

GENERAL NOTES & SPECIFICATIONS

COPYRIGHT: THE CONTENTS OF THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT.

DO NOT SCALE FROM DRAWING, USE GIVEN DIMENSIONS ONLY.
CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE AND SET OUT ACCORDINGLY.

STEELWORK (To be as per Structural Engineer's Calculations / notes)

All steelwork to be grade 43 unless stated otherwise. All bolts to be grade 4.6 black bolts in holes with 2mm clearance. Steelwork to be cleaned and painted with red oxide paint prior to installation. All steelwork to be painted with NULLIFIRE intumescent paint (applied in accordance with manufacturer's instructions) or encased with two layers of 12.5mm plasterboard to give 60 min fire protection. Steelwork to be installed and fixed by contractors experienced in the use of steelwork. Where joists are bearing on to steels, timber strutting is to be fixed between joist ends. Padstone / bearing plate sizes are as detailed in Structural Engineers calculations.

SLOPING CEILINGS TO LOFT CONVERSION: The rafter level insulation shall be two layers of **Celotex tuff-Rtm rigid foam insulation**. First friction fix the **GA3000Z (90mm thick)** tightly between the 100x50mm rafters, ensuring that a 50mm air gap is maintained for ventilation above the insulation. Then mechanically fix the **GA3000Z (40mmthick)** under the rafters with but joints taped up. Finally, line with 12.5mm plasterboard and skim to form the ceiling. All to Achieve **U-value of 0.20 W/m2K**.

FLAT ROOF to BS747: To be warm deck construction, hot bonded, 3 layers of built-up felt, laid in accordance with CP144, covering on 120mm **Celotex ENERGY-LOCK EL3**, on timber Deck laid on timber furring pieces to give minimum falls of 1 in 40. Roof timbers to be 175x50mm, C16, joists at 350mm centres. Flat roof construction will Achieve **U-value of 0.20 W/m2K**.

NEW LOFT FLOOR: To be 21mm tongued and grooved flooring grade chipboard or 22 x 125mm T & G floorboarding on 50mmx200mm grade C16 joists @ 400c/c, with solid noggins @ mid span & beam bearings. Existing plaster ceiling to be retained below the new Loft floor structure . **Insert 100mm Rockwool Flexi RW2 Sound deadening insulation quilt into floor void and 25 mm quilt into stud partitioning to meet new Sound regulations (Document E 2003 edition Building Regulations) This will also give a minimum of 1/2 hour fire protection to floor.**

NEW LOFT CEILINGS: 12.5mm plasterboard, tape joints and set.

REPLACEMENT CEILINGS: Wherever any ceilings are taken down and replaced these are to be done with a 12.5mm thick plasterboard and skimmed and set to provide a 1/2 hour fire construction.

FASCIAS AND SOFFITS: to be white upvc. Joists spanning over 2.5m but less than 4.5m shall have solid strutting (or proprietary herringbone struts) along their mid span.

RAINWATER GOODS

100mm wide PVCu semi circular (or square) section gutters laid to falls to discharge into 65mm diameter round (or square) rainwater downpipes.

To attic stud wall fix **Celotex GA3060Z (70mm thick)** tightly between the studs, ensuring that a 40mm cavity is maintained towards the front of wall. Then mechanically fix **GA3012Z (12mmthick)** over the face of the studs and tape joints. Finish off with 12.5mm plasterboard and skim. All to Achieve a **U-value of 0.30 W/m2K**.

WINDOWS AND EXTERNAL DOORS:

The window/fully glazed door energy rating should be Band D or better, or alternatively, the window should have a minimum u-value of 1.8w/m²k or better. To achieve this windows with wood or PVC-U frames should have a 16mm gap Double glazing with low E coating (low-E, εⁿ =0.05, Air filled).

NEW STAIRCASE TO LOFT

New staircase between First floor and (Loft) second floor to be standard timber construction to the following specification:

- Total rise - Approx 2900mm (to be confirmed on site)
 - Risers - 14no at 200mm each
 - Treads - 230mm going
 - Width - Minimum 750mm
 - Max. pitch - 42 degrees
 - Winders - Minimum going to be 50mm
 - Handrail - Timber 900mm high from pitch line to one side
 - Balusters - Maximum spacing 100mm
 - Headroom - Minimum 2000mm (1900, where practical limitations prevent 2000mm)
- Soffit of staircase to be lined with one layer of 12.5mm thick fireline plasterboard with all joints sealed and taped to achieve a 30 minute fire protection.

ROOM VENTILATION:

All habitable rooms to have rapid ventilation via windows/doors of an openable area at least 1/20th of the floor area, part of the ventilation opening must be 1750mm above floor level.

ENERGY EFFICIENCY

Energy Efficient Lighting Complying with Part L1 of the new Building Regulations - 1st April 2002 to be fitted to all new bedrooms, and staircases,and to new ensuite bathrooms, shower-rooms, kitchen and dining area on ground floor. All new external lights to be energy efficient and to have effective controls to prevent unnecesary operation of lighting

HEATING : To use existing central heating boiler. Extend to new loft room and provide new radiators with TRV.

COMPETENT PERSON SCHEME to be used for all electrical work

Electrical: All wiring & electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS7671. The IEE 16th edition Wiring Guidance & Building Regulation Part P (electrical safety) by a person who is a member of the Competent Person Scheme authorised by the Secretarty of state And The person who is a member of the competent person scheme is to send to the Local Authority a self-certification certificate within 30 days of the electrical works completion. The Client must receive both a copy of the self-certification certificate and a BS7671 Electrical installation Test Certificate.

Installed Appliances!: To comply with BS 3495 and BS 3955. Effecient lighting :- number of energy effecient lights to be in accordance with Approved document L1 of the Building Regulations Table 4. New Housing:- All switches to be max 1200mm above finished floor level. Sockets, TV points and BT points to be min 450mm above finished floor level.

PARTY WALL etc. Act 1996: Written notice must be given to adjoining owners prior to start of work on site, 2 month's notice for works to party wall or party structure, one month's notice for all other works.

HEALTH AND SAFETY GENERALLY: All works to be carried out in accordance with the Health and Safety ACTand ConDaM Regulations 2007 and by prevailing Health & Safety requirements in force at the time of the works.

			CLIENT MS DHRUTI JOSAN	PROJECT 25 CHARLBURY ROAD ICKENHAM UB10 8EY	SCALE N.T.S@A3	DRAWING NO.	REV.	AARKZ Design Associates	
					DATE AUG 17	DRAWN WN	07		
			DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES	DRAWING TITLE NOTES				96 CAMBRIDGE ROAD, ILFORD, IG3 8LY TEL: 0750 645 9645 E.mail: aarkzdesign@gmail.com	
REV	DATE	NOTES							