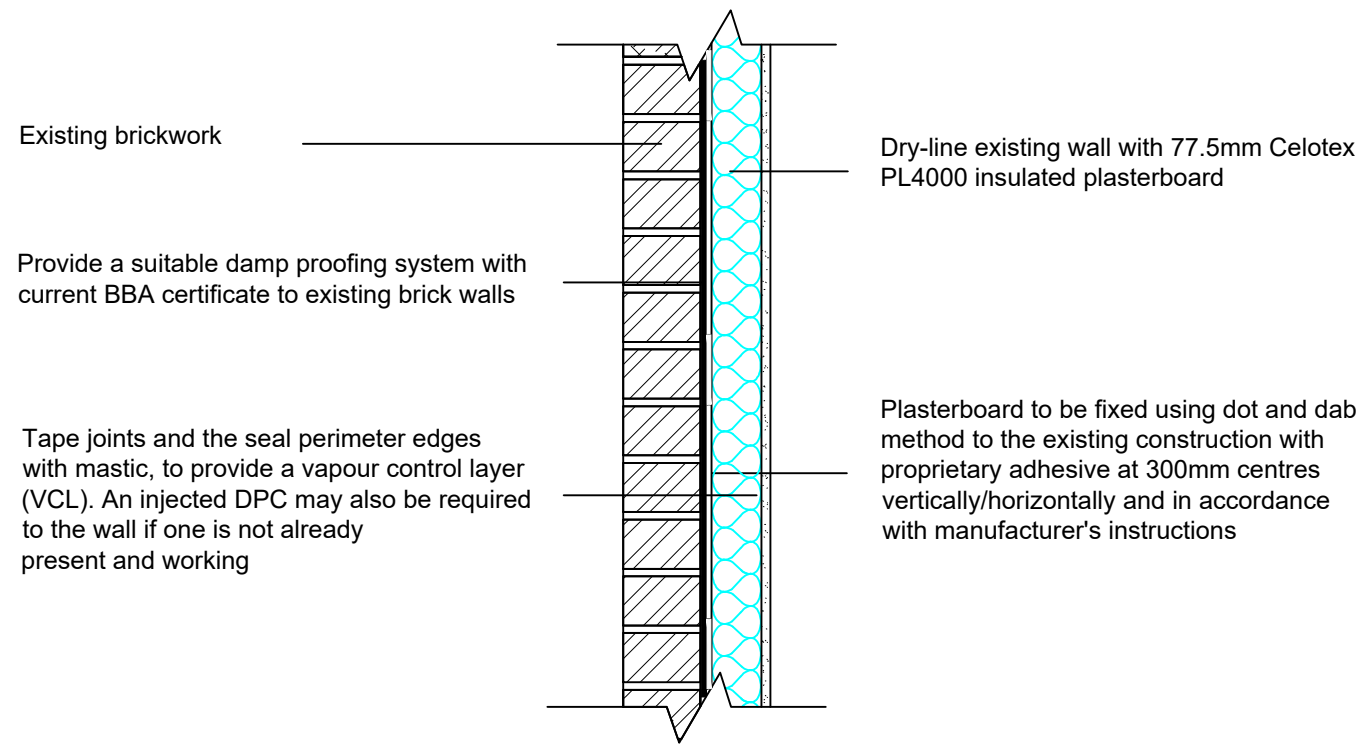


UPGRADE OF SINGLE BRICK WALL



Preliminaries

These notes are for general guidance only and their primary function is to assist Local Authority officers in determining Building Regulation applications.

This specification should be read in conjunction with the planning drawing(s) and any Engineers details and requirements.

All works are to comply with current Building Regulations, NHBC Technical Standards, the latest British Standards, Code of Practice & CE Standards, as appropriate.

It is the contractor and client's responsibility to ensure that the contractor is working to the approved plans.

It is recommended that work does not commence until Building Regulation approval has been received.

All dimensions to be checked on site prior to ordering of materials. Errors arising from scaling drawings will not be accepted. The contractor shall notify the Architect of any discrepancies with the documents/drawings prior to beginning any construction.

The contractor is to ensure that current floor and ceiling levels are maintained. Should a possible 'step' occur, owing to the required construction specification, the contractor, client and Building Control Officer to agree a satisfactory solution.

Existing Structure

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

Damp Proof Course

Hyload 2000 gauge polythene d.p.c. to B.S. 743 laid with 150mm minimum laps and at 150mm minimum above ground level.

Floor & Ceiling Levels

All proposed floor and ceiling levels to match existing levels (or to client's requirements) unless indicated otherwise.

UPGRADE OF EXISTING SINGLE SKIN WALL

Existing garage wall to be exposed and checked for its suitability. Provide a suitable damp proofing system with current BBA certificate to existing brick walls and floor (manufacturer's details to be given to building control). Dry-line existing wall with 77.5mm Celotex PL4000 insulated plasterboard.

Plasterboard to be fixed using dot and dab method, by bonding to the existing construction with proprietary adhesive at 300mm centres vertically/horizontally and in accordance with manufacturer's instructions. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). An injected DPC may also be required to the wall if one is not already present and working. All work in accordance with BS 8212(Code of practice for dry lining)

UPGRADING EXISTING CONCRETE FLOOR

To achieve U-value of 0.25W/m²K

The existing solid floor slab must be checked for stability and be free from defects as required by Building Control. The floor will need upgrading to ensure adequate damp protection and to prevent heat loss. Fix 20mm softwood tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 onto tanalised treated timber battens plugged and screwed into a concrete slab beneath. Lay boarding with staggered joints. Place 100mm Celotex GA4000 insulation between the battens (fully filling the void).

A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Provide a 1200 gauge DPM linked to DPC in the walls over existing slab (if required). A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level.

New Internal Partitions

Non load-bearing partitions to be constructed of 100x50 timber studwork at 400mm centres with 100x50mm sole and head plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide minimum 10kg/m³ density acoustic soundproof quilt tightly packed (100mm Rockwool, or similar approved) in all voids the full depth of the stud. Partitions built off triple joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm British Gypsum standard wall board with skim plaster finish, taped and jointed complete with beads and stops, to give 30 minute fire protection. Cripple studs to support lintels.

New External Cavity Wall Construction

External walls are to be constructed (in accordance with BS EN 1996) of 100mm facing brickwork up to level shown. From dpc with 20mm two coat sand/cement render to comply to BS EN 13914-1:2005 with waterproof additive on 100mm thermalite shield blockwork above with 100mm cavity insulated with Rockwool Cavity Batts full fill cavity insulation, or similar approved, and an inner leaf of 100mm thermalite shield blockwork finish, or similar approved. (Note SAP calculated 'U' value of cavity wall is 0.28w/msqk). Brick to match existing finish.

Internal finish to be 12.5mm British Gypsum or Knauf plasterboard on dabs.

Cavity wall insulation to continue through to back of window/door frames, blockwork is not to be returned at 1:6 gauge mortar mix minimum to C.P. 121 table 6 designation and C.P. 111 structural recommendations.

All concealed spaces (cavities) and openings to be fire stopped in accordance with Approved Document B, Volume 1 - Dwelling Houses.

225mm 'HRT 4' wall ties to be provided at 450mm centres vertically, 750mm centres horizontally, staggered with additional ties at openings to BS EN 845, and installed in accordance with BS EN 1996. Requirement applies to all areas of cavity wall i.e. below and above DPC.

Lateral support to walls is to be by 300 x 5mm galv. MS anchorage straps used in accordance with BS EN 1996, and the Building Regulations Schedule 1 Pt A (Approved Document A1/2 Section 2C). Provide solid blocking between joists/trusses where strapped, with noggins 38mm thick x .5 depths of joist.

All openings in external walls are to be provided with Dacatie p.v.c. cavity wall closers ref TF7 to jambs and cills.

Cavity trays to be installed above window and door openings with stop ends and weep holes.

Provide cavity trays at all roof/wall abutments.

Internal finish to be 12.5mm British Gypsum or Knauf plasterboard on dabs.

As Shown			Project		Sam Hill		Project No.	
12 Beechwood Close, Basingstoke			Contract Sheet No.		1269		1269	
Drawn by	Sig.	Date	Drawing		Proposed Layout		Drawing No.	
RT		12/20					1269_103	
Checked by	Sig.	Date					Rev.	
originator							-	
Approved by	Sig.	Date					Classification	