

General Notes

Do not scale this drawing. If contractor is not clear about any details of this drawing please contact B57 Ltd for clarity.

All dimensions to be checked on site. All details and dimensions relating the sub-contractors or suppliers work must be checked and agreed between the subcontractors or supplier and the general contractor.

This drawing is to be read in conjunction with all relevant architect's and engineer's drawings and the specification.

Works to comply with current Codes of Practice, British Standards and Building Regulations.

Contractor to provide all necessary vertical and lateral restraint strapping in order to comply with The Building Regulations.

Fire Protection - All internal steelwork to have 2no. layers of 12.5mm plasterboard with staggered joints to comply with Building Regulations Part B.

Dry Packing - Steel beams to be dry packed up to existing masonry over to ensure full load take-up.

Contractor is fully responsible to ensure integrity of existing structure is not jeopardized during construction of the works.

Existing Structure - Existing walling and foundations to be exposed and confirmed as adequate prior to works taking place.

Existing Structure - Assumed spans of existing joists, rafters etc. to be confirmed as correct. Structural Engineer to be consulted if any differences are found prior to works taking place

Temporary Stability - Contractor to provide all necessary temporary propping to safely undertake the works.

Steelwork and Timber Connections - All steelwork and timber connections are to be detailed and designed by the fabricator taking into account the loadings outlined in the calculations.

Roof and Trimming - Design for roof structure, trimming and connections are to be prepared by suitably qualified persons prior to construction.

Steelwork Protection - All steelwork to be blast cleaned to Sa 2 1/2 in accordance with BS EN ISO 12944.

Internal Specification - coat with a Zinc phosphate epoxy primer to 80µm in accordance with BS EN ISO 12944.

External Specification - hot dip galvanised to 140µm in accordance with BS EN ISO 1461 and 14713

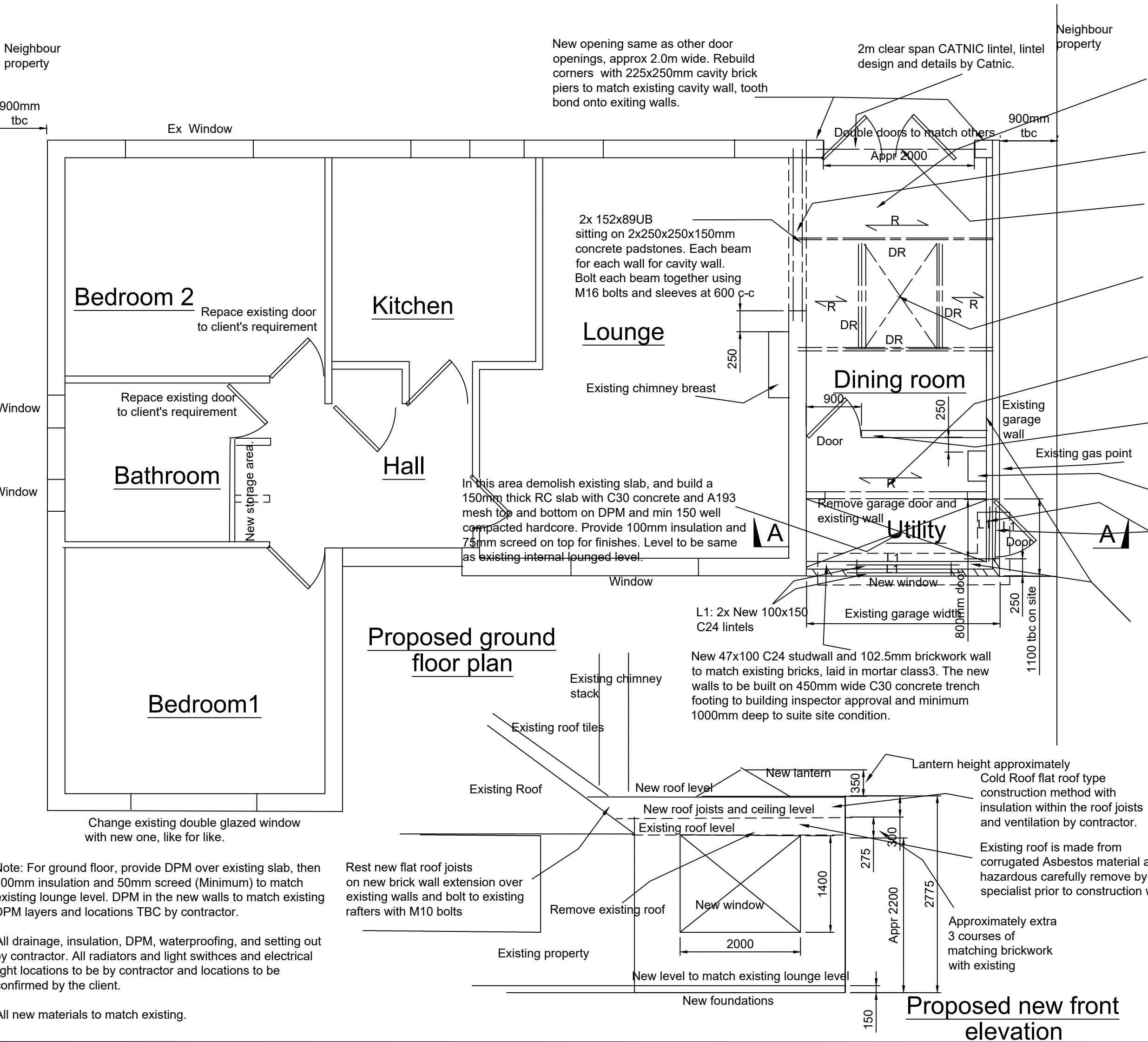
All dimensions, levels, settings and DPM by contractor. All waterproofing, and insulations design and details are by contractor.

All lintels to be designed by manufacturer.

All final steel and timber connections to be designed by contractor.

Contractor is fully responsible for temporary design and construction.

All works to Building Inspector approval.
This drawing is not for construction.



Note: Demolish existing Asbestos flat roof over garage and construct new timber flat warm roof. Raise roof by 225mm from existing level. Use Celotex XR4000 insulation between roof joists and ventilations (Cold form construction). Tripple layer felting and lead flashing for water proofing by contractor.

Remove existing cavity wall to create opening.

Remove existing door, window and wall at the back of garage to allow construction of new opening.

1000x1500 raised roof light glazed lantern design and construct by contractor

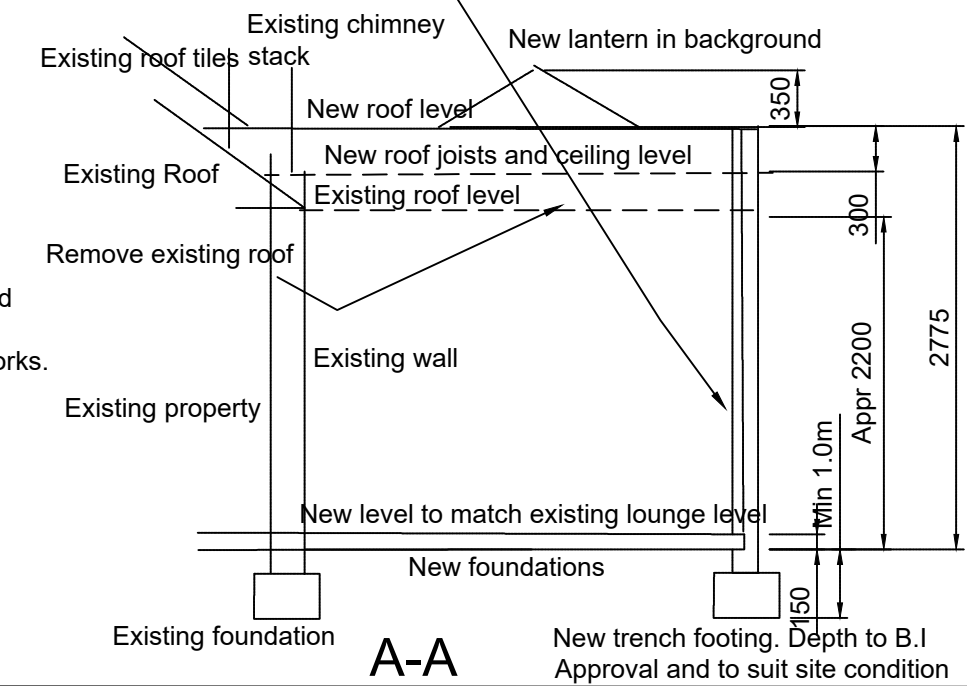
R- New 75x150mm C24 flat roof joists at 400mm C-C. Place double joists around the roof lights.

New 47x100 C24 studwall with standard 900mm door opening.

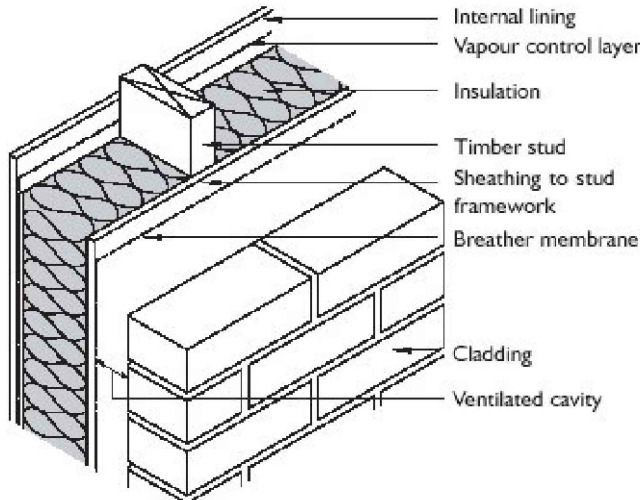
Existing boiler remains

L1: 2x New 100x150 C24 lintels supported by 2 studs on inner wall and also brick outer wall. Min bearing 150mm.

New 50x100 C24 stud walls and 12.5mm plasterboard on both sides of stud, and waterproofing membrane between existing wall and plywood. See diagram below for construction of cavity wall to garage. Allow 25mm ventilation cavity between the back of stud walls and the inner face of existing garage brick wall. Use horizontal 25mm thick by 50mm wide timber battens at 450mm centers vertically between the brick wall and stud wall sheets to create the ventilation void. Battens to be screwed to walls with M8 galvanized screws. Stud walls and sheeting screwed to battens and brick wall using M10 screws at 450 C-C staggered. For wall insulation use 100mm thick Celotex XR4000 between studs.



Revision:	Date:	Description:
B	Dec 2018	Preliminary
C	Jan 2019	Preliminary
D	Jan 2019	Preliminary
E	July 2020	Priliminary
F	August 2020	For Planning and BR Approval



Proposed stud wall and brick wall construction detail. Final details are by contractor. Studs to be tied to the walls using St Steel ties staggered at 450mm C-C.

Proposed new wall construction

Bolourchi Ltd Engineers
www.bolourchi.co.uk

Scale(s): 1:50	Date: Oct-2018
Engineer: MB	Checked:
Title: Ground floor plan	Project No: A0000 Drawing No: 01 Revision: F
Project: 102 West Lane, Hayling Island	