SPECIFICATION.

GENERAL:- Loft conversion with dormer window to rear. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

1. PROPOSED ROOF STRUCTURE:- The existing rafters are to be re-inforced with min. 150mm deep rafters. Trim out with doubled (to be confirmed by Structural Engineer) rafters where required for new skylights. 100mm Celotex GA4000 insulation set beween rafters with min 50mm ventilation gap maintained to underside of sarking felt and fixed across face of rafters with a further 60mm Celotex PL4000 insulation with 12.5mm plaster board (vapour check type) and skim finish. All to give a U-value of 0.15. The existing ceiling joits and rafters are to be retined. New timber joists and steel beams to be 30mm clear of existing ceiling construction. Support provide to rafters at eaves on via stud at 400mm c/c supported on new steel bearer beam. New hidden roof vent tiles at front eaves to be provided with equal capacity of 25mm wide continuous strip ventilator. Provide continuous ridge vent with equal capacity of 10mm continuous strip ventilator. All velux windows to have EDN type flashing for flush fit installation. Velux windows are AA rated.

DORMER FLAT ROOF CONSTRUCTION:- Three layers of built up roofing class 3 to BS 747 finished with bitumen-bedded stone chippings to a depth of 12.50mm. The top layer to be mineral surfaced bituminous fully bonded to glass fibre based underfelt layer. Type 3G bottom layer to be partially bonded to 21mm WBP plywood to BS 1088 all laid to falls via softwood firrings. Softwood treated timber flat roof joists as specified by Structural Engineer with min. 100mm end bearing. 120mm Celotex XR4000 insulation (height of firrings to suit 50mm ventilated air gap between insulation and plywood) laied between joists and 50mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of joists, all to provide a 'U' value at 0.15 or better. Lead welted drip formed to front of dormer to allow for cross ventilation, provide 25mm wide continuous strip ventilator. Aluminium cladding system on breathable felt on 22mm marine grade ply - for walls which are more than 1000mm from boundary and on 9mm Supalux Promat cement particular boards (for half hour fire resistance) - for walls which are within 1000mm of boundary, set to framing. 60mm Celotex GA4000 insulation set between studs with further 60mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better.

2. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800m c/c in single storey construction).

3. NEW ATTIC FLOOR:- 22mm T&G flooring grade chipboard (V313 grade water resistant to new shower room) to timber floor joists as per Structural Engineer calculations and drawings, supported on new steel beams. Trimmers to floor and for stair opening to be as per Structural Engineer drawings. Floor joists doubled below all new non load bearing stud partitions. Provide for mid span herringbone strutting. Provide for Chickenwire mesh laid over the existing ceiling joist with 100mm Rockwool flexislab (for half hour fire protection to the existing ceiling) set between and carried to eaves voids where it is to be overlaid with 2x 100mm Rockwool quilt insulation. To give a total thicknes to unheated voids of 300mm and all to give a U-value of 0.15 or better.

4. LINTELS & STEELWORK:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. New main bearer beams to be as per drawings, all beams to be supported via steel bearer plates each end. Half hour fire protection to be provided for steel beams.

5. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

6. DRAINAGE:- The existing drainage system is assumed to be a single line combi system (to be confirmed on stie). UPVC fittings to BS 4514, BS 5255. Baths, sink units, showers - 42mm dia. wastes via 75mm traps. WC pans - 100mm dia. with 100mm traps. Where WHB waste exceeds 1.75m length or Bath/Shower exceeds 2.3m anti-syphon traps to be fitted. Safe operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celsius through taps or 100 degree celsius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. Below ground drainage to comprise Marley UPVC pipes to BS 4660 & BS5481 or similar. Laid on granular bed material to BS 882 table 4. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1.0m of any foundation and the level of the drain is below the level of the foundation then the drain trench should be backfilled to the found level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening (or use of rocker pipes) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. fall requirement of 1:40 to provide self cleansing velocities.

All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of 150mm concrete base slab with benching formed in 1.2 cement mortar to 1.12 gradient trowelled smooth with all channels, branches and connecting bends. The walls are to be 225mm, class 'B' engineering brick to BS 3921 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365 and BS 8301:2000. Soakaways to be at min. 5.0m away from any building (foundations). 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleansed.

7. TIMBER PARTITIONS:- 100x50mm vertical softwood studs at 600mm c/c secured to 100x50mm head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deading. Floor joists to be doubled up when running parallel with and under timber partitions. Stud to front eaves to be 100x50mm at 400mm c/c to provide support to re-inforced rafters. 100mm Celotex GA4000 insulation set between studs with further 40mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better.

INTERNAL WALL LININGS:- Existing gable walls to be upgraded with stud partition 100x47mm at 400mm c/c. 100mm Celotex GA4000 insulation set between studs with further 40mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs and over board with 15mm Gyproc SoundBloc skim finish (for sound proofing), all to give a U-value of 0.18 or better.

8. FIRE PRECAUTIONS:- All doors to stairway serving habitable rooms are to be FD20 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new). All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. 18mm fireline board to underside of new staircase to skim finish. Smoke alarms must be provided at each landing level. The fire alarm system to be at least a Grade D2 Category LD3 in accordance with BS 5839-6. Smoke alarms to be mains operated and inter linked and conform to BS EN 14604 whilst heat alarms to be to BS 5446-2. The alarms to have a standby power supply, such as battery back-up. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass. As well as the new floor having thirty minutes fire resistance, any floor forming part of the protected stair enclosure between the loft conversion and final exit should be upgraded to achieve 30 minutes fire resistance.

DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION

PORTICO DESIGN LTD
127-129 Turnpike Lane,
Hornsey,
London,
N8 0DU
020 8342 8289

GENERAL NOTES:
Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings, Structural Engineers calculations and any specialist supplier's drawings.
Prior to commencement of building works the contractor or homeowner is responsible and should:-
1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.
2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from planning / building control in writing for your proposed works.
3. Verify boundary lines & ground conditions including checking positions and new connections of all gas; electrical, water & other services drainage ect. within the site prior to the commencement of excavations Owner is responsible for establishing own boundary lines as Portico Design are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
4. Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on a building notice. No project should start without calcs.
5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (clients responsibility)
7. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place. "do not scale off this drawing as the scaling may be off"
8. Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk. (all Portico Design drawings must be approved before works commence) Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works.
9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of Portico Design before executing the structural, drainage, mechanical and electrical works. This includes types of materials If materials shown on drawings do not match which is on site then this will need to be brought to Portico Design attention straight away before works commence and purchase of materials be made so an alternative design can be rechecked and approved by building control or the engineer before works can commence.
10. All of Portico Design structural designs are subject to footings being 1m deep, if however the existing foundation is different a trail-hole will need to be dug to establish the existing foundation type and building control will need to advise on a different method of construction. If reqested by building control eigher a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.
11. All wall/s which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then steel's should not be ordered. No refund or claim can be given against Portico Design on the design/materials charged for these steel/s.

OTHER NOTES:
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS – this drawing has been created by Portico Design ltd for the "client" only, a bound contract has been made between both party's in which a signed contract for creation of works involving person–working hours for this drawing has been made, no refund will be allowed or claim made of drawing and any other drawing/s relating to this project for whatever reason can be made against Portico Design. Portico Design ltd hold full copyright of this material and have the full right to control the use of these works, any company, department or person that infringes these rights will be subject to legal compensation brought against them. client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.

12. All drainage connections is assumed & is subject for checking by builder, Thames water & building control, foul and surface connections should be approved by thames water before works commence.

PRINT @ A3 SHEET SIZE

THIS DRAWINGs CONTENT INCLUDING NOTES IS BOND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & PORTICO DESIGN LTD

SITE ADDRESS
25 RAVENSTONE ROAD,
HORNSEY, LONDON, N8 0JT

DRAWING TITLE
SPECS. - loft conversion

DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE		@ A3	09. NOVEMBER. 2022
DRAWING No.	05.	REVISION	-