

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 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 joists are to be re-removed and new floor to be constructed. 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 EN 13707 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 18mm 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) laid 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 cement particulate 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 Batt or Catic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800mm c/c in single storey construction).

3. NEW ATTIC FLOOR:-

18mm 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 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.

4. LINTELS & STEELWORK:-

Unless otherwise stated lintels to be Catic 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 syp to terminate at min. 900mm above any opening and finished with wire cage at top or to be provided with air admittance valve for external installation.

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 celcius through taps or 100 degree celcius 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. 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 deadening. 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 further 60mm Celotex PL4000 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.

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 doors tops 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 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 planted 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 to all doors, side panels, and all areas extending below 800mm from floor level and to be in accordance with BS 6206 and BS EN 12500. 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 - B and 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 rooflights/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.

7. Where works involve demolition to ensure that all elements of the building and structure are demolished and that all necessary protection and temporary check and re-locate 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 specific supplier's drawings. Prior to commencement of building work, the contractor or homeowner is responsible and should inform the Building Control department that all working drawings and calculations are completed, approved by Building Control or otherwise, that they are the current revised drawings before any works start on site.

8. Inform the Building Control department that the works are about to commence on site for planning / building control in writing for your proposed works.

9. Any discrepancies, either between written and site dimensions or between the drawing and other consultant's or supplier's drawings, should be brought to the immediate attention of DPL before accepting the structural, drainage, mechanical and electrical drawings. DPL will not accept any drawings which are not the original or the latest version of the drawing, or any drawings which have been altered or modified without the prior written consent of DPL. Any drawings which have been altered or modified without the prior written consent of DPL will be rejected and the client will be liable to pay the full cost of the drawing to DPL. DPL will not accept any drawings which have been altered or modified without the prior written consent of DPL. Any drawings which have been altered or modified without the prior written consent of DPL will be rejected and the client will be liable to pay the full cost of the drawing to DPL. 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