

Doors, Windows & Glazing

Windows and doors to be by proprietary manufacturer approved and to be installed in accordance with the manufacturer's recommendations.

All windows to be double glazed to achieve a minimum U-values of 1.0 respectively.

In areas of the country in which rain of very severe exposure, as shown in Building Regulations Part C and MFC Standard G.1, 'checked' rebates should be provided for all door and window reveals. The rebate should be set back from the outer edge of the frame to a minimum of 10mm. Rebates should be provided to the inner face of the frame over the inner face of the outer leaf by a minimum of 20mm.

Double glazing to be 27mm overall thickness of frame external glass, with 15mm spaced gap. Inter-leaf gap seal, and external glass seal. Other details may be available but shall only be permitted with the approval of the Contract Administrator.

Glazing up to 800mm above internal finished floor level to be safety glazing. Each vehicle room within the property is to incorporate at least one operable window with an unobstructed area that is at least 0.23m² minimum, and not less than 450mm high and 450mm wide to provide a means of escape.

Each party to be provided above all openings and where the cavity is bridged by air bricks, metal boxes etc. They shall extend a minimum of 150mm beyond the ends of the behind metal boxes. Above window and door openings the trays shall be provided with stop cranks. Crank trays are also to be provided where a tool does a party wall.

Walls

External Blatc 215mm facing brickwork (decorated to match existing) laid in full (B) bricks to be internally plastered with 27mm dry mix (B) gypsum plaster as detailed.

Unless noted otherwise on the drawing, masonry construction locally below final bearing to be minimum of 225mm solid or 100mm block laid in class III (B) masonry below ground level to be suitable for purposes, as designated by block/brick manufacturer. Full in class III (B) concrete. Concrete blocks should not be used for the block manufacturer. Where slabs are used on class 3 or higher strength bedding Portland Cement (SPC3) to be used for the mortar.

For backing walls or externally rendered masonry SikaBond ProSeal Cement (SPC3) to be used in the mortar.

Blockwork workhatch shown on details are for illustration purposes only - refer to plans and history specification for definition of wall construction.

General

This contract is to be read in conjunction with Construction Industry / CDM standard contract documentation and all other relevant documents, unless alternative arrangements have been agreed with the Contract Administrator.

Do not make the drawings subject to planning purposes. The Contractor shall check all dimensions and levels on site prior to demolition of the existing structure. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer. All layout of the works is to remain unaltered, unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall have all services (including overhead) prior to commencement of any work on site and shall have the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, holding the provision for purifying, shoring & propping. Design to be undertaken by a suitably qualified professional. All accessories and exposed functions are to be adequately supported and protected by the Contractor at all times in accordance with health & safety requirements.

All materials to be fit for purpose and all works, whether specified or implied, to be in accordance with the Building Regulations, State Standards, Codes of Practice and approved good building practice.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

On completion of the works the Contractor shall be responsible for reinstating the surrounding ground finished surfaces to their original state.

The structural design has been prepared in accordance with the CDM Regulations. In addition to the design the Contractor shall be responsible for ensuring the Contractor should also ensure:

the demolition, excavation, cutting, cutting, cutting, cutting structures or materials be carried out carefully in case there are any hidden services

that all items to be demolished or removed, eg walls, beams, slabs etc, are assessed for any stabilizing or stability function and temporary propping provided as necessary

that any existing structure or materials to be drilled, cut or otherwise disturbed be checked for asbestos content and appropriate action taken

Electrical System

To be designed and installed by a suitably qualified Electrical Engineer. Design and installation shall comply with Building Regulations Part P and BS 7671.

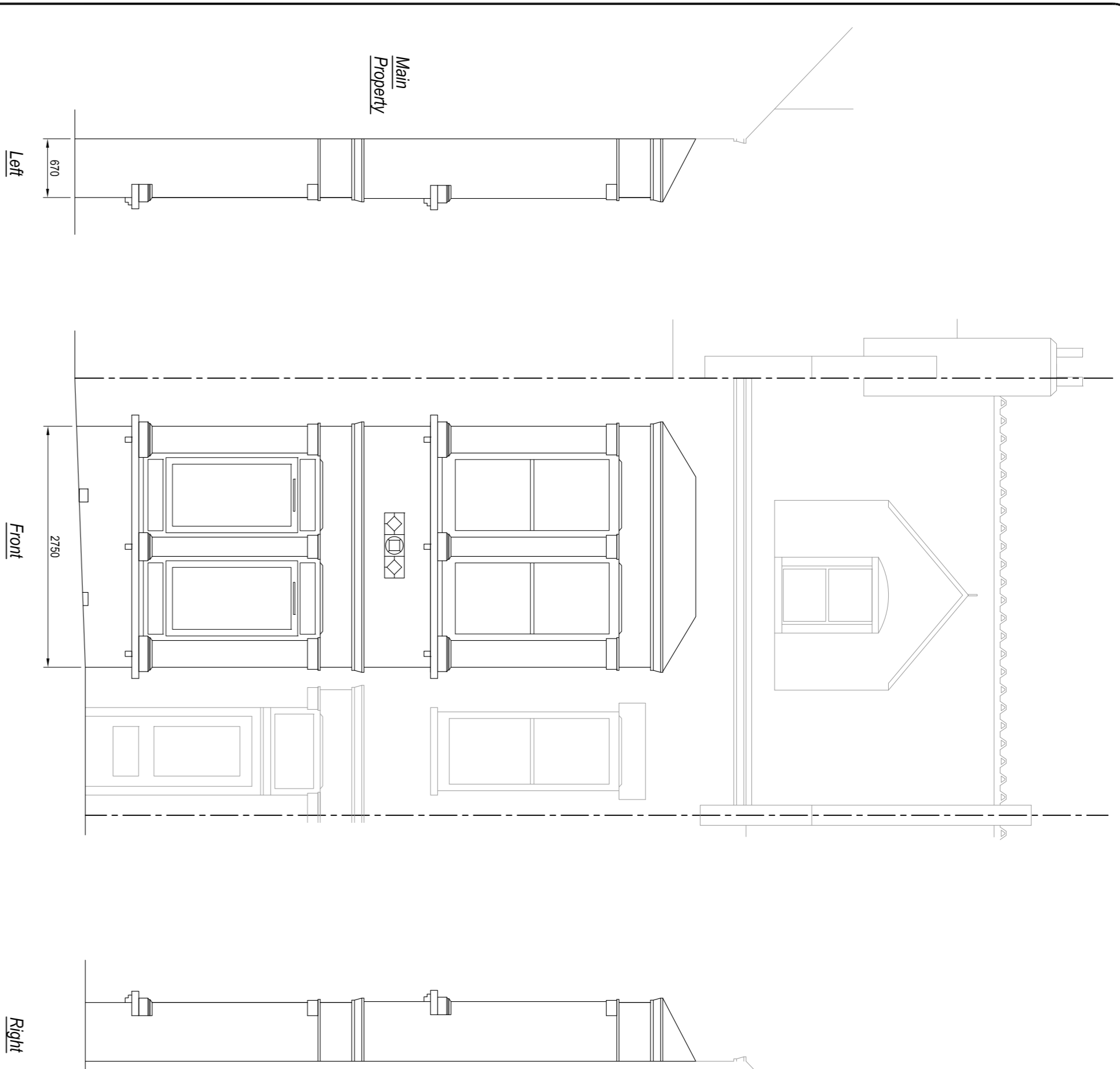
Proposed design, installation, inspection and testing of electrical installations is required to protect persons from fire or injury.

Electrical installations to be inspected and tested during and at the end of installation, before they are taken into service. Test certificates to be issued to Building Control on completion of the works.

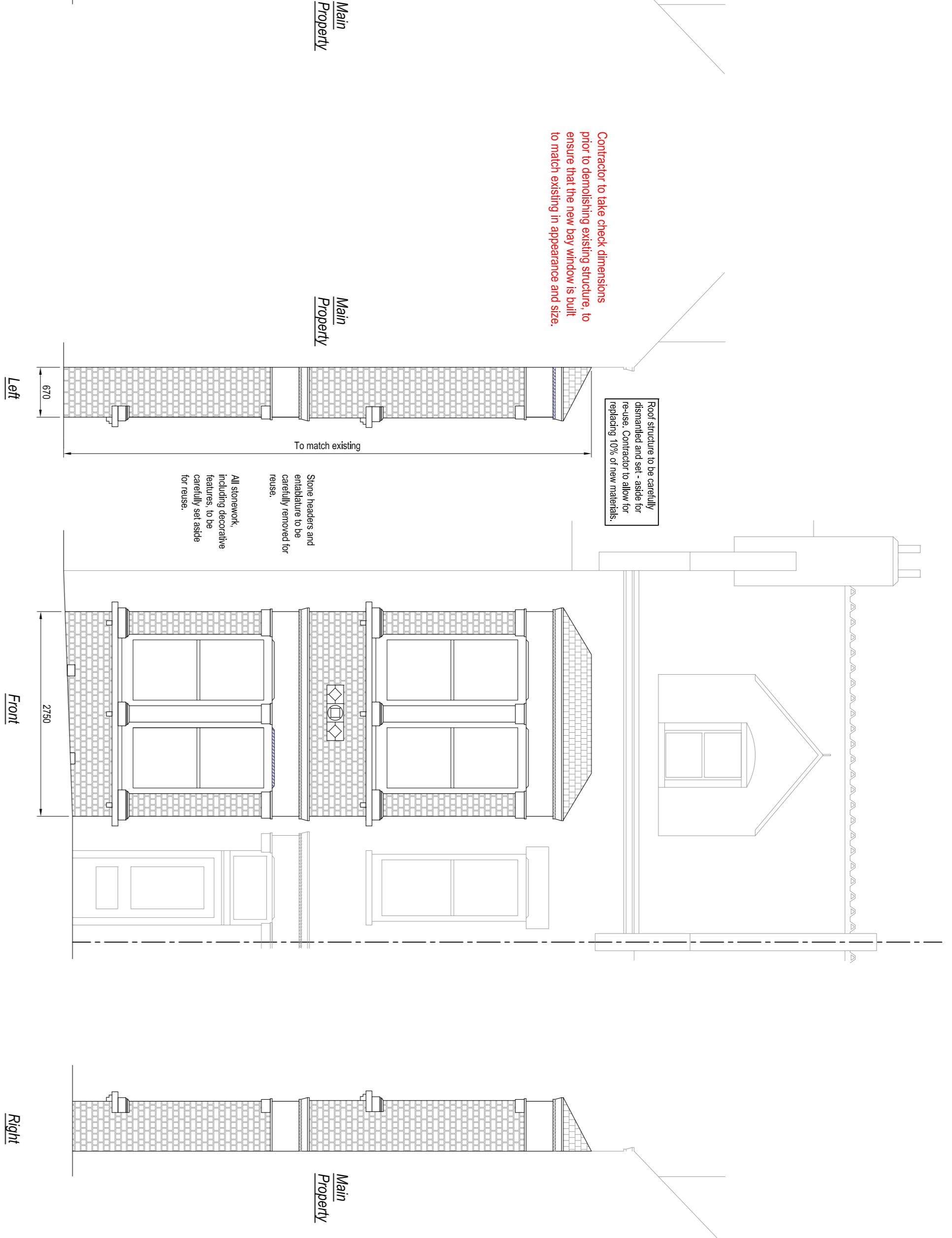
All sockets and switches are to be situated at appropriate heights between 450mm and 1200mm above finished floor level. Sockets and switch boxes are not to be situated back-to-back.

Lead Work

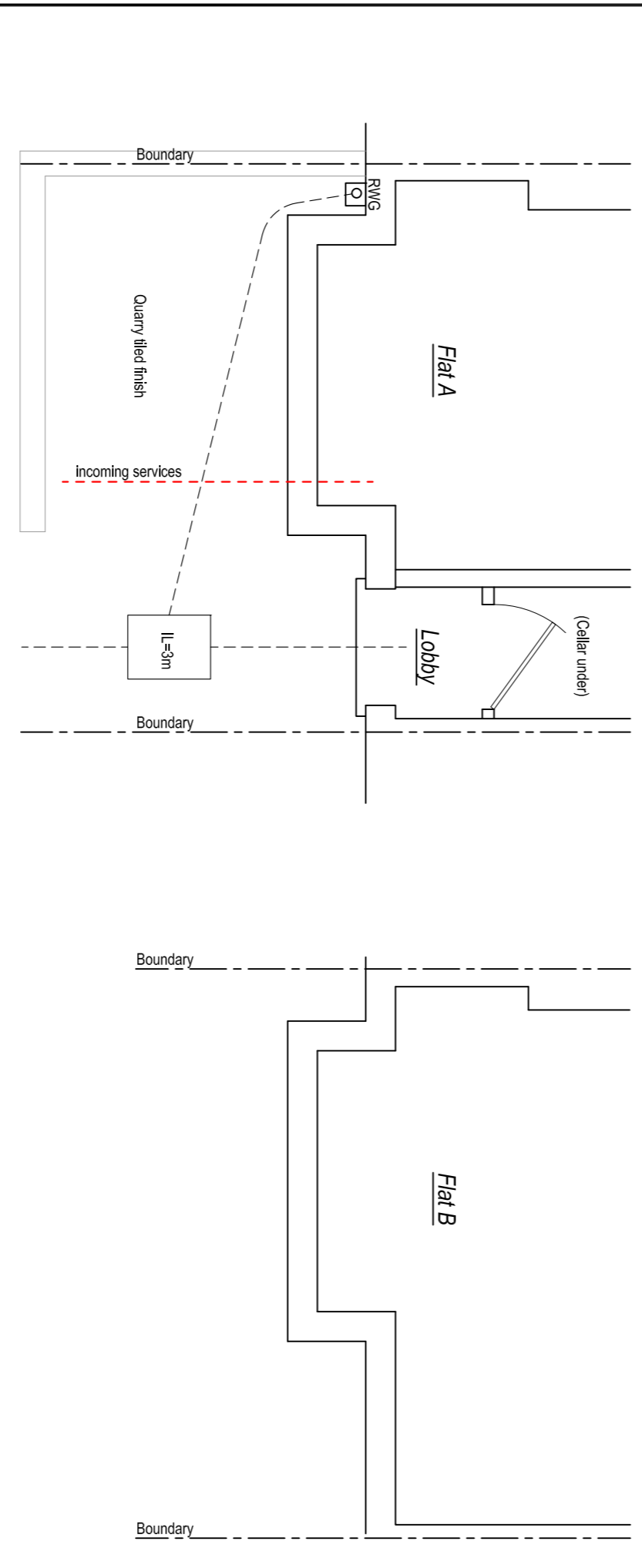
All lead work to be in accordance with all USA requirements current at time of installation.



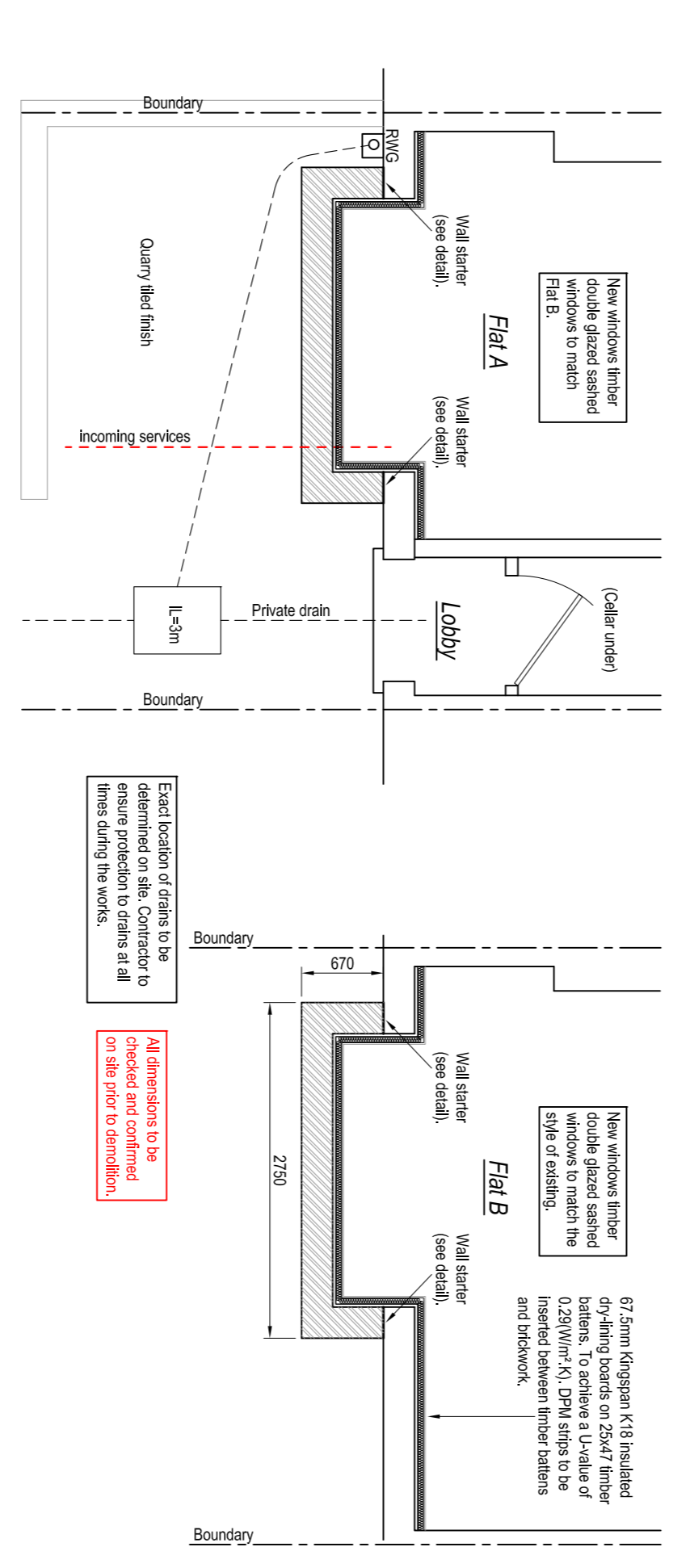
Existing Elevations



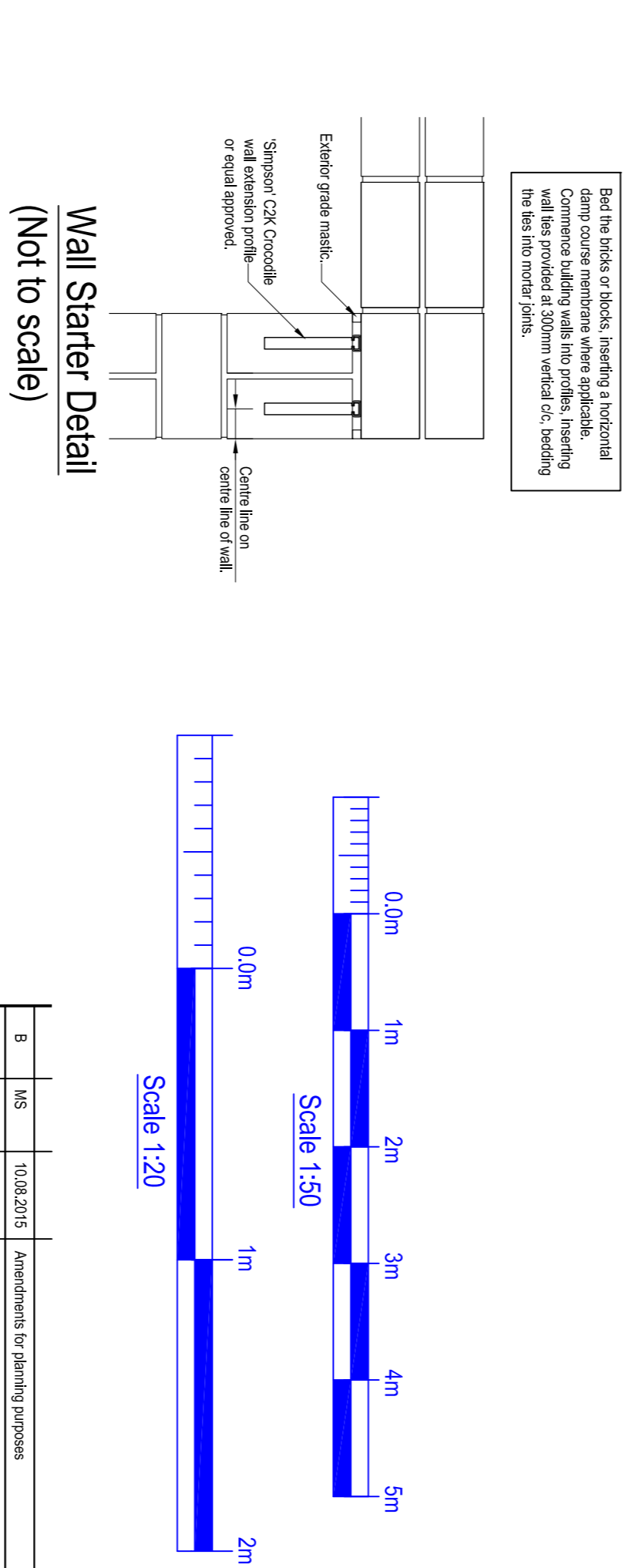
Proposed Elevations



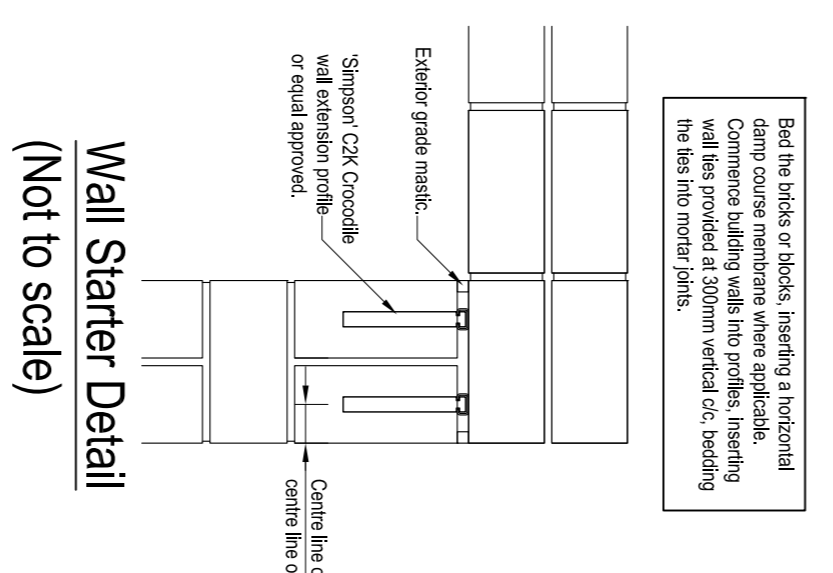
Existing Ground Floor Plan



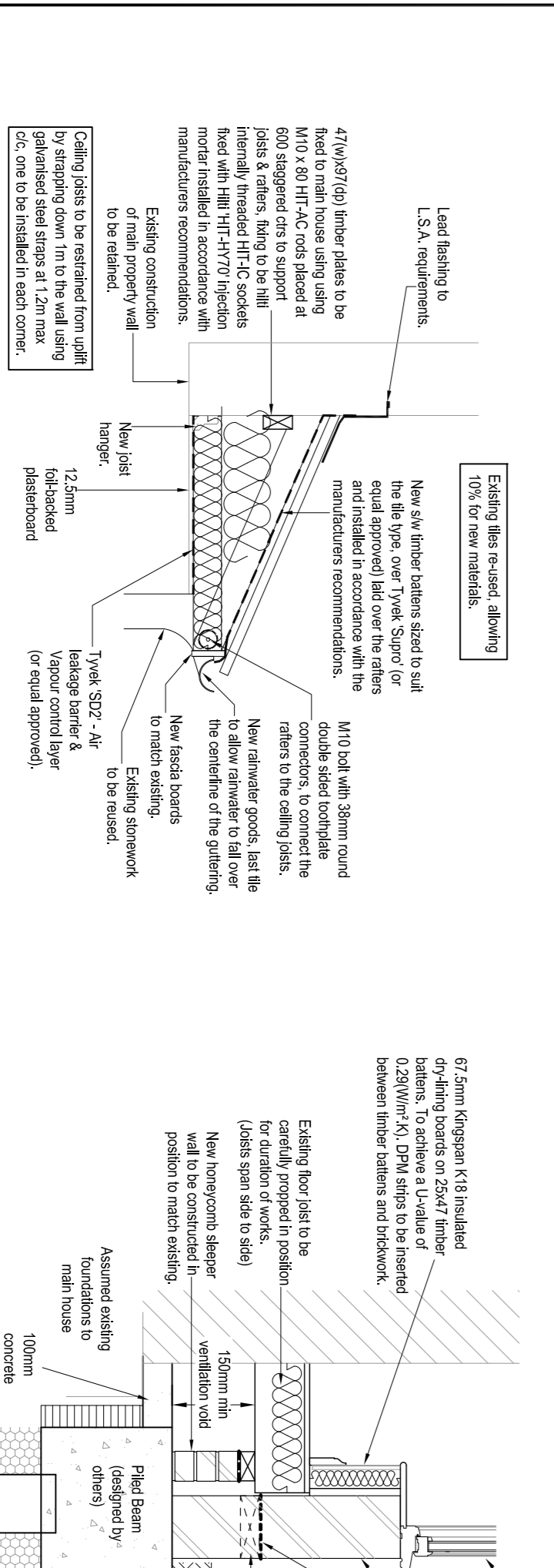
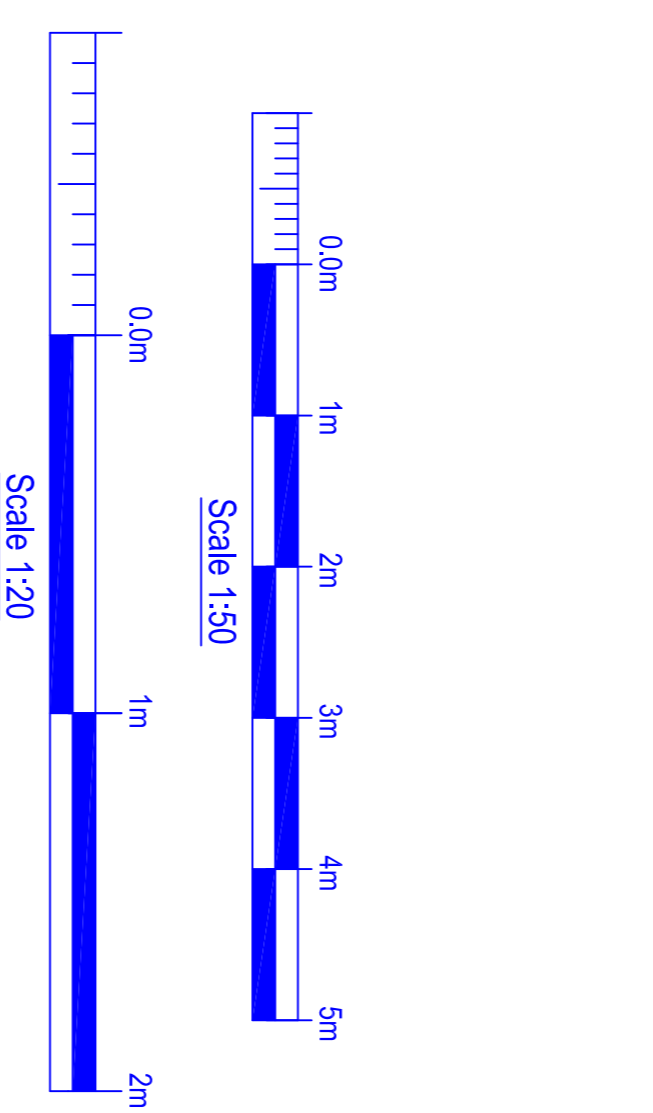
Proposed Ground Floor Plan



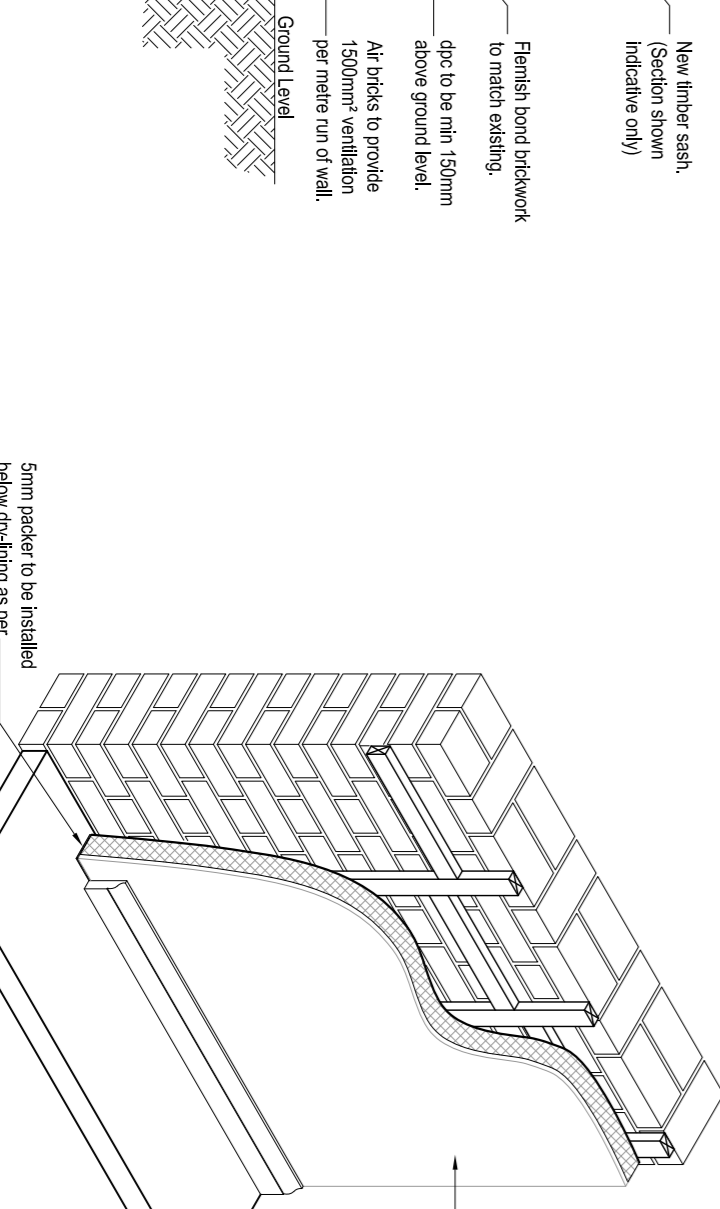
Proposed First Floor Plan



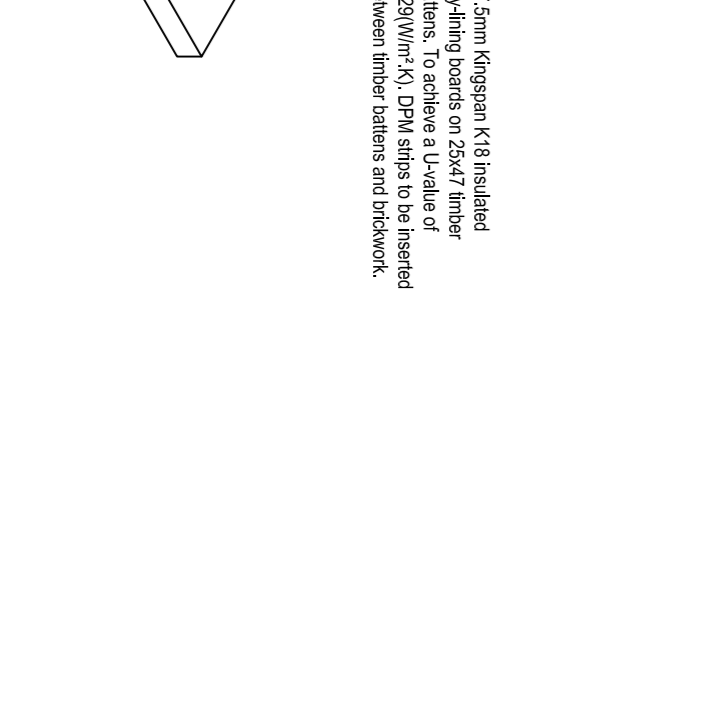
Wall Starter Detail (Not to scale)



Typical Section through Roof



Typical Foundation Section



Dry-lining Insulation Detail

SUBJECT TO LOCAL PLANNING AUTHORITY APPROVAL NOT FOR CONSTRUCTION
SUBJECT TO ASSENT BUILDING CONTROL APPROVAL
CONTRACTOR TO LAISE WITH ASSENT (Tel: 07447 2367139) or by e-mail at: Oriel@assent.co.uk
QUOTING THEIR REFERENCE

THIS DRAWING WAS PRODUCED AT A1

JOB ID		Chen & Monaco	
SITE ADDRESS		Fields A and B 37 Ingham Road London NW6 1DG	
PROJECT Demolition and Reconstruction of Front Two Storey Bay on New Piled Foundations			
DRAWING TITLE		Plans, Elevations, Section and Detail	
INITIAL DWG DATE	June 2015	DRAWN BY	MS
SCALE	1:50 1:20	CHECKED BY	
REFERENCE	7459072	DWG NO.	101
		REV.	B