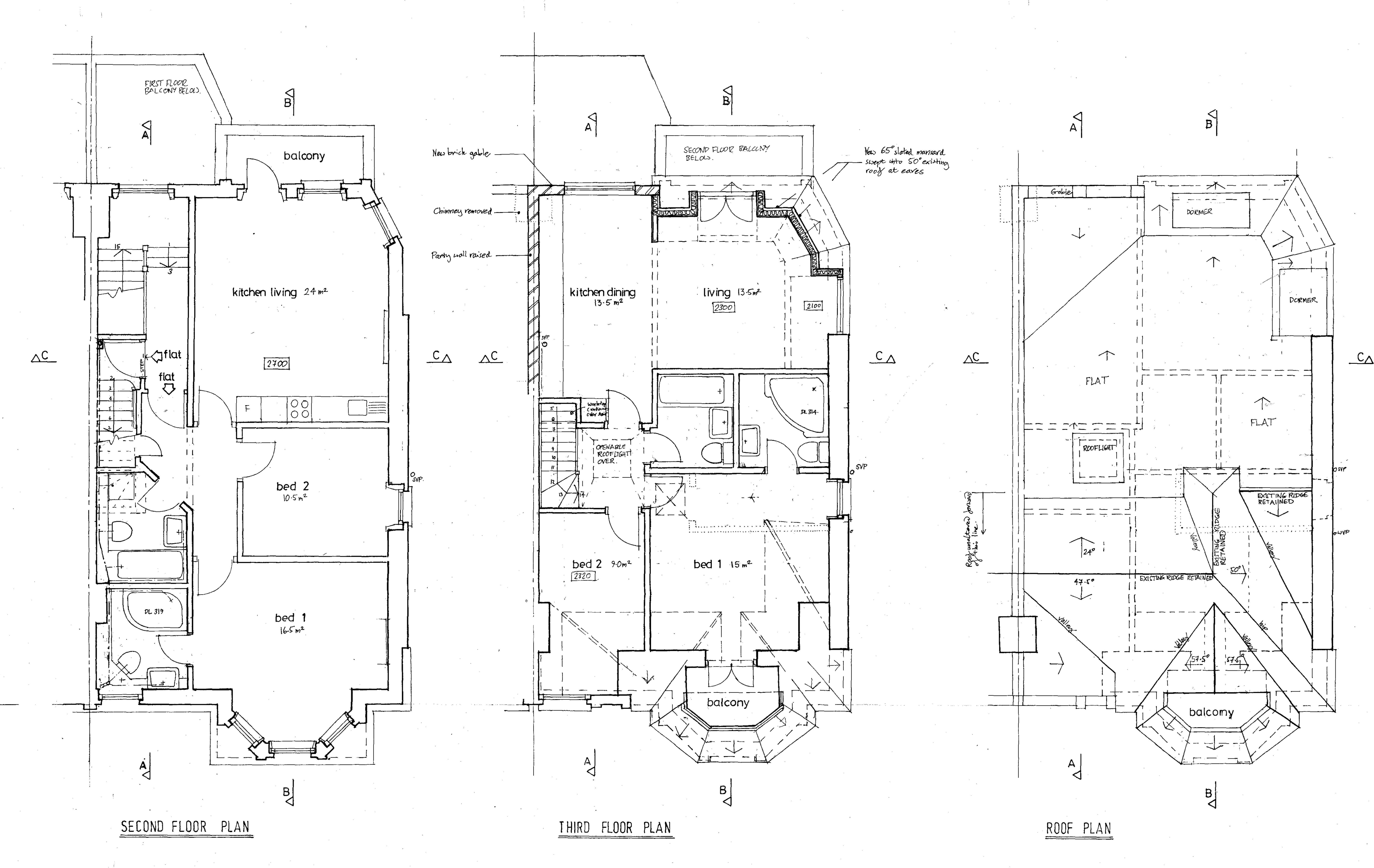


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NOTES

- GENERALLY
- Do not scale the drawings for construction purposes. This drawing is to be read in conjunction with other architect/engineer's drawings. Dimensions are to be verified on site. Any discrepancies are to be reported as soon as possible.
- 1.2 All products specified to be stored, handled, and used as recommended by manufacturer and in accordance with the Manufacturer's standard details. All workmanship is to follow good trade practice and to be of good quality and carried out by suitably skilled operatives. Completed work is to be suitably protected for the prevailing weather conditions and appropriate cold weather working procedures are to be agreed with the CA if the temperature falls below 5° C
- BELOW GROUND DRAINAGE: as existing
- WALLS
- 3.1 Existing external 330mm solid brick walls unaltered.
- Improved lateral restraint to walls, to be assessed on site. If required where joists or rafters are parallel to the wall, to be provided by BAT M305 galvanised straps at 1200°/_c and 1200 minimum length or longer sufficient to fix over at least three joists or rafters, concreted into wall pocket 300 x 450 x 100 deep. Straps notched into joist/rafter with solid blocking between joist/rafter and wedging at wall.
- Lintols to have minimum bearing length 150mm spanning in the plane of the wall and 100mm minimum bearing spanning at right angles to the wall. Lintols to bear onto whole blocks or onto bricks minimum length 300mm.
- FLOORS, ROOFS & TIMBER
- 4.1 Existing floor and joists retained. All new timber to be supplied pre-treated with preservative and cut ends notchings etc treated on site with 2 coats Cuprinol preservative.
- Joist and rafter notching to be restricted to 0.15 joist depth only between joist ends and 1/4 span. Drilling to be within middle 1/3 of joist depth at any point, but at least 150mm from any notch or other hole.
- Strutting or solid blocking shall be provided to joists and rafters as follows: adjacent to steel beams; I row for spans over 2.5m; 2 rows for spans over 4.5m. Herring bone strutting shall be on 38 x 38 timbers, solid blocking shall be minimum 38mm thick and 34 depth of joist. Joists shall be wedged tight to walls at the end of runs of strutting.
- 4.4 Doubled joists to be fixed Timberlok screws @ 450°/c minimum staggered centres. Where specified bolted connections to have 12mm diameter bolts and 50x50mm square steel plate washers each side.
- 4.5 Existing roofs of varying pitches to be recovered with plain clay tiles to match existing, laid fixed and detailed as manufacturers recommendations and standard details using nonferrous nails on tanalised battens 25 x 40mm on counterbattens 24 x 50mm on Tyvek Solid ventilating underlay laid on existing rafters. Gap between rafters fully filled 90 or 100 thick Kingspan TP10 insulation board accurately cut to size and laid closely butted. any gaps filled expanding foam. Roof lined internally with British Gypsum Thermaline Super 40mm o/a thick phenolic foam/plasterboard composite with integral vapour barrier fixed to rafters and skimmed with nylon scrim at joints where plasterboard renewed, elsewhere painted vapour barrier applied over existing lath and plaster. formed by counterbattens to have 25mm continuous eaves ventilation with eaves tray and over fascia vent together with ventilated ridge. New flat roofs warm roof with 18 ply laid to fall on joists and firings, vapour barrier, foam insulation and High Performance felt to give U
- Rafters are to be strapped down at 1200 % or as shown using 30 x 5mm straps 1050mm long screwed and plugged to walls using 4 no 12 x 50 screws.
- 4.7 All lead flashings soakers and gutters to be detailed following the recommendations of the Lead Development Association and its publications. Soakers to be Code 4, all other flashings gutters etc to be Code 5 minimum.
- STRUCTURAL STEELWORK
- Steelwork to be Grade 43a and fabrication as BS449; bolts grade 8.8 and all bolts and washers to be supplied with steel, all to relevant BS. Steelwork to be cleaned of grease, scale and rust and supplied primed 2 coats zinc phosphate primer except for contact surfaces or steel to be encased in concrete.

BUILDING REGULATIONS GENERALLY

- Means of escape. Single staircase with original glazed front doors to separately owned flats to be upgraded at ground floor /basement maisonette hall by construction of protected lobby with internal fire door to living area. Mains operated linked smoke alarms to be fitted in internal lobby/hall of existing occupied ground and first floor units, and proposed second and third floor units, to BS 5446 with secondary power supply (as Part B 2000
- Sound insulation second floor to be upgraded: remove existing floorboards and skirtings. Lay Gypfloor silent 21mm t&g boarding with 19 Gyproc Plank on Gypframe SI Floor Channels. Lay 100mm Isowool APR 1200 in floor cavity, bridged over 12.5 Glasroc Multiboard on strips screwed to joists. NB no access to first floor, existing lath & plaster ceiling and ceiling light electrical cables to be retained unaltered. (Specification 34.5) Sound insulation to third floor to be upgraded: remove existing floorboards and skirtings and second floor ceiling. Lay Gypfloor silent 21mm t&g boarding with 19 Gyproc Plank on Gypframe SI Floor Channels. Lay 100mm Isowool APR 1200 in floor cavity. Provide new ceiling Gypframe RB1 resilient bars at 450mm c/c screwed to underside of floor joists with 2 layers of 15mm Gyproc Soundbloc. (Specification 34.4) Generally. Flanking transmission via stud partitions improved as British Gypsum detail "Framed Floors 3 and 4". Common stairs sound absorption and transmission to be improved as Part E (details to be agreed)
- F(a) Generally existing windows retained unaltered. Any new windows or rooflights to have 8000mm² minimum adjustable background ventilation, and total window openable area for ventilation to be 5% of floor area in all habitable rooms.
- Toilet and bathrooms to have mechanical extract ventilation minimum 15 litres/sec operated by light switch with 15 minutes overrun (Part F Table 1). Door to have minimum 10mm gap at base to permit ventilation. Kitchens to have extract fan 30 l/sec adjacent hob.
- All internal waste plumbing to be in upvc, pipe sizes 32 Ø basins, 38 Ø showers and baths, 50 Ø kitchen sinks reducing to 38 at traps, either to 100 Ø stub stack or ventilated stack as appropriate. Rodding access to be provided at ends of runs or bends. Traps to be 75mm deepseal resealing type.
- Extended common stair to have rise and going to match existing common stair from first to second floor and landing balustrade or handrail height 900mm.
- L(a) Any new windows or rooflights to be double glazed with low E glass to give overall U value of 1.8 W/m^{2.0}C maximum.
- Gas fired balanced flue central heating system to zone and time controls as paras 1.27 to 1.34 with factory applied insulation to hot water cylinder as para 1.37. Central heating pipes to be insulated in unheated spaces and all other water pipes and tanks to be lagged as a precaution against freezing.
- Glazing in critical locations (in and adjacent to all doors at any height and below 800 ht in windows) to be laminated or toughened glass to conform with BS 6206 (1981).


12-A Belsize Lane, 2nd and 3rd floor maisonette, London NW3 5AB PLANS proposed conversion to two flats: 2nd & 3rd floors and roof plans

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