KEY: DESCRIPTIONS

SB01 = 203x203 UC46 steel beam.
SB02 = 203x203 UC46 steel beam.

SPF01 = Steel Picture Frame 01.
-Top Beam = 203x203 UC46.
-Bottom Beam = 203x203 UC46.
-Steel Post (SP1"A") = 152x152 UC37.
-Steel Post (SP1"B") = 152x152 UC37.

SPF02 = Steel Picture Frame 02.
-Top Beam = 203x203 UC46.
-Bottom Beam = 203x203 UC46.
-Steel Post (SP2"A") = 152x152 UC37.
-Steel Post (SP2"B") = 203x203 UC46.

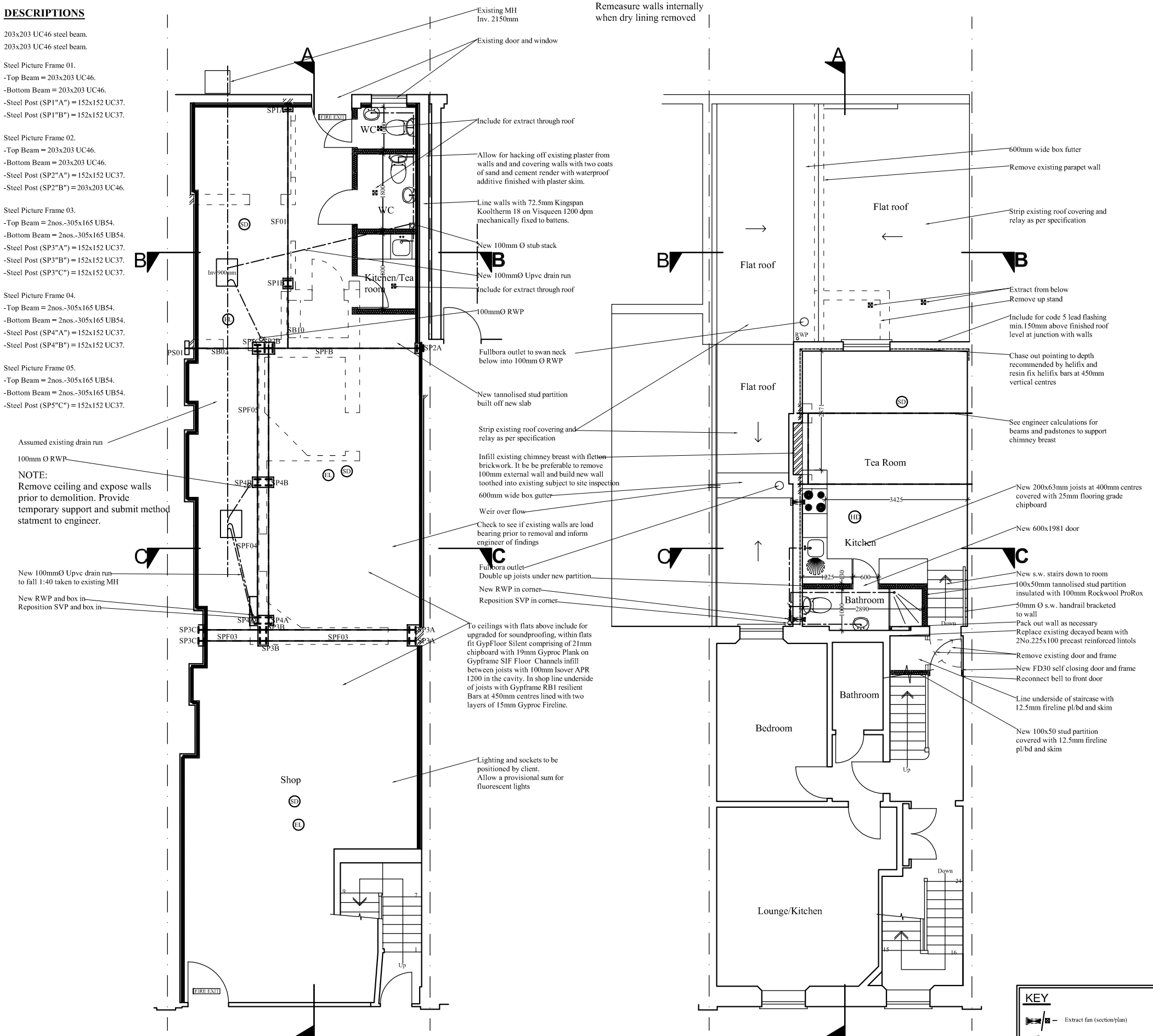
SPF03 = Steel Picture Frame 03.
-Top Beam = 2nos.-305x165 UB54.
-Bottom Beam = 2nos.-305x165 UB54.
-Steel Post (SP3"A") = 152x152 UC37.
-Steel Post (SP3"B") = 152x152 UC37.
-Steel Post (SP3"C") = 152x152 UC37.

SPF04 = Steel Picture Frame 04.
-Top Beam = 2nos.-305x165 UB54.
-Bottom Beam = 2nos.-305x165 UB54.
-Steel Post (SP4"A") = 152x152 UC37.
-Steel Post (SP4"B") = 152x152 UC37.

SPF05 = Steel Picture Frame 05.
-Top Beam = 2nos.-305x165 UB54.
-Bottom Beam = 2nos.-305x165 UB54.
-Steel Post (SP5"C") = 152x152 UC37.

NOTE:
Remove ceiling and expose walls prior to demolition. Provide temporary support and submit method statment to engineer.

NOTE
Remeasure walls internally when dry lining removed



KEY

- Extract fan (section/plan)
- HD – Heat detector
- SD – Smoke detector
- EL – Emergency Lighting
- FIRE EXIT – Fire exit signage

General Specification Notes
These drawings to be read in conjunction with structural engineers calculation sheets and drawings
All work is to comply with current Building Regulations, British Standards, Codes of Practice.
All dimensions to be checked on site prior to construction.
The contractor is to keep the Building inspector fully informed of the progress of the work to allow for all necessary inspections.

Party Wall etc Act 1996
Work is not to commence until written consent has been given under the Party Wall etc Act 1996 or an Award is agreed and signed.

Demolition
Demolish existing walls as indicated with broken lines. Form openings as indicated. Include for temporary support and for carting debris from site as it accumulates.
Ensure the site is kept in a safe and secure condition at all times

Internal Brickwork & Infilling Openings
Infill openings as indicated on the drawing in materials to match existing toothed in every course and bonded into existing masonry. Edges of all new openings are to be made good using fully bonded new brickwork.
New internal brickwork is to be toothed into the existing providing as many fully bonded stretchers as possible. Ensure that the new brickwork is completed such that all voids within the depth of the wall are filled completely with mortar.
Plaster finish to line through with surrounding plaster.

Steel Beams
Provide steel beams and steel plates/padstones as indicated on the engineers drawings.
Steels to be clean and rust free and painted with Leigh's Epigrip C400 compliant epoxy primer at 75microns DFT before erection unless otherwise specified. Cover steels with two layers of 12.5mm plasterboard with staggered joints and skim or Leigh's Paints Firetex system to provide half hour fire protection.

Lintels
Provide 2 No. 225x100mm precast reinforced concrete lintels over drains where they pass through foundations or walls with minimum 100mm end bearing.
Lintels to be bedded on full and not cut blocks.

Ground Floor Construction
Break out existing concrete floor and lay new floor to line through with front of shop constructed of 75mm sand and cement screed, reinforced with D49 mesh on 200mm 1:2:4 concrete reinforced with A393 mesh on 80mm Kingspan Kooltherm K3 on Visqueen 1200 dpm turned up at edges to meet dpc on 50mm sand blinding on 175mm clean, well rammed hardcore. Include for 12mm Flexcell movement joint to perimeter of ground floor.
Include for 100mm diameter pvc pipes at 2m centres laid in the slab to ventilate the existing sub floor if it is timber finished externally with 225x75mm grilles.

Internal Timber Partitions
100x50mm tannolised C16 softwood studs at 400mm centres with doubled up100x50mm head and sole plates and noggins minimum 900mm centres. Fit double cripple studs each side of door openings.
Where partitions are at 90° to joists, studs to be positioned centrally over joists. Line both sides with 15mm Gyproc Soundbloc plasterboard minimum 10kg/m² and skim. To bathrooms use 15mm moisture resistant plasterboard and skim. Infill between studs with 100mm Rockwool RW3.

Notching of Joists
Notching in joists only permitted in the top of joist, located between one tenth and one twentieth of the span from the support and maximum depth one eighth of the joist depth.
Maximum diameter of holes in joists to be one-eighth the joist depth. Holes not to be closer than 3 times the diameter of the hole. Holes only permitted between quarter and two fifths of the span from the support and along the centre line of the joist.
No holes within a 100mm of a notch.

Existing Flat Roof
Strip back exitsing roof coverings and lay 12mm deep mineral chippings bedded in bitumen on three layers of high performance BS747 felt, on 126mm Kingspan TR31 on 18mm exterior quality plywood, on new firrings and joists to match existing
Line underside of joists with 12.5mm Fireline plasterboard and skim
Include for new Code 5 lead flashing dressed in to pre-made chase minimum 150mm above roof level and dressed down over upstand.

Existing External Walls
Line walls with 72.5mm Kingspan Kooltherm 18 on Visqueen 1200 dpm mechanically fixed to battens.

Fire Precautions & Burglar Alarm
Ensure existing fire alarm burglar alarm is reinstated after the works have been carried out and is tested to ensure it is working correctly.

Electrical Installation
Provide new low efficacy light fittings with low energy bulbs
All electrical work to meet the requirements of Part P of the Building Regulations and provide an appropriate BS7671:2008 electrical installation certificate on completion of the works.
New sockets and switches to be set between 450mm and 1200mm from finished floor level.
Ensure that holes for services are not oversized and are sealed

Mechanical ventilation
Extract fan to kitchen to be capable of extracting at a rate of 60 litres per second taken to outside air
Extract fan to bathrooms to be capable of extracting at a rate of 15 litres per second taken to outside air
Ensure that holes for are not oversized and are sealed
Ensure that ducts are 60minutes fire resistant.
All extract fans are to be commissioned and tested for the Building Inspector prior to completion.

Plumbing & Heating
Fit 75mm deep sealed, self venting trap to kitchen sink
Provide 50mm diameter waste with anti syphonage trap where waste runs exceed 1.7m.
Provide isolating valves to all appliances.
Fit rodding eyes at elbow and tees.
Waste sizes:
Sink 37mm diameter
Ensure that holes for services are not oversized and are sealed
All pipework not exposed to be insulated with sleeved foam insulation.
Allow for extending existing hot and cold water services to new appliances.

Emergency lights to BS 5266-1:2005 taken via separately wired protected power circuit with battery back up.

REVISIONS

A A new drain run and SVP shown from ground floor WC
B Tea shown at first floor
C Roof falls amended and internal RWPs indicated

project
Proposed internal alterations

site
194 Kilburn High Road, London NW6

date
Febuary 2013

scale
1:100

JOHN PERRIN & CO
BUILDING SURVEYORS
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All dimension are to be checked on site.

drawing number
2352/4C