

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 between rafters with min 50mm ventilation gap maintained to underside of sarking felt and fixed across face of rafters with a further 65mm 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 joists 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:- Single ply fire retardant (with a minimum designation of Broof(t4)) EPDM roof membrane fixed (as per manufacture's specifications) to 18mm WBP plywood to BS 1088 all laid to falls via flat roof joists. Softwood treated timber flat roof joists as specified by Structural Engineer with min. 100mm end bearing. 120mm Celotex XR4000 insulation (height of flat roof joists to suit 50mm ventilated air gap between insulation and plywood) lated 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. Vertical tiles set to battens and breathable felt on 22mm marine grade ply - for walls which are more than 1000mm from boundary and on 9mm Supalux Promat A1 Non Combustible cement particular high density fireproof boards (for half hour fire resistance) - for walls which are within 1000mm of boundary, set to framing. 90mm Celotex GA4000 insulation set between studs with further 50mm 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.

PARTY WALL LININGS:- Existing gable party walls to be upgraded with stud partition 100x47mm at 400mm c/c. 90mm Celotex GA4000 insulation set between studs with further 50mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and) 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.

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:-

MAIN ROOF AREA:

22mm T&G flooring grade chipboard with min. weight of 15.0 kg/m² (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 calculations and drawings. Floor joists doubled below all new non load bearing stud partitions. Provide for mid span herringbone strutting. Provide 100mm Rockwool quilt insulation set between floor joists and carried to eaves voids where it is to be overlaid with 2x 100mm Rockwool quilt insulation, to give a total thickness to unheated voids of 300mm. 12.5mm (10kg/m²) p/b and skim finish to new ceiling. All to give a U-value of 0.15 or better.

REAR OFFSHOT AREA:

22mm T&G flooring grade chipboard with min. weight of 15.0 kg/m² (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 thickness 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 site). There are no alterations to the below ground drainage system. Extend existing svp to terminate at min. 900mm above any opening and finished with wire cage at top. Provide for boss type connectors to deep seal traps for sink and bath wastes. Rodding access provided to attic. 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. New rainwater goods to match existing.

7. TIMBER PARTITIONS:-

100x50mm vertical softwood studs at 600mm c/c secured to 100x50mm head and sole plates. Nogginns at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bedrooms 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. 90mm Celotex GA4000 insulation set between studs with further 50mm 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.

8. FIRE PRECAUTIONS:- All doors to stairway serving habitable rooms are to be FD30 fire rated doors with intumescent strips (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.

9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES:-

Internal door linings shall be 100 x 38 with planed stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames with safety glazing (in accordance with BS 6206 and or BS EN 12600) to all windows extending below 800mm from floor level and all doors and side panels extending below 1500mm from floor level. New or replacement doors and windows to be UPVC and double or triple glazed, argon filled gaps and finished soft low 'E' coating to achieve U-value of 1.40W/m2K or window energy rate - Band B or better. New rooflights with kerb/upstands can have a value no worse than 2.2W/m2K. New external doors with more than 60% of internal face glazed to have a U value of 1.40W/m2K or doorset energy rate - Band C or better, other external doors to have a U value of 1.40W/m2K or doorset energy rate - Band B or better. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). All roof lights/lanterns to be glazed. If polycarbonate or uPVC roof lights/lanterns are to be used, ensure rating is class C-s3,d2 which can be regarded as having a BRoof(t4) classification. BRoof(t4) units can be used within 6m of the boundary.

However, they are not to be used within 1500mm of a compartment wall line separating property's. Max. area of windows, doors and roof lights should not exceed the sum of the following:

- a. 25% of the floor area of the extension and
- b. the total area of any windows and doors which no longer exist or are no longer exposed due to the extension.

When glazing area is more than the sum of a. and b. then SAP calculations must be provided and the new sets of U-values must be followed.

DRAWING STATUS		PLANNING	GENERAL NOTES: Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and re-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 the Building Control Department and any specialist supplier's drawings. Structural Engineers calculations and any specialist supplier's approved 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 and submitted to Building Control or Planning Department for approval. 2. Inform and register with the Building Control Department that the works are about to commence on site after approval. 3. Verify boundary lines & ground conditions including checking positions and new connections of all gas, electrical, mechanical, drainage and other services drainage set, within the site prior to the commencement of excavations. Owner is responsible for the provision of all services and connections to the site. 4. Owner is responsible for the planning and building control departments. A land search should be carried out by the homeowner if unknown. DPL are not responsible for builders changing design methods from proposed works. 5. Structural design change on site from the start to end of building works requested by building control or any other authority. Request a copy of the Party Wall Award where works effect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Clients responsibility)
FOR PLANNING AND BUILDING CONTROL APPROVAL ONLY NOT FOR CONSTRUCTION			
1. 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" Warnings carried under a building notice or prior to planning approval are at the contractors/owners risk. All DPL drawings must be approved before works commence. Builders/homeowners building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or drawings, shall be the responsibility of the contractor. The contractor shall ensure that all dimensions are correct and that all necessary propping and temporary supports are in place, "do not scale off this drawing as the scaling may be off" Warnings carried under a building notice or prior to planning approval are at the contractors/owners risk. All DPL drawings must be approved before works commence. Builders/homeowners building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control.			
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