CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH ADVICE CAN BE OBTAINED FROM THE SURVEYOR

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED

*** fit 20/30** rated fire resistng doors with new 25x38mm stops, to all doorways opening onto route of escape (except bathrooms)

Floor in Utility Room 63mm screed on Celotex GA4070 insulation batts on 1200g PVC damp proof membrane continuous with new and existing DPC on existing concrete slab

Opening window areas to be minimum 1/20th of enclosed floor areas All new windows to be fitted with minimum 8000sq mm trickle vents per room Maximum area of double glazed window not to exceed 20% of floor areas

New windows new double glazed windows to have minimum U value of 1 6w/m²k Doors to have a min U value of 1 80w/msq k Toughened glass in glazed doors and windows in critical locations i e alongside doors Seal around window-wall joint with mastic sealant Double rafters as roof light trimmers if applicable

Minimum full opening size of escape window 0 33sq m min clear dimension of edge 450mm with cill below 1 10m from floor and above 800mm

Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec

Duct mechanical extract from internal wc/bathroom rated to give min 3ach with up to 15minute overrun Wired to light switch Min 12mm air gap under door

Fit mechanical extract fan from kitchen rated at min 60lit/sec If cooker hood installed, to be rated at 45lit/sec Utility room if applicable to be rated at 30lit/sec

Steelwork see structural calcs for sizes Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates Encase in minimum two layers 12 5mm plasterboard for half hour fire resistance when fitted at floor levels **Lengths of steels to be site measured to include bearings**

Floor in roofspace 21mm floor grade tongued and grooved chipboard, 2 3 grade in bathrooms on **50** mm x **150** mm joists at **400** mm centres Joists to be doubled where under and parallel to partitions over Solid strut at third centres of joists spanning more than 2 40m Remaining roof spaces to be floored as main area when joists extend out to outer walls 'Simpson strongtie' or similar galvanised joist hanger connection to steelwork where applicable Purpose made ms shoe /hanger where flitch beams join to steelwork or other flitch beams Fit min 100mm mineral wool batts between joists for sound insulation

Studwork enclosing stairwell 12 5mm plasterboard each side of minimum 75 x 50mm studwork with taped and filled joints for minimum half hour fire resistance

Inner partition 12 5mm plasterboard each side of minimum 75 x 50mm studwork Fit 25mm sound insulation quilt between held in place with battens

Loadbearing studwork to be minimum 100 x 50mm studs at 400mm ctrs with horizontal noggins at 600mm ctrs and galv metal cross strapping on both sides

Ceilings 12 5mm foil back plasterboard on **50** x **150** mm joists at **400** mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists Bolt and dog tooth washers at joints Fit baffle boards at eaves to maintain clear air flow

Conversion of existing roofspace
Sloping ceilings, Plant on, or fit alongside existing rafters to achieve 150mm depth See section for detail Fit Celotex GA4100 batts between rafters and Celotex TB4035 beneath rafters 12 5mm foil back plasterboard finish Maintain 50mm air gap to underside of roof covering

Stairs New staircase dimensions to be confirmed on site prior to manufacture Maximum rise 220mm, minimum going on tread 220mm with minimum 16mm nosings minimum going on winders 50mm Minimum clear width **800** mm, maximum pitch 42 degrees, minimum 2 0m clear vertical headroom off pitchline over new and existing stairs Handrails minimum 900mm with vertical balusters at maximum 100mm centres Allow to pack off party/outer wall to accommodate any required dry lining of wall above

Stair practical limits Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/260 OR risers 165/200 to be used with goings 223/300mm

Existing ceilings if good condition plaster and lath ceilings, to remain If 9mm plasterboard, to be over laid between joists with 60mm mineral wool batts on chicken mesh support in areas not covered in flooring note

Dormer walls tile/ slate hanging on battens and breathable felt on 100mm x 50mm studwork with 12 5mm foil back plasterboard finish over Celotex GA4070 batts between studs flush with outer face of studs (30mm cavity) and Celotex TB4012 across the face of the studs Tape and mastic joints (12 5mm plasterboard on cheeks where within 1 00m of boundary) Also fit 6mm masterboard web under cheek felt where within 1 00m of boundary Triple rafters under cheeks Sheath with 12 5mm marine ply under felt for additional lateral support

Dormer warm flat roof Three layer built up felt to BS747 cp144 pt3 on Celotex TD4126 decking on firrings and **50** mm x **150** mm joists at **400** mm ctrs 12 5mm foil back plasterboard ceiling Seal warm roof from existing vented roof space at join if applicable

External walls 112mm facing bricks to match existing as closely as possible, 100mm Rockwool batt filled cavity and 100mm Celcon (or similar approved) inner skin Insulated catnic lintols over new openings Close cavities at eaves with non-combustible material Tooth into existing walls and maintain all cavities Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically and staggered 'Catnic' or similar vertical cavity thermal closers at openings External perimeter of door and window openings to be sealed with a suitable airtight sealant

Flat roof over stairwell 13mm spar chippings on 3 layer high performance torch on felt to BS747 cp144 part 3 1977 on Celotex TD4126 insulated roof decking on firrings on **2no 50** mm x **150** mm roof joists at **400** mm centres 12 5mm foil back plaster board ceiling Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres

Ceilings ground floor, 12 5mm plasterboard First floor 12 5mm foil back plasterboard

Main roof concrete tiles on battens on breathable felt on **50** mm x **150** mm rafters at **400** mm centres Strap down with 1 00m x 32mm galv ms straps at max 1 20m ctrs Around perimeter If applicable all hips and ridge tiles to be mechanically fixed

Roof insulation roof to be insulated with two layers of 150mm fibreglass insulation quilt One layer laid between ceiling joist and one layer laid over in opposite direction Maintain roof ventilation with 25mm continuous air to eaves and vent tiles to apex as shown

Drainage all drainage to BS EN752 plus approved doc H 100mm diam PVC drain ware minimum fall 1-40 in 150mm concrete surround to new or existing inspection chamber on existing run Bridge with concrete lintols over where passing beneath new walls and flexible packing surround Exact position, invert and direction of all existing drains to be determined and agreed on site **PRIOR** to commencement of works

New inspection chamber sizes to suit invert of drains minimum sizes 600 x 450mm internal with 103mm semi engineering brickwork sides 215mm where invert exceeds 1000mm, built up from 150mm concrete slab base and fitted medium duty cover and frame

Utility & Garge dividing wall 'K' render or similar on mesh on 12mm marine ply on 100 x 50mm studwork with celotex GA4070 batts between and flush with outer face (30mm cavity) celotex TB4012 insulation across stud inner face with 12 5mm foilback plaster board finish with taped and filled joints

Plumbing all to BS EN 2056 plus approved doc H 38mm diam wastes from sink, bath and shower 32mm diam Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base Thermostatic control device fitted to bath supply

Run to 100mm diam stub stack terminating above appliance flood level with durgo autovent

New 100mm diam PVC soil and vent pipe to terminate min 900mm above window heads and with rodding access at base

Rain water goods run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1 0cu m soakaways formed min 5m from building via big and 100mm diam drainware

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE 17thEd) the works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works

Lighting Fit high efficacy light fittings minimum 75% of new fittings Any recessed ceiling lights to be 30minute fire resisting

SD ● smoke detectors fit smoke detector system wired to mains supply and to each other with battery back up system One per floor minimum All installed to BS 5839 6 2004 To be over 300mm from doors, walls and light fittings

Existing gable walls to be lined with 12 5mm foil back plasterboard over Celotex GA4050 insulation batts on 25x50mm treated battens at 600mm ctrs (25mm air gap) Tape joints before plasterboarding

Heating Gas fired combination boiler with balanced flue terminating min 300mm from windows Boiler to have min SEDBUK rating of 90% Installer to be registered on the GAS SAFE REGISTER Run 22mm diam condensate pipe to foul drain via 75mm trap

All new radiators to be fitted with TRVs

Form recess in roof to clear existing window with code 4 lead over min 125mm celotex roof decking (TD4126) including cheeks Min 150mm upstand to window cill

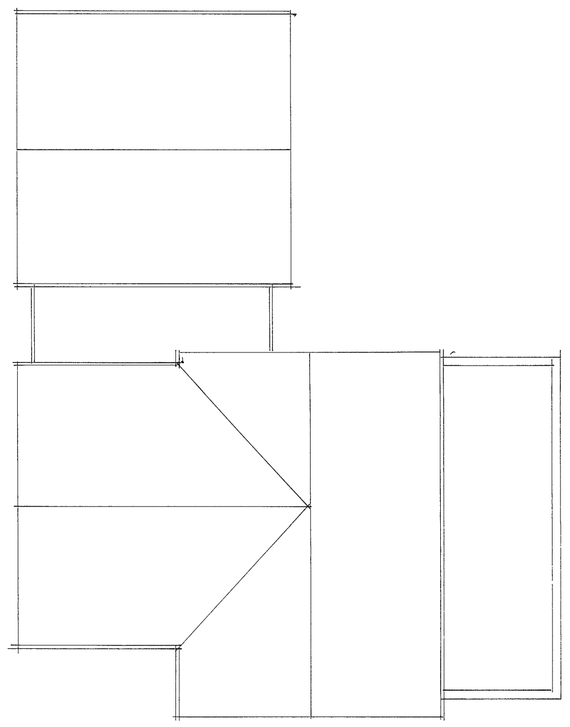
Each joist to be bolted to each other where lapped and to each roof joist to help prevent roof spread

Strapping provided to joists either side of steel to prevent roof spread

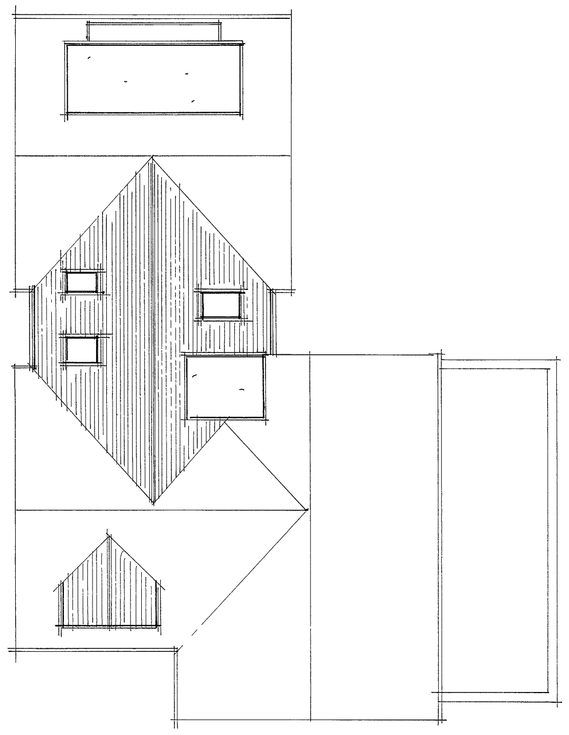
Provide double rafters either side of velux window

Fabrication details to be provided if required by building control

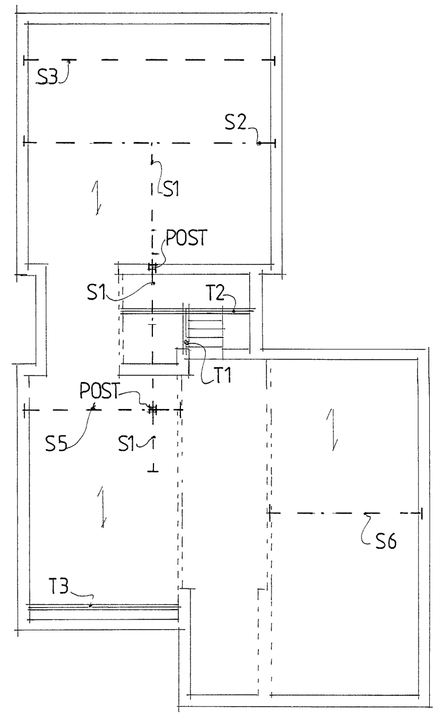
ALL DIMENSIONS TO BE CHECKED ON SITE ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE



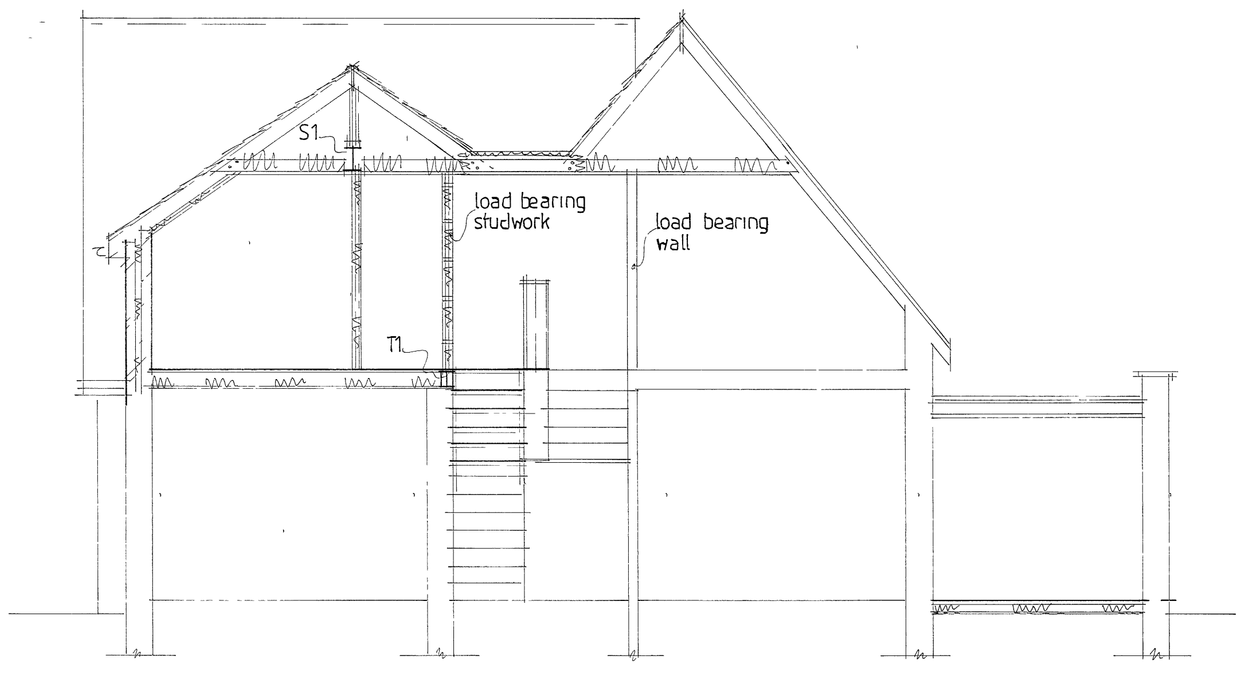
EXISTING ROOF PLAN



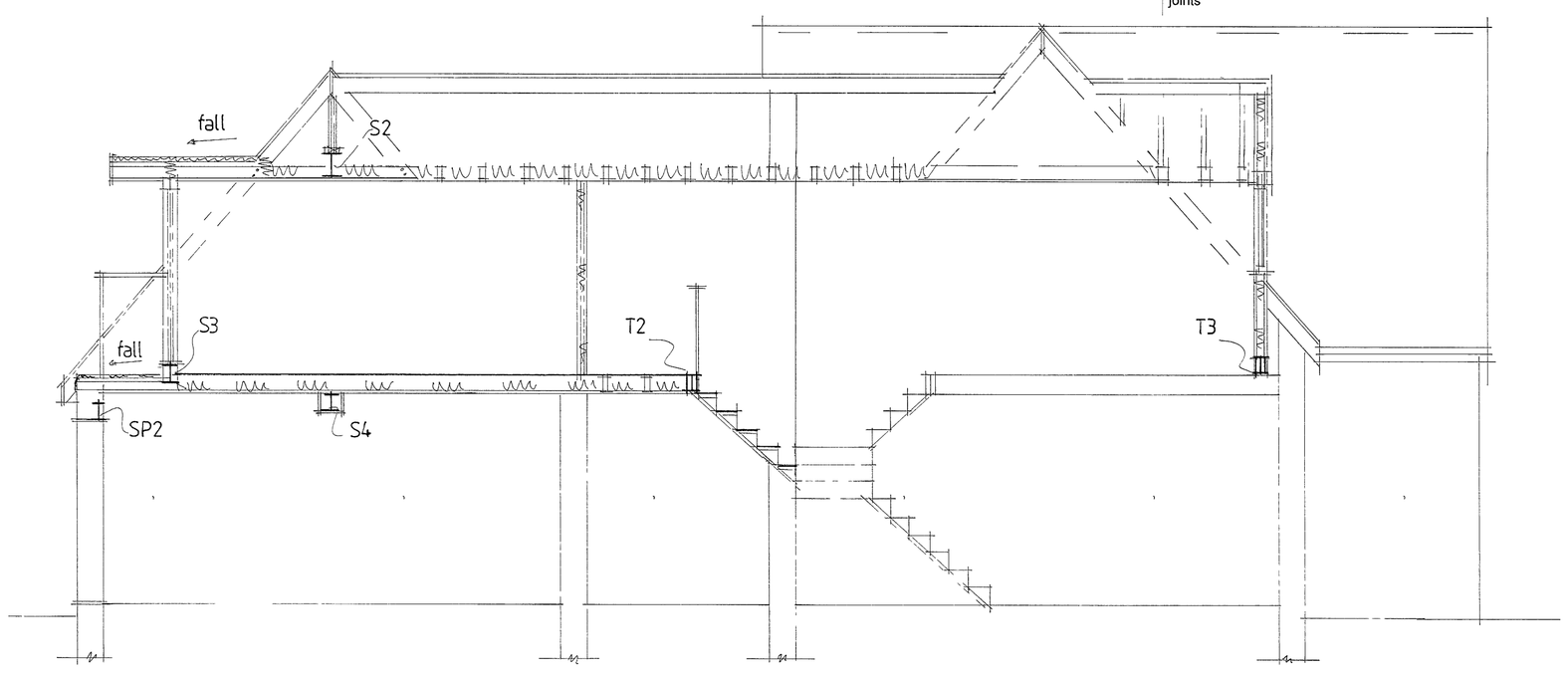
PROPOSED ROOF PLAN



STRUCTURAL LAYOUT - NOT TO SCALE



SECTION.AA



SECTION BB

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	Date	Revision

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