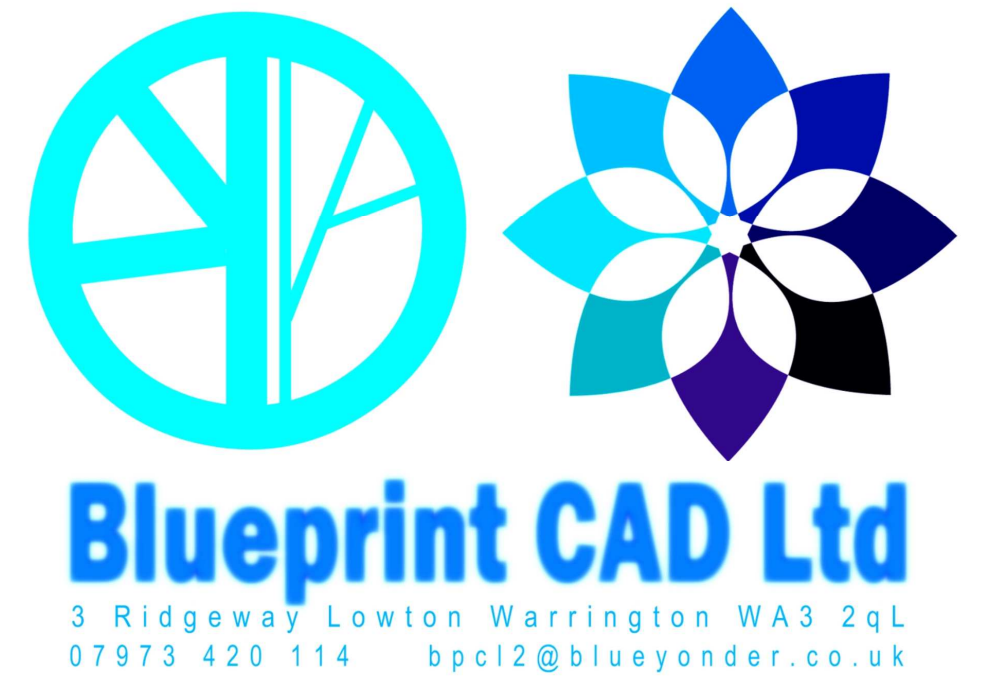


Client:
MR MENCZER
99 KINGS ROAD
PRESTWICH, M25 0JS.
Tel: 07813 599 365
THE CONSTRUCTION OF
A FLAT ROOFED DORMER
LOFT CONVERSION AT
THE REAR OF THE
EXISTING DWELLING
HOUSE + 1No PITCHED
ROOF DORMER TO THE
FRONT ELEVATION.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

PART A: SUPERSTRUCTURE
Lateral support at roof level to be provided by 30x5mm. Galvanised mild steel straps at not more than 2.000m c/c's taken over the first three rafters and ceiling joists where applicable. Fit 100x50 noggins between rafters under straps as Approved Document A1.

Roof covering to be laid in accordance with relevant code of practice and manufacturers details, on 38x25mm sc3 treated s.w. Tile battens on, 'Tyvek' breathable roofing membrane on rafters nailed to 100x75mm wallplate with 2no 90x4mm nails. Wallplate to be securely strapped to blockwork inner leaf by 1200x30x5mm galvanised mild steel straps at 1800 mm c/c's. Straps taken min.1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joist layout.



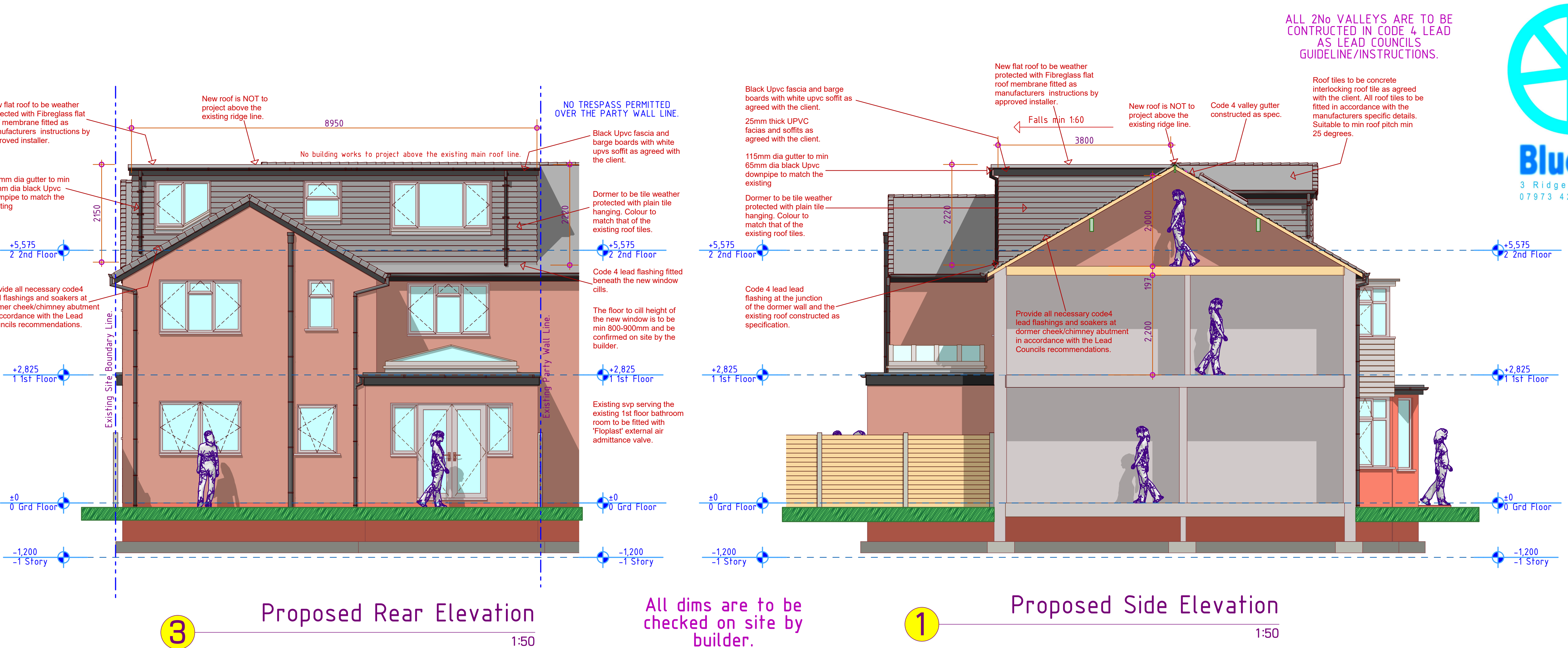
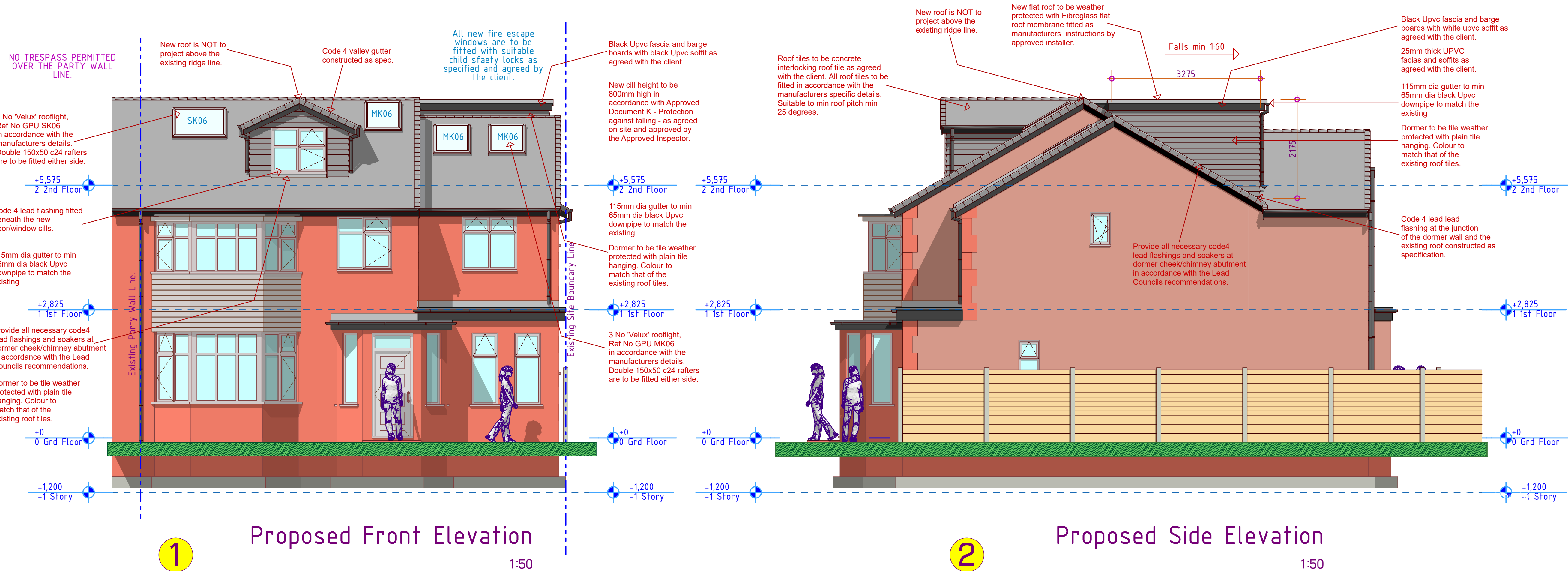
STRAPPING OF FLOORS
Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid noggins between joists at strap positions.

FLAT ROOF RESTRAINT
100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

INTERNAL STUD PARTITIONS
100/75mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² debackerscity acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

BATHROOM WALL FINISHES:
All walls and ceilings in bathrooms and en-suite are to be lined with 12.5mm thick 'Knauf Aquapanel' or similar cement based particle board prior to finishing with tiling as agreed with the client or cement.

STEEL BEAMS:
The method of carrying out the safe and secure temporary support of the existing building structure whilst building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.
Builder to fit the top flange of new steel beams directly beneath the existing ceiling or as confirmed with the client prior to any beam installation. Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the building plans and calculations and all work is to be inspected by the Approved Inspector prior to any covering up. New steel beams to be encased in 15.0mm Gyproc fireline board with staggered joints nailed to timber cradles and finished with 5mm plaster skim to provide 1/2 hour fire resistance.



All dims are to be checked on site by builder.