

NOTES

(1)

Use 225 x 50mm C24 timber joists for new timber floor.
Joists to span from front to back sitting on front steel, centre wall and rear steel.
Joists to be secured to steel beams by securing 100x50mm timber section to bottom flange using M12 bolts and the new floor joist sitting inside web and on top of 100x50mm section.
Where joists overlap centre wall, joists to be bolted together using two M12 bolts and dog-toothed washers.
The last floor joist which sits on centre wall at side of staircase to be tripled up using 3, 225 x 50mm C24 joists bolted together using M12 bolts and dog toothed washers at 400mm centres.
Noggin at centre span of floor joists using 150 x 50mm timber. Around stairwell triple up all floor joists. Where floor joists run parallel to centre wall use timber to timber joist hangers. Floorboards to be tongue and grooved of not less than 19mm thickness on timber joists with a ceiling of 12.5mm plasterboard finished with gypsum plaster having a minimum thickness of 5mm. The new floor joists at second floor level should have 65mm mineral wool laid on chicken-wire frame secured to new floor joists.

GENERAL SPECIFICATION

(2) DRAINAGE: New drains to be in Hepworth Supersleeve clay pipework (1:40 fall) to BS65 laid in accordance with manufacturers instructions and surrounded in 150mm pea shingle. All new and existing drains under building to be encased in 150mm concrete and bridged by RC lintels where passing through walls and foundations, with 50mm clearance all round. Manholes to be constructed of 225mm semi-engineering brickwork flush pointed internally and properly benched around channels and built on 150mm concrete base. Fit double seal screw down covers to internal manhole and gullies.

CODE 4 LEAD FLASHING

TO BE MIN. 150mm HIGH
REDLAND GROVEBURY

LOW PITCH ROOF TILES
TO MATCH EXISTING

150x50 SC3 RAFTERS
@ 400 centres

DETAILS OF PITCH ROOF

12.5mm PLASTERBOARD
& 5mm SKIM PLASTER

225x50 SC3 JOISTS @ 400c

PROPOSED HUNGED
TILES FOR
DORMER.

200mm

PROPOSED SIDE (R-L)
ELEVATION (1:100)

Existing rafters (3)

Secure 50 x 25mm timber battens to existing 100x 50mm rafters using glue and no. 10, 30mm screws at 50mm centres.
Double up rafters either side of dormer opening and either side of roof windows. Use M12 bolts and dog toothed washer at 400mm centres to double up rafters. Cross bracing below ridge level using 150 x 50mm timbers secured using M12 bolts and dog toothed washers to rafters. Timber uprights secured to rafters using M12 bolt and dog toothed washer.
Racking to dormer.
Use 150 x 50mm timber secured to rafters and timber beams over window in dormer. Use as appropriate horizontal timbers but no more than at 400mm centres. clad externally racking using 15mm ply. Finish using sarking felt, 25 x 38mm battens and regrad plain concrete tiles minimum headlap 100mm. Insert 100mm rockwool insulation into racking using tight fitting rockwool batts secured using round wire nails. The dormer roof joists to be 200x50mm C16 at 400mm centres.
The timber beams above the window in the dormer to be 150x50mm C16 timber doubled up. The doubled up timbers to be secured together at 400mm centres using M12 bolts and dog toothed washers. The timber beams above the window in the dormer to sit in 150x50mm C16 posts either side.
Dormer checks to be fitted with code 3 lead soakers and code 4 lead flashing.

(4)

Insulation
Use 100mm glass fibre insulation laid between rafters. Where timber uprights are to be, insulated-use two layers of 65mm wall batts which should be tight fitting and held in place by wire round nails. Use 100mm glass fibre insulation between roof joists of dormer.
Flat roof
Bitumen bedded mineral chippings on 3 layers of roofing felt laid to BS 747 on 12mm ply wood decking on firing pieces laid to fall 1:40 on 200 x 50mm C16 grade timber joists @ 400 centres.
Plasterboard
Use 12.5mm foil backed plasterboard to all areas in loft. Sdn finish internally.
Stairwork
Stairwork in loft to be timber framed using 100x50mm C16 timber at 400mm centres and sdn noggin at midspan. Both sides to be finished in 12.5mm plasterboard and sdn finished. Insert 65mm rockwool insulation batts in-between plasterboard. Where stud work runs in same direction as floor joists double up floor joist and secure both floor members with M12 bolts and dog toothed washers at 400mm centres. Finish to party walls. Secure 100x50mm C16 timber to party walls at 400mm centres. Insert in between timber, compressed strawboard minimum thickness 50mm to provide sound insulation. Secure two layers of 12.5mm plasterboard to timber framing and sdn finish.

NOTES (5)

Staircase
All steps to have the same rise and going.
Maximum riser 220mm
Minimum going 220mm
Minimum pitch 42 degrees
Fix handrail 900mm above the pitch line or floor.
Minimum clearance 200mm to new and existing staircase.
Hand rail to staircase should be such that it is 900mm above pitch line of stairs.
Any open balusters to have vertical guarding rails at 180mm centres so that a 100mm sphere will not pass.
The height of the guarding around stairwell to be 900mm.
Ventilation
Continuous 25mm strip vent at eaves level to existing soffit boards.
Continuous 25mm strip vent at eaves level to dormer.
50mm gap to be maintained for ventilation above insulation where insulation is installed between rafters.
50mm continuous ridge ventilation.
Background ventilation in roof space to be incorporated within roof window with a minimum area of 8000 square millimetres in a habitable room or 4000 square millimetres in a bathroom/shower room.
Bathroom/shower room to be mechanically ventilated with an extractor fan with minimum output of 15L/s.
Smoke Detectors
Install wired mains powered battery back up smoke detectors with sounders at ground floor hallway, first floor landing and second floor landing, wired to the light circuit.

(6)

Glazing
Any glazing to the staircase, including doors should be fire-resisting (wire glass).
Means of Escape
Install cold iron escape window reference number RWD0709 size 700x900mm. Maximum distance bottom of opening from eaves 1700mm. Maximum distance bottom of opening from floor level to be between 1000-600mm.
Double up rafters either side of window.
Roof Windows
Install to manufacturers instructions. Double up rafters either side of roof window.
Existing first floor ceilings
Check that existing first floor ceilings are constructed using 12.5mm plasterboard. If it is not the case install 12.5mm plasterboard over the existing ceiling and plaster sdn finish.
General notes
All rooms off first floor landing and ground floor hallway to have in place doors and are not open plan.
Any glazing above doors to rooms at first floor to be blocked up using 12.5mm plasterboard both sides and sdn finished.
Downy stocks to be removed within loft space and supported accordingly using pulley brackets.
Soil and vent stack to be extended 900mm higher than the highest operable window.
Drainage
All pipes and joints should be capable of withstanding an air or smoke test of positive pressure of at least 30m water gauge for at least 3 minutes. Do not smoke test PVC pipes.
All PVC pipes to BS 454
All PVC traps to BS 3943
Roding eyes with small access fitting at all junctions and turns. Roding eyes required at 2m intervals.

(7) FLAT ROOF WARM DECK: 13mm wide spar chippings bedded in hot bitumen on 3 No. layers of Andersons High Performance Built Up Roofing Felt. To BS 747 and laid to CP 144 1970: consisting of cap sheet of type HT 350 m/s type SE fully bonded to middle sheet of type HT 125 type 5v fully bonded to first layer of Thermovent base sheet type 3G laid loose over 75mm thick cooling roofing board insulation laid on one number layer of type HT 125 (type 5U). Felt bonded to 19mm thick exterior quality ply wood on s.w. firing pieces to give 1:40 fall on 175mm x 75mm s.w. joist at 400mm centres: ceiling 12.5mm Duplex plaster board/skim and scrim: ensure roof void sealed from external air.

(8) RAINWATER DISPOSAL: Provide 120mm PVC half round deep flow, guttering with 75mm PVC downpipe discharging to roadable back inlet gullies and connected to existing surface water drains. The position of the surface water drains is to be located on commencement of work if not readily ascertainable and final arrangement to be agreed with L.A. surveyor.

(9) VENTILATION: Bathrooms: Mechanically ventilate at a rate of not less than 15 litres per second initiated intermittently, connected to light switch.
Toilets: Mechanically ventilate at a rate of not less than three air changes per hour initiated intermittently with 15 minute overrun.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY.

ALL WORK TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.

ALL NOTICES AS AND WHEN APPLICABLE TO BE GIVEN TO LOCAL AUTHORITY BEFORE (RE) COMMENCEMENT OF WORKS.

DRAWN BY: 02/04/11	DRW BY: M.A.Q.
DRG NO: 99CR/LC/JB/1	SCALE: AS SHOWN.

THESE DRAWINGS ARE NOT TO BE USED AND NO WORK TO COMMENCE UNTIL FULLY CHECKED TOGETHER WITH CALCULATIONS AND GIVEN L.A. APPROVAL UNDER BUILDING REGS. CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE AND NOT TO SCALE DRAWING. MATERIALS AND WORKMANSHIP TO BE TO STANDARDS OF BUILDING REGULATIONS AND RELEVANT CODES OF PRACTICE AND BEST PRACTICE.