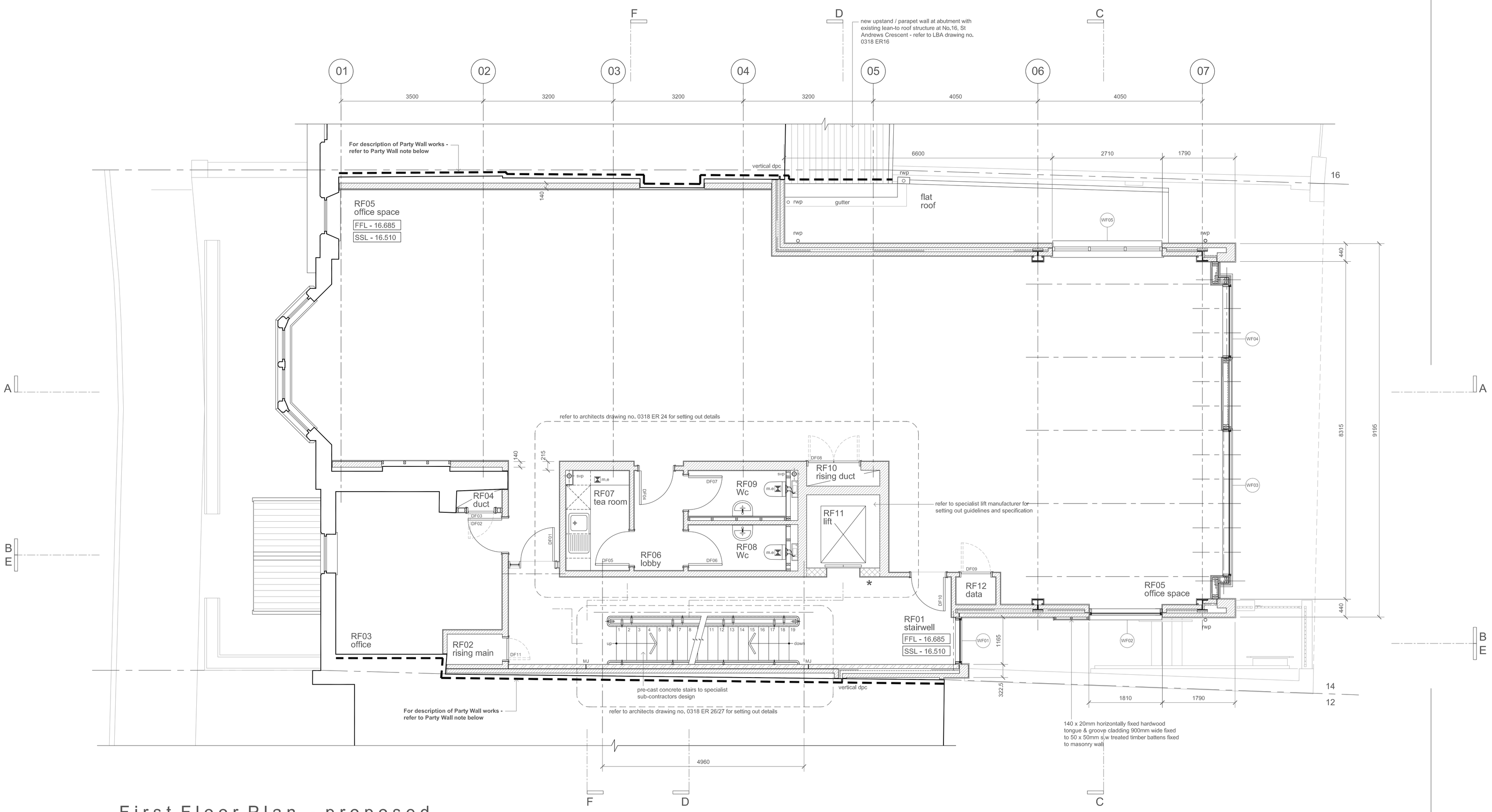

First Floor Plan - proposed

Notes:

1. Refer to E&N Associates drawings for setting out and specification of structural steelwork and foundations.
2. Refer to Intentium SL drawings for extent of mechanical & electrical works.
3. Refer to specialist lift sub-contractors drawings for setting out & specification of the MRL traction lift.

* stairwell / Lobby wall (215mm thick) to be infilled by contractor following installation of lift by specialist sub-contractor, lintel to this area to span full width of lift shaft i.e 1800mm

Proposed works to Party Walls:

The Party Wall etc. Act 1996.
General:
The design philosophy behind the new construction works alongside the existing party walls between No.14 St Andrews Crescent and its adjoining neighbours at No.12 and No.16 St Andrews Crescent involves the construction of a new independent load-bearing masonry walls in-board of the existing party walls within the curtilage of No.14 St Andrews Crescent (in order to eliminate the need to use the existing walls as load-bearing elements for the proposed new structure / construction)
The Structural Engineer has designed and specified a reinforced concrete raft foundation alongside the boundary / party walls with both of the adjoining properties - refer to the attached construction sections - in order to minimise excavation works adjacent to the existing neighbouring properties. Prior to commencement of construction works, the contractor shall carry out trial hole excavations to confirm the exact depth of the existing foundations to No.12 St Andrews Crescent and the new foundation design adjusted as / if necessary.

No.12 St Andrews Crescent:
Further works at the abutment with the rear annexe extension at No.12, St Andrews Crescent involve the insertion of vertical damp proof courses (d.p.c's) as indicated and the formation of various abutment / apron flashing details to the brick walls and mansard roof (rear elevation)
The existing stone boundary wall between the rear carparking areas at No.12, and No.14 St Andrews Crescent shall be retained and adjusted to accommodate the new construction and made good as necessary by the main contractor.

No.16 St Andrews Crescent:
Additional party wall works at the junction of the proposed extension at No.14 and the existing structure at No.16, St Andrews Crescent involves the construction of a new cavity wall complete with upstand / parapet and abutment flashings at the junction of the single-storey rear lean-to extension at No.16, St Andrews Crescent.
The contractor shall allow for stripping back the existing roof covering to the lean-to (allowing temporary protection measures as required) to facilitate to construction of the new wall prior to reinstating and making good the roof covering and flashings.

Project Notes

TENDER ISSUE

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Project Title:
PROPOSED EXTENSION & ALTERATION WORKS
at 14, ST ANDREWS CRESCENT, CARDIFF
for MR A. GILES & MR R. WILLIAMS

Drawing Title:
EMPLOYERS REQUIREMENTS:
FIRST FLOOR PLAN - PROPOSED

Drawing Number	Scale	Date
0318 - ER08	1:50 @ A1	MAR 2009
	Rev.	