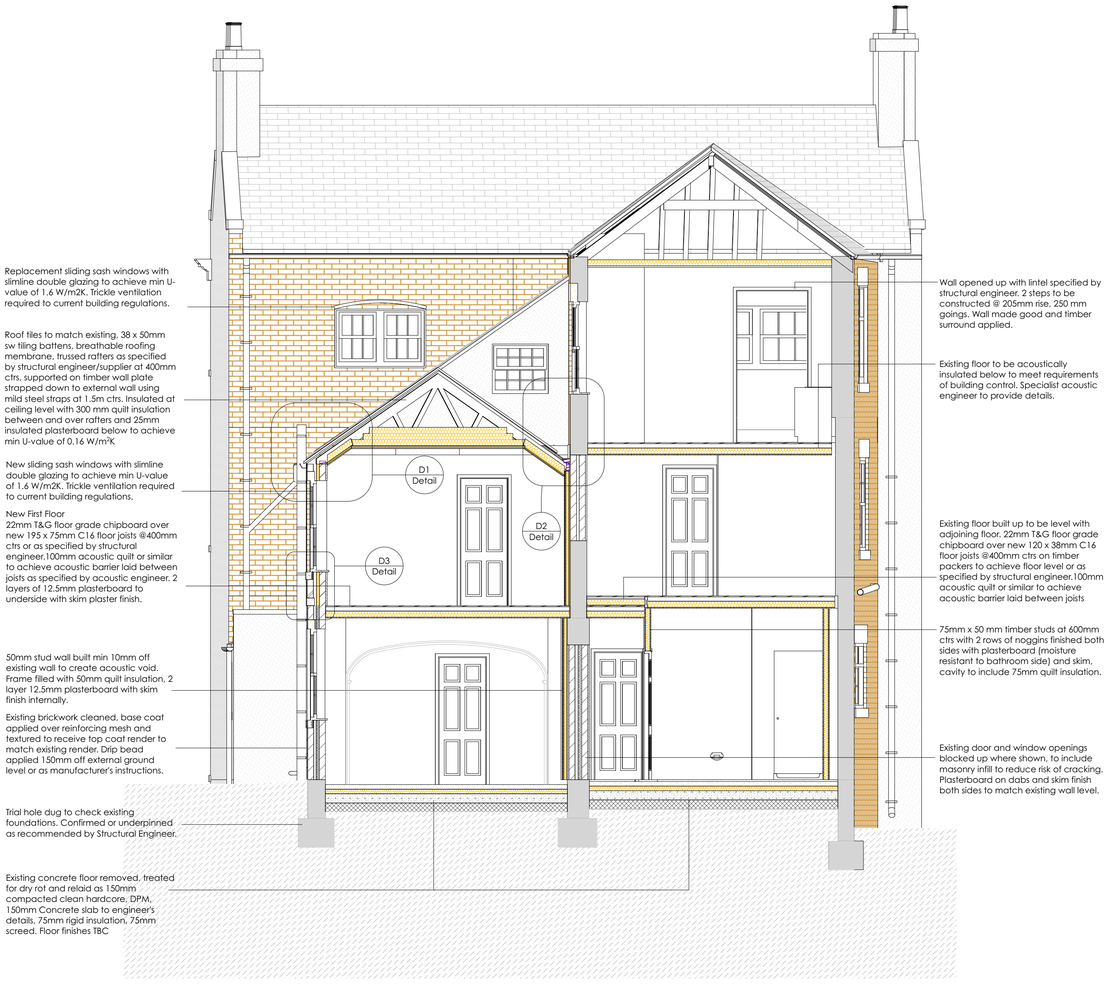

Replacement sliding sash windows with slimline double glazing to achieve min U-value of 1.6 W/m2K. Trickle ventilation required to current building regulations.

Roof tiles to match existing, 38 x 50mm sw tiling battens, breathable roofing membrane, trussed rafters as specified by structural engineer/supplier at 400mm ctrs, supported on timber wall plate strapped down to external wall using mild steel straps at 1.5m ctrs. Insulated at ceiling level with 300 mm quilt insulation between and over rafters and 25mm insulated plasterboard below to achieve min U-value of 0.16 W/m²K

New sliding sash windows with slimline double glazing to achieve min U-value of 1.6 W/m2K. Trickle ventilation required to current building regulations.

New First Floor
22mm T&G floor grade chipboard over new 195 x 75mm C16 floor joists @400mm ctrs or as specified by structural engineer.100mm acoustic quilt or similar to achieve acoustic barrier laid between joists as specified by acoustic engineer. 2 layers of 12.5mm plasterboard to underside with skim plaster finish.

50mm stud wall built min 10mm off existing wall to create acoustic void. Frame filled with 50mm quilt insulation, 2 layer 12.5mm plasterboard with skim finish internally.

Existing brickwork cleaned, base coat applied over reinforcing mesh and textured to receive top coat render to match existing render. Drip bead applied 150mm off external ground level or as manufacturer's instructions.

Trial hole dug to check existing foundations. Confirmed or underpinned as recommended by Structural Engineer.

Existing concrete floor removed, treated for dry rot and relaid as 150mm compacted clean hardcore, DPM, 150mm Concrete slab to engineer's details, 75mm rigid insulation, 75mm screed. Floor finishes TBC

Wall opened up with lintel specified by structural engineer. 2 steps to be constructed @ 205mm rise, 250 mm goings. Wall made good and timber surround applied.

Existing floor to be acoustically insulated below to meet requirements of building control. Specialist acoustic engineer to provide details.

Existing floor built up to be level with adjoining floor. 22mm T&G floor grade chipboard over new 120 x 38mm C16 floor joists @400mm ctrs on timber packers to achieve floor level or as specified by structural engineer.100mm acoustic quilt or similar to achieve acoustic barrier laid between joists

75mm x 50 mm timber studs at 600mm ctrs with 2 rows of noggins finished both sides with plasterboard (moisture resistant to bathroom side) and skim, cavity to include 75mm quilt insulation.

Existing door and window openings blocked up where shown, to include masonry infill to reduce risk of cracking. Plasterboard on dabs and skim finish both sides to match existing wall level.

SECTION A-A 1:50



50mm stud wall built min 10mm off existing wall to create acoustic void. Frame filled with 50mm quilt insulation, 2 layer 12.5mm plasterboard with skim finish internally.

New 30 min fire rated door on to protected corridor with wall construction to 30 min fire resistance. Corridor escape door less than 9m travel distance from habitable rooms.

New First Floor
22mm T&G floor grade chipboard over new 195 x 75mm C16 floor joists @400mm ctrs or as specified by structural engineer.100mm acoustic quilt or similar to achieve acoustic barrier laid between joists as specified by acoustic engineer. 2 layers of 12.5mm plasterboard to underside with skim plaster finish.

Roof tiles to match existing, 38 x 50mm sw tiling battens, breathable roofing membrane, trussed rafters as specified by structural engineer/supplier at 400mm ctrs, supported on timber wall plate strapped down to external wall using mild steel straps at 1.5m ctrs. Insulated at ceiling level with 300 mm quilt insulation between and over rafters and 25mm insulated plasterboard below to achieve min U-value of 0.16 W/m²K

New sliding sash windows with slimline double glazing to achieve min U-value of 1.6 W/m2K. Trickle ventilation required to current building regulations.

New First Floor Walls
102.5mm brick outer leaf to match existing, 100mm cavity with 50mm Kingspan Kooltherm K108 Cavity board insulation or similar, 100mm blockwork inner leaf, plasterboard on dabs with skim finish. Stainless steel wall ties inc insulation retaining clips spaced as recommended by manufacturer/ structural engineer. To achieve min U-value of 0.28 W/m²K

Replacement sliding sash windows with slimline double glazing to achieve min U-value of 1.6 W/m2K. Trickle ventilation required to current building regulations.

Existing brickwork cleaned, base coat applied over reinforcing mesh and textured to receive top coat render to match existing render. Drip bead applied 150mm off external ground level or as manufacturer's instructions.

Trial hole dug to check existing foundations. Confirmed or underpinned as recommended by Structural Engineer.

Existing doors removed and stored to allow cross ventilation of basement rooms to existing vents

75mm x 50 mm timber studs at 600mm ctrs with 2 rows of noggins finished both sides with 12.5mm plasterboard and skim, cavity to include 75mm quilt insulation. Studwork wall to be built within existing arch and original features retained.

Existing concrete floor removed, treated for dry rot and relaid as 150mm compacted clean hardcore, DPM, 150mm Concrete slab to engineer's details, 75mm rigid insulation, 75mm screed. Floor finishes TBC

50mm stud wall built min 10mm off existing wall to create acoustic void. Frame filled with 50mm quilt insulation, 2 layer 12.5mm plasterboard with skim finish internally.

Building Section B-B 1:50

0 1m 10m

General Notes

THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY.

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ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:
• WORK ON AN EXG WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
• BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
• EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS.

A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS LARGE & SMALL ARE SUBJECT TO THE CDM REGULATIONS (2015). IF THE DEVELOPMENT WILL BE FOR A DOMESTIC CLIENT OR LESS THAN 30 DAYS IN DURATION THEN THE RESPONSIBILITY FOR HEALTH & SAFETY IS THEN PASSED ONTO THE MAIN CONTRACTOR. IN ALL CASES THE CLIENT MAY DEVOLVE THE RESPONSIBILITY TO A CDM PLANNING SUPERVISOR, WHO WILL ACT ON THE CLIENTS BEHALF. PLEASE REFER TO PLANNING SUPERVISOR FOR ADVICE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT, IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER-ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR-DO NOT START WORK.
NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.
THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Rev	Description	Drawn	Checked	Date

Drawing Status: BUILDING REGS

Project No: 1425
Drawing No: (0-)05
Scale @ A1: 1:50 Date: Jan 18
Drawn by: DW Checked by: - -

Project: NEW APARTMENTS, LEEK, STAFFORDSHIRE.
Drawing: BUILDING SECTIONS.
Client: COMMERCIAL DEVELOPMENT PROJECTS.

wake architects limited.

1425 - Leek Flats\Schedule of Works A pln, 09:52, Monday, 26 February 2018, © WA Ltd 2017