

NOTE.

Do not Scale from this Drawing, (except for planning approval).
All Dimensions are in millimeters and to be checked on site.
All Dimensions relating to subcontractors or suppliers work must be checked and agreed between the main contractor and the subcontractors and suppliers.
No work to commence on site until Building Inspector has formally accepted that the existing foundations are adequate for new/imposed loadings.
Any work executed prior to this is entirely undertaken at the contractors own risk. Contractor to supply certificate for all C24 timber.

DRAINS BELOW GROUND.

All below ground drainage to BS 8301.
Drains 100mm dia. UPVC laid to 1:40 falls bedded on 150mm pea gravel.
Drain protected by lean mix concrete.
Flexible joint to be provided within 150mm of external face of manhole and foundation.
Drains vented at end of run via existing syp.

DRAINS ABOVE GROUND.

All above ground drainage to BS EN 12056.
Existing UPVC soil and vent pipe
100mm dia. stub stack connection for W.C. with air admittance valve.
32mm dia. waste for wash basin.
Provide anti-siphon trap to wash basin.
40mm dia. pipes for all other appliances.
75mm deep seal traps to all wastes.
50mm dia. wastes to combined discharges.

RESTRAINT STRAPS AND STEELWORK.

Galvanised steel straps at roof level.
Anchor straps 30x2.5mm mild steel at 2.0m ctrs.
Restraint straps 30x5.0mm mild steel at 1.2m ctrs.
1/2 hour protection to studs, 2no 12.5mm plasterboard (or 15mm fireline) and set.
Timber to steel connections to have timber plates fixed into beam web and flanges.

STAIRCASE.

Use purpose made alternating tread staircase
Handrail height 900mm above pitch line.
Guard rail at height 990mm.
Balustrading to be provided so that 100mm dia. sphere cannot pass through any spaces.
Min 2.0m headroom to stairs and landing.

VENTILATION.

All rooms to be provided with min 8000mm² controllable trickle vents.
Min 1:20 operable window to floor area ratio.
Extractor fan to shower to be capable of 15 l/s extract rate.
Integrated cooker hood extract fan over hob with extract rate of 30 l/s in kitchen.
All fans to be ducted to external air and operated intermittently.

GLAZING.

Provide double rafters either side of valley rooflights.
All windows to be double glazed and fully draught stripped.
All double glazed units to have min 16mm air gap & low "E" coating.
Toughened safety glass to BS 6206 to critical areas.
New windows to achieve min. U value of 1.6w/m²k.

INTERNAL LIGHTING

Low energy domestic lighting
Lamps to have luminous efficacy greater than 40 lumens/circuit-watt (low energy type lamp).

ROOM IN ROOF.

Contractor to ensure new structure is formed and existing structure is properly supported (& temporarily braced or tied, where necessary) prior to adapting existing structure.
Expose foundations under loadbearing walls prior to commencement of works to establish suitability.
22mm flooring grade chipboard.
Floor joists min 2no 150x50 C24 timbers at 400 ctrs.
(Contractor to supply certificate for C24 timber)

Double joists below partitions.
Solid blocking at min span.
Lateral restraint straps to joists at 1.2m ctrs where parallel to wall.
100mm mineral fibre quilt in-fill between joists.
Stud walls 100x50mm C24 timber throughout.
100x50mm sole and header plates.

100x50mm studs at 400mm ctrs.
Provide cripple studs to reveals to maintain spacing.
12.5mm foil backed plasterboard taped, filled and set.
35mm Celotex over face of studs with taped joints
60mm Celotex tightly between studs, fill any gaps with spray foam insulation.
300mm mineral quilt insulation above ceiling line.
60mm Celotex insulation between rafters to skilling line.
35mm Celotex insulation under rafters to skilling line.
Continuous air space above skilling insulation.
Provide TLX Gold roofing membrane to manufacturers details

ELECTRICAL SAFETY

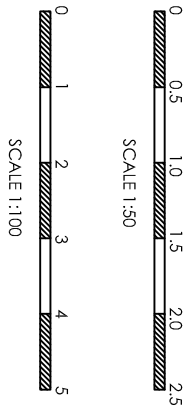
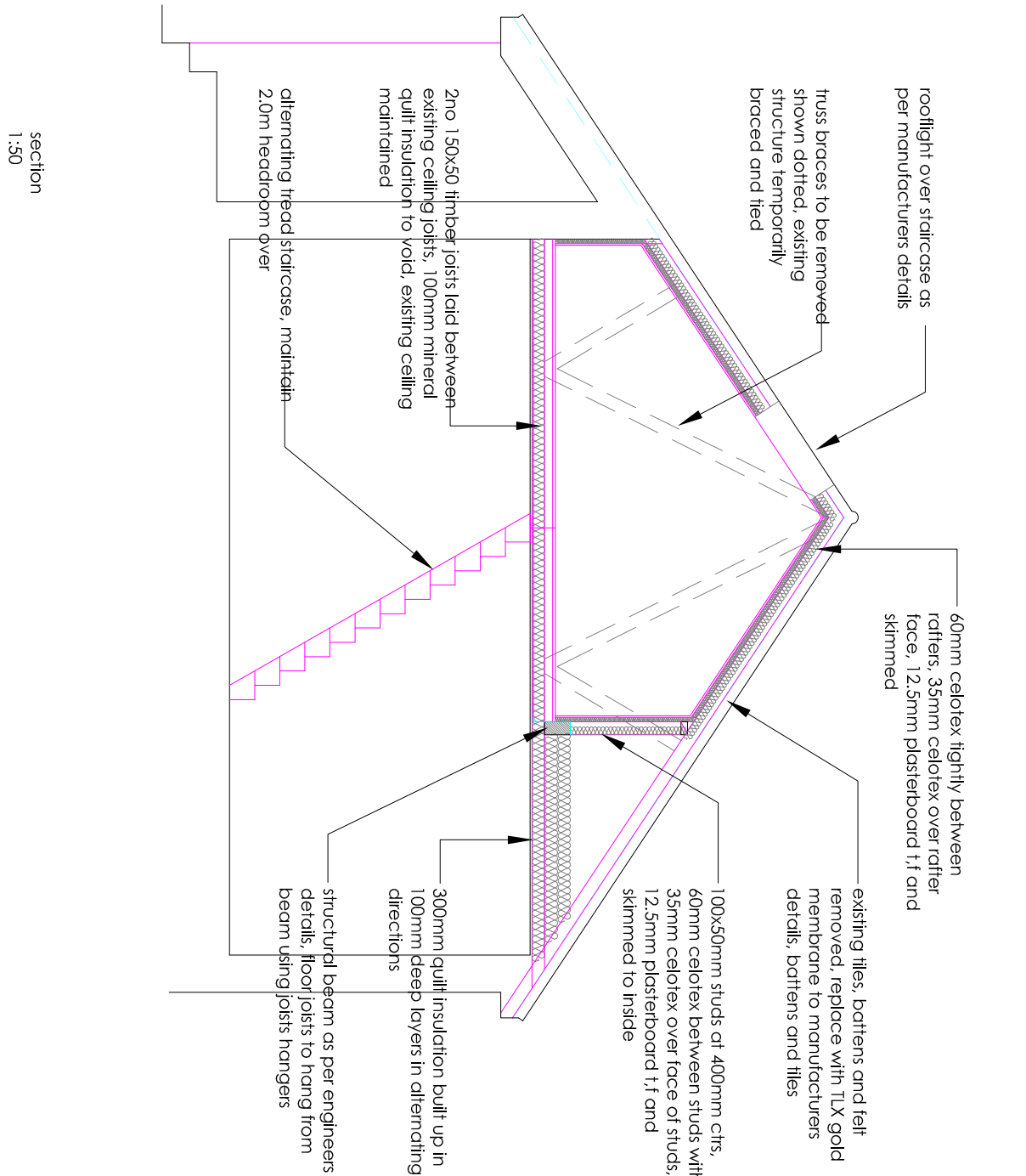
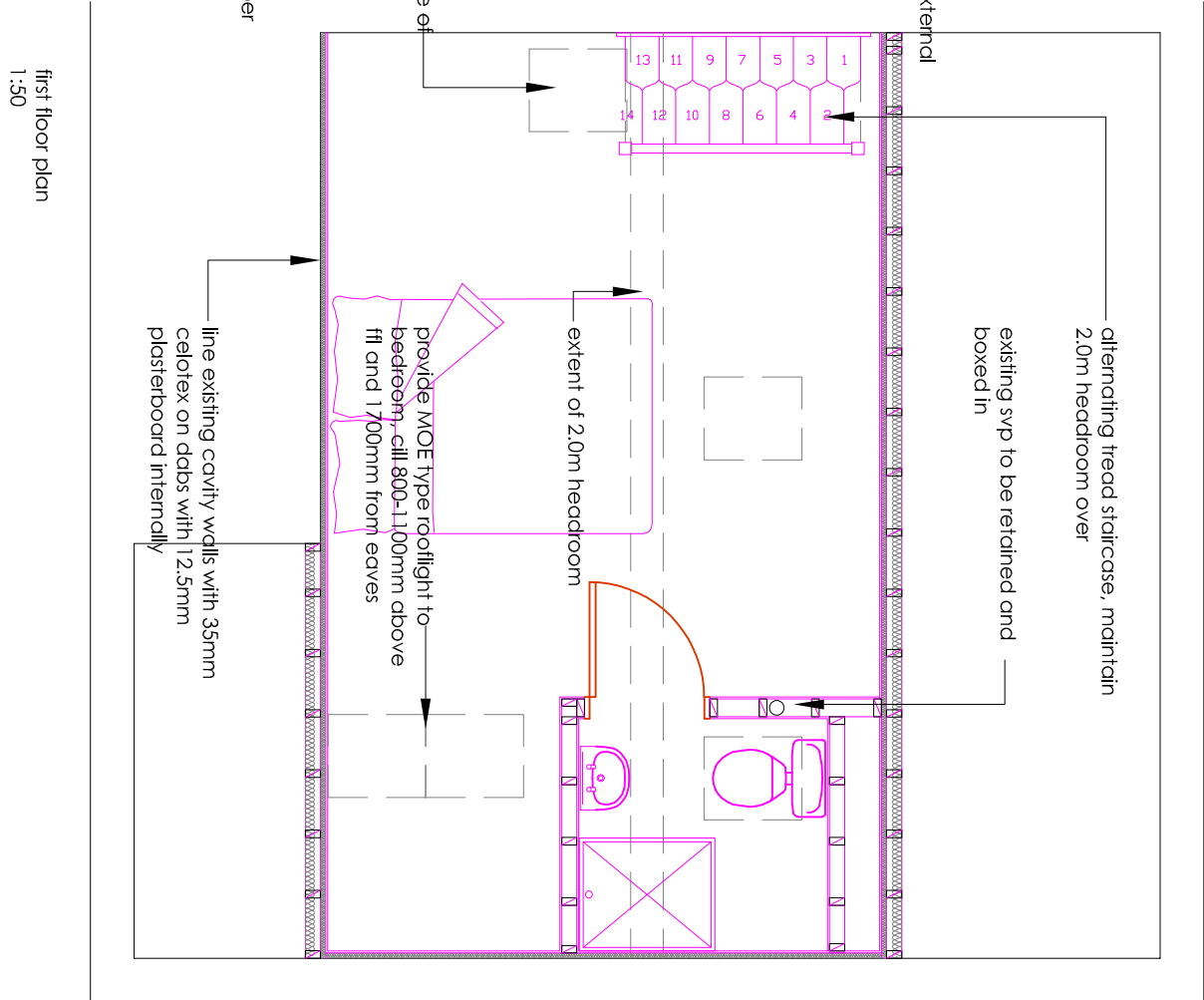
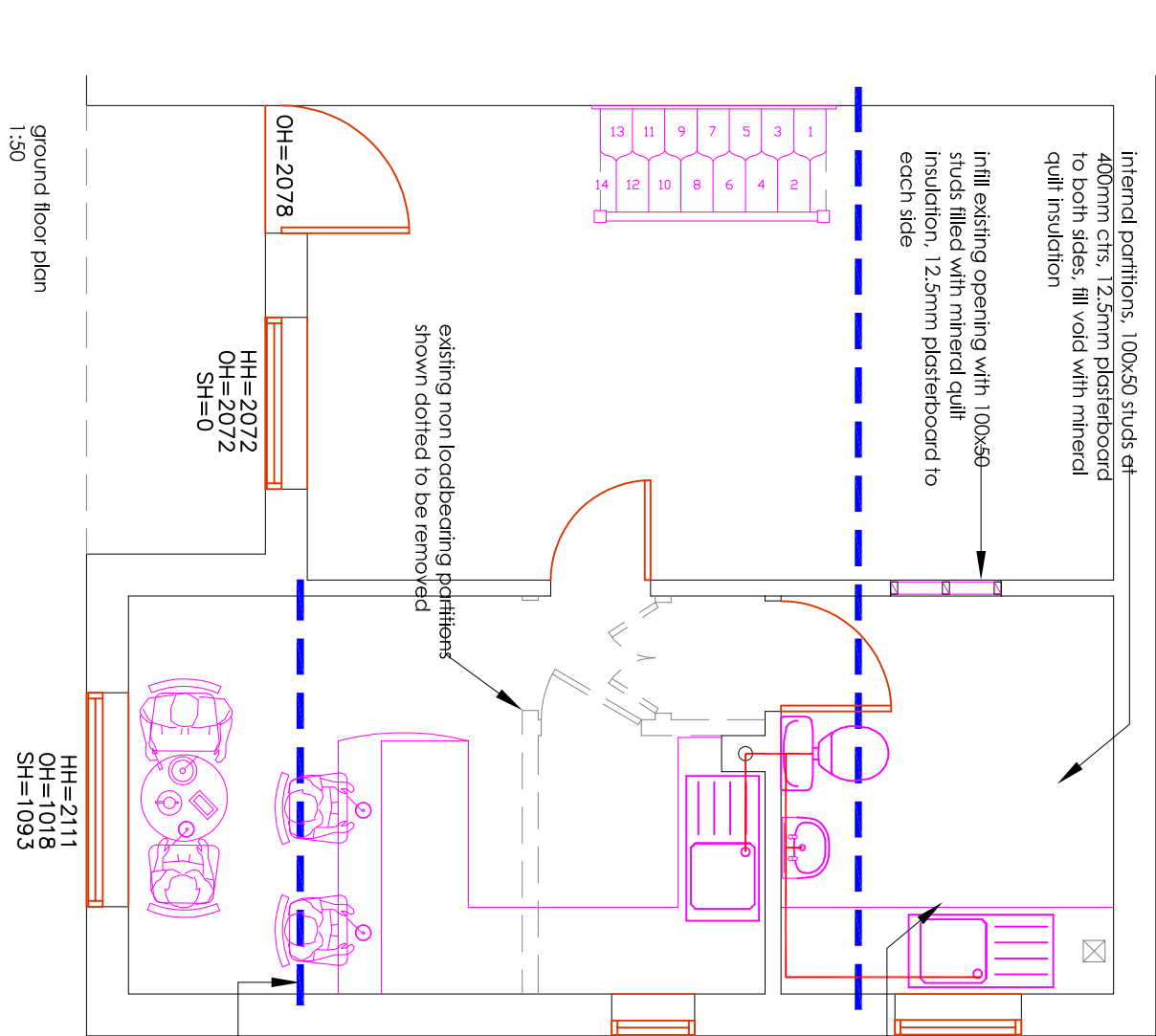
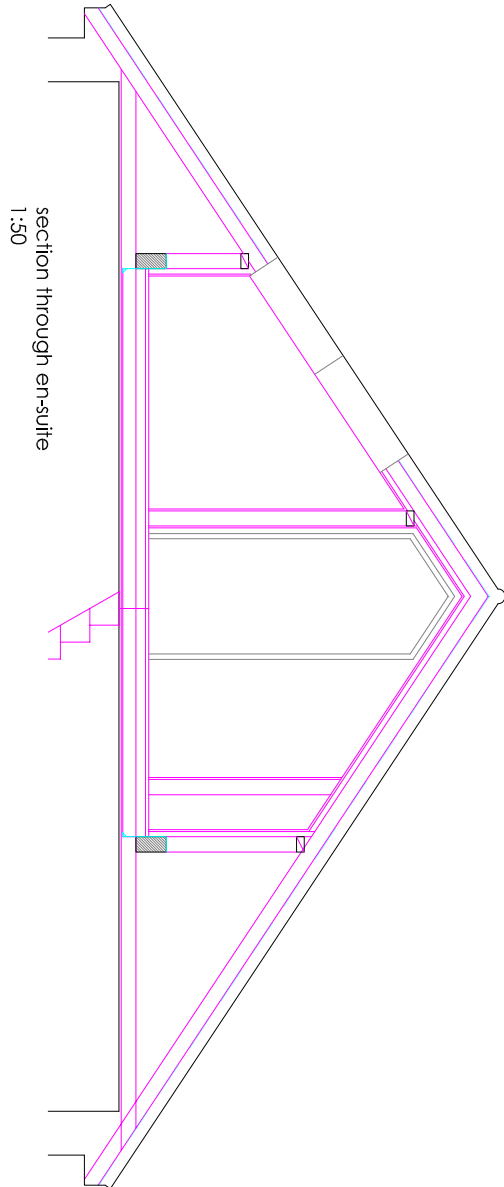
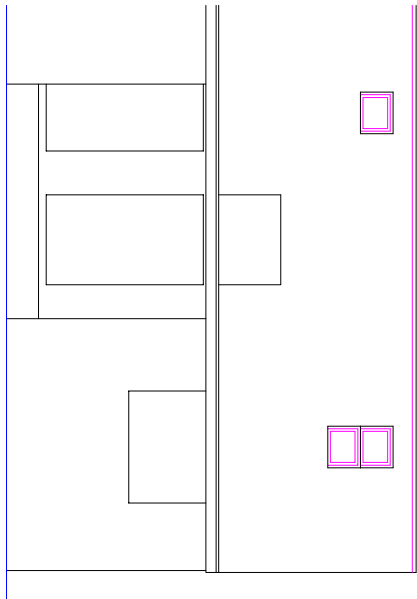
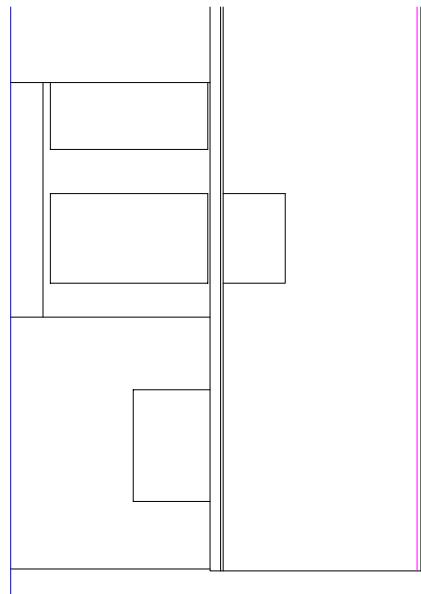
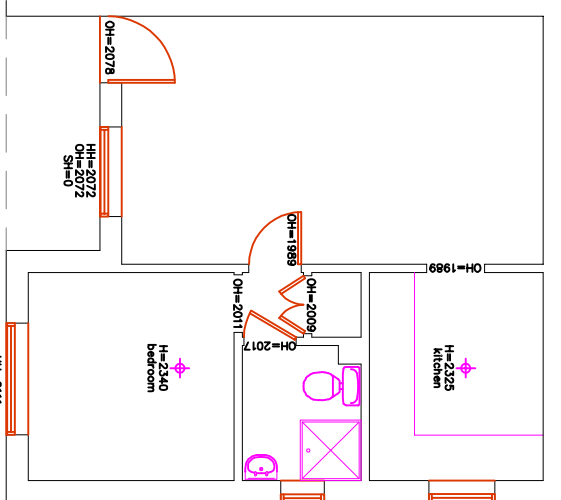
All electrical work will be designed, constructed, inspected and tested in accordance with the British Standard 7671 (The IEE Wiring Regulations) and will either fall under a certificated competent persons scheme or the Local Authority Building Control Approved route. The electrical personnel must be able to certify their work under one of the competent persons bodies or the qualification/experience to enable them to sign off under the Electrical Installation Certification form.

EXTERNAL LIGHTING

External lighting to be fitted with PIR and photocell sensor to enable automatic extinguish control.
Sockets to allow lamps with an efficiency greater than 40 lumens/circuit watt (low energy type lamp).

MEANS OF ESCAPE.

M.O.E. window to be positioned in location suitable for ladder access.
Means of escape window to bedroom to have operable area of 0.35m² with min width 450mm.
Cill of M.O.E. window to be between 800mm and 1100mm above FFL & 1700mm from eaves externally.
Mains wired interlinked smoke detectors on ground and first floors in circulation spaces
Smoke detectors min 3m of all bedroom doors.
Smoke detectors/fire alarm to be minimum BS 5839 part 1 L3 standard.



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client: Miss C Lamb

title: Building regulations

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