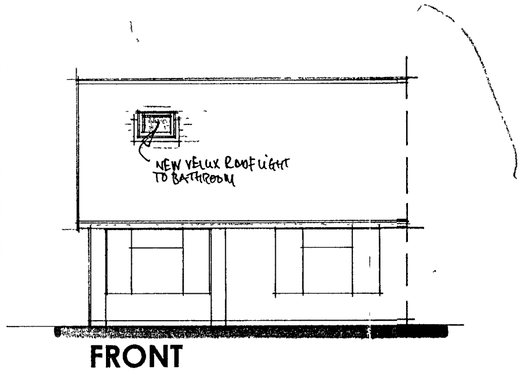
GENERAL SPECIFICATION NOTES

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT PARTS OF THE BUILDING REGULATIONS 1985, STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS (where applicable), CODES OF PRACTICE & MANUFACTURERS' RECOMMENDATIONS

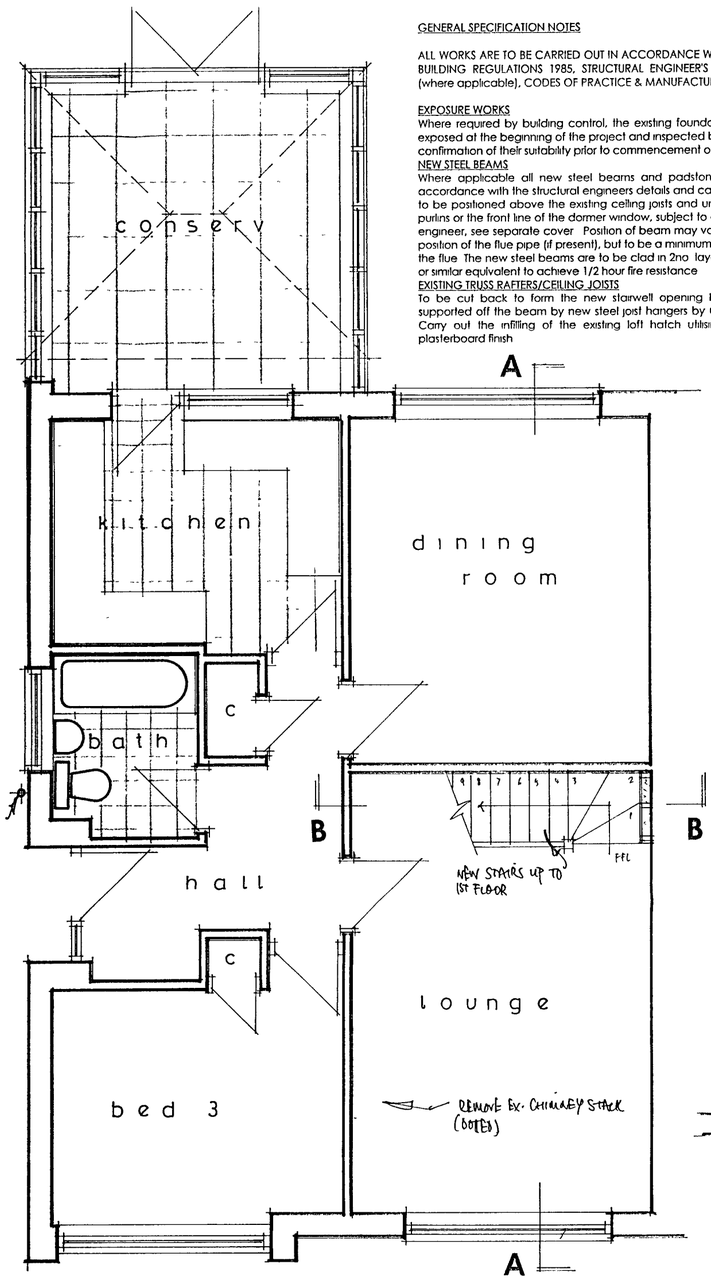
EXPOSURE WORKS
Where required by building control, the existing foundations and lintels are to be exposed at the beginning of the project and inspected by the building inspector for confirmation of their suitability prior to commencement of works

NEW STEEL BEAMS
Where applicable all new steel beams and padstones are to be provided in accordance with the structural engineers details and calculations Beams generally to be positioned above the existing ceiling joists and under the line of the existing purlins or the front line of the dormer window, subject to confirmation from structural engineer, see separate cover Position of beam may vary slightly according to the position of the flue pipe (if present), but to be a minimum of 100mm from the face of the flue The new steel beams are to be clad in 2no layers of 12 5mm plasterboard or similar equivalent to achieve 1/2 hour fire resistance

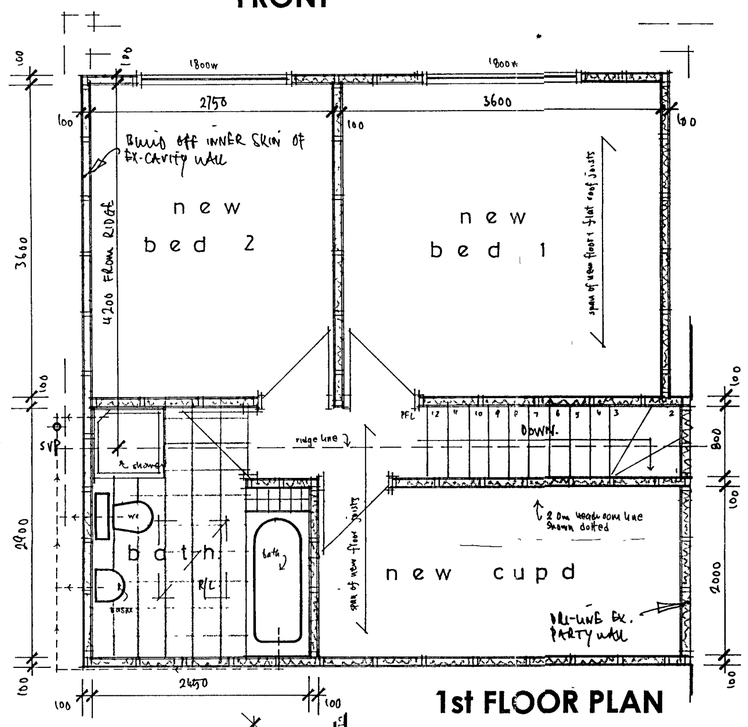
EXISTING TRUSS RAFTERS/CEILING JOISTS
To be cut back to form the new stairwell opening by trimming the joists and supported off the beam by new steel joist hangers by Catnic or similar approved Carry out the infilling of the existing loft hatch utilising timber framework with plasterboard finish



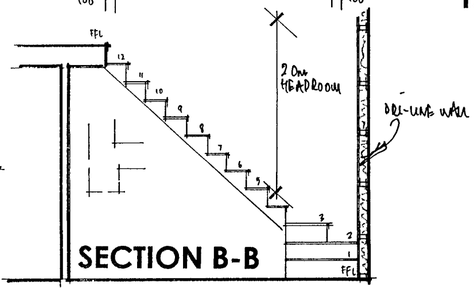
FRONT



GROUND FLOOR PLAN 1:50

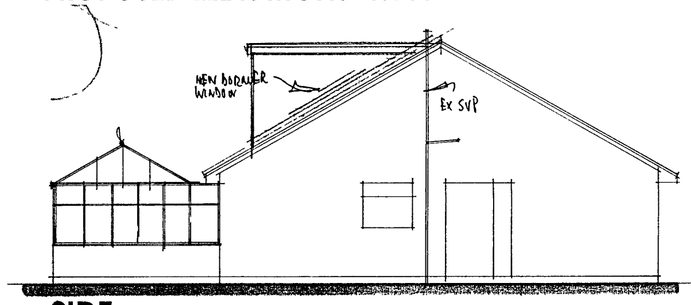


1st FLOOR PLAN

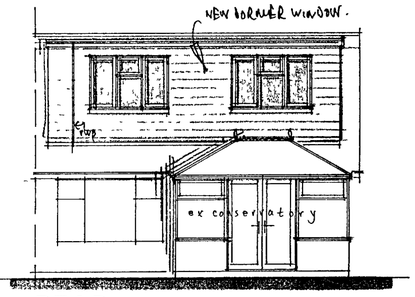


SECTION B-B

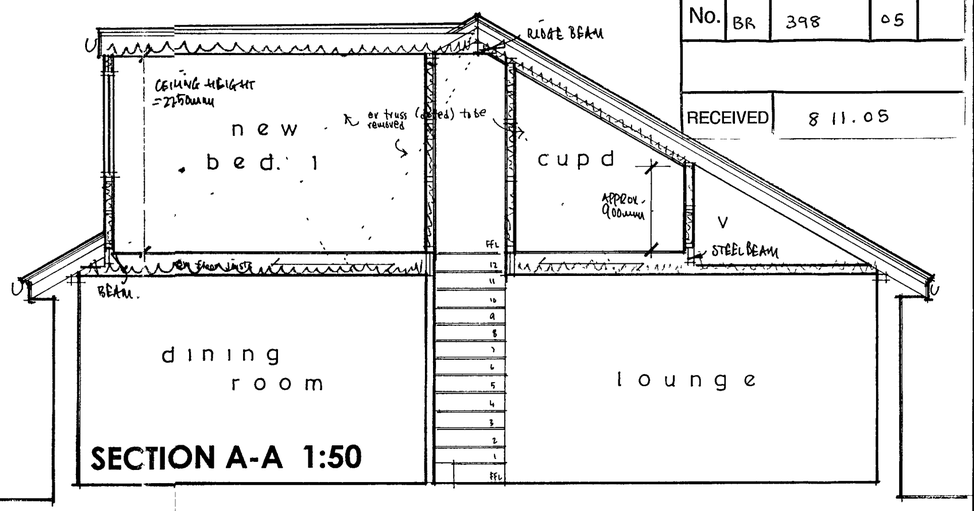
PROPOSED ELEVATIONS 1:100



SIDE



REAR



SECTION A-A 1:50

NEW FLOOR CONSTRUCTION
To be 22mm t & g boarding on 50x195mm s/w joists grade C16 @ 400mm c/cs positioned alongside the existing ceiling joists Joists to be supported onto central load-bearing walls as indicated and supported on steel joists hangers from new steel beams All new timber to be minimum 40mm from the face of the chimney Floor decking to be carried through into roof void Confirmation existing ceiling joists to be fixed to new beams or new floor joist for support Insert 100mm ROCKWOOL mineral quilt insulation between the joists NOTE - joists to be doubled up under the line of new studwork partition walls and dormer cheeks

DORMER CONSTRUCTION
Dormer wall and cheek returns shall be constructed utilising 50x100mm timber studs @ maximum 600mm c/cs, provide 50x150mm timbers bolted together above the window locations Clad walls externally with 12mm WBP external quality plywood with building paper, timber cross battens with horizontal battening to receive new tile hanging, colour of which is to match the existing roof A sample is to be approved by the client prior to carrying out this element of work Provide code 4 lead soakers and flashings at the junction of the dormer/pitched roof locations and dressed under the window cill positions Walls finished internally with polythene vapour barrier and 12 5mm plasterboard with plaster skim finish NOTE - void to walls shall be filled with 90mm thick Celotex tuff-R Zero GA3000 insulation (U value = 0 35Wm2K)
If the proposals are within 1m of a boundary the dormer framework is to be overclad in masterboard by Cape or similar equivalent both internally and externally to achieve 30 minute fire resistance to the studwork

NEW CEILING JOISTS
To be 50x195mm s/w timber grade C16 @ 400mm c/cs fixed at a height of 2 25m above finished floor level, joists to be bolted to existing rafters and spiked to wallplate over dormer window locations Ceiling to be lined with polythene vapour barrier and 12 5mm plasterboard with artex finish, insert 65mm + 65mm Celotex GA3065 board insulation between the joists maintaining a 50mm airflow (U value = 0 25Wm2K)

FLAT ROOF TO DORMER
Flat roof finished in 3 layer felt to BS747 with stone chippings bedded in bitumen as finish, on 18mm WBP external quality plywood on timber firrings laid to falls on new joists as previously specified The roofing felt is to be taken up and under the existing roof covering 450mm by means of a tilting fillet Provide insulation between joists as previously specified maintaining a minimum 50mm unobstructed airflow to the roof void All new soffits and facias to be finished in white upvc by Swish Celuka or similar approved incorporating a continuous 25mm strip vent to the eaves

STUDWORK PARTITIONS
75x50mm timber studs @ 600mm c/cs horizontally with cross noggins @ 450mm c/cs staggered vertically, framed up on a head & sole plate Line with no 1 layer of 12 5mm plasterboard to either side tape all joints and finish with plaster skim coat Insert 50mm ROCKWOOL RW3 sound deadening slab insulation within the void Walls to be finished with s/w timber skirting boards to match the existing The perimeter upstand walls to the new loft room shall have 90mm Celotex tuff-R Zero GA3000Z insulation placed within the void between the studs with 200mm thick insulation laid between the ceiling joists between the new perimeter walls and the eaves Note - carry out dry-lining works to the party wall with the adjoining property The construction and mass of the party is unknown and is to be verified from further site investigation however the insulation to the party wall where dry-lined is to be 80mm Celotex tuff-R Zero GA3000Z.

RAFTERS
Leave existing rafters in-situ and provide new 50x100mm C16 continuous timber rafters alongside (if necessary), refer to structural engineers details for confirmation Rafters to be fixed to joists with minimum 4no 3mm diameter nails or fixings or equivalent strength To the rafter skilling areas leave 50mm air gap and insert 50mm thick Celotex tuff-R Zero GA3000 insulation in between the rafters with a further 35mm thick insulation fixed continuously to the underside of the rafters taping and sealing all joints and finish with 12 5mm plasterboard to or equivalent and plaster skim Roof insulation to achieve 'U' value of 0 25 W/m2 K

WINDOWS/ROOF-LIGHTS
To be white upvc to match the existing house, window supplier to be agreed with client prior to installation To provide ventilation of minimum 1/20th of the room floor area, plus background ventilation of not less than 8000 sq mm to the bedroom and 4000 sq mm to the bathroom, all by means of a trickle ventilator Glazing to comply with BS6206 for safe breakage and is to be clearly marked as such and shall be formed in a 24mm double glazed unit comprising 4mm outer, 16mm cavity, 4mm inner pane glass to be Pilkington K Client to advise of exact specification requirements and overall design with the contractor verifying all sizes with client prior to manufacture Finish internal cill of window with 18mm thick white MDF window board All new windows to be manufactured and installed by a FENSA approved contractor The first floor windows shall be for means of escape purposes and shall have a minimum unobstructed opening of 0 33m2 of at least 450mm wide x 750mm high with the bottom of the cill positioned at a height of not more 1100mm above the finished floor level Window to be fitted with special hinges to ensure the casement can open fully through ninety degrees to afford safe egress from dwelling
Supply and install new velux rooflights to the front bathroom, type of rooflight to the front elevation to be confirmed by client but suggest 780w x 980d (ref GGL) All rooflights to come supplied complete with proprietary flashing and all to be fitted in accordance with manufacturers recommendations Note - rafters to be doubled up either side of a rooflight position

STAIRCASE
New timber staircase to have maximum pitch of 42 degrees comprising of equal risers n/e 220mm and tread n l t 220mm Minimum clear width of 750mm minimum headroom of 2 0m above the nosing line to be achieved minimum width of tapered tread (at narrowest point) of 50mm, the going at centre line of tapered tread must not be less than the going of the straight flight of stairs Handrail to be provided minimum 900mm above the nosing line and 1000mm high to the landing areas, the gaps between the vertical balusters to be not more than 100mm c/cs All timber sections used for handrail and balustrading to be agreed with client Contractor to verify all measurements relating to the staircase plus the stair manufacturer is to provide large scale setting out drawing for approval by the client prior to its manufacture The underside of staircase is to be underdrawn with 2no layers of 12 5mm plasterboard to achieve 30 minute fire resistance

INTERNAL DOORS
Supply and fit new 38x100mm s/w timber door linings to door opening positions and new internal flush doors as directed by client Finish door lining with new s/w timber architrave to match the existing

VENTILATION TO THE EXISTING EAVES AND RIDGE
To the existing eaves detail install new soffit ventilators by Gildevale or similar approved to provide equivalent of 25mm continuous strip vent, and at the ridge line to provide equivalent of continuous 5mm vent Alternatively this can be achieved with proprietary tile ventilators

RAINWATER GOODS
The rainwater goods from the dormer shall discharge by means of black upvc half round gutter into new downpipe onto the existing roof as indicated

PLUMBING
All to comply with BS EN 12056 (formerly BS5572) Extend the existing hot and cold water feed pipework to the new sanitary fitting positions All sanitary appliances to be fitted with minimum 75mm sealed traps Provide rodding eyes to all dead-end runs, with plumbing branch lengths and diameters as follows,

- Washbasin — max 1 7m for 32mm pipe, max 3m for 40mm
- Bath/shower — max 3m for 40mm max 4m for 50mm
- WC — max 6m for 100mm

All appliances are to connect into the existing soil and vent pipe, see plan Any SVP passing through habitable rooms to be surrounded in 25mm ROCKWOOL glass fibre quilt and 2no layers of 12 5mm plasterboard on timber framing, complete with access panel The soil and vent pipe shall terminate with balloon perforated cage minimum 900mm above openable window if within 3m of the same

HEATING INSTALLATION
The existing gas central heating system is to be extended with new radiators being provided with the loft rooms Supply and fit self finished panel radiators, sized to suit each individual room, fitted with thermostatically controlled valves The existing boiler is to be verified to ensure whether it is capable of serving additional radiators to the system All works to be carried out by a suitably qualified Corgi engineer

ELECTRICAL WORKS
The existing installation is to be extended to the new areas All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so A copy of a certificate in accordance with BS7671 provided by a person competent to do so to be given to the local authority Carry out the alterations to the existing installation to suit the new proposals Exact specification requirements to be verified in due course with client At least one third of all new rooms shall be fitted with high efficiency light fittings (only capable of accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt) These fittings to be positioned in rooms or circulation areas most frequently used

MECHANICAL VENTILATION
To the new 1st floor bathroom provide with mechanical extract fan capable of extracting 15 litres/sec and fitted with a humidistat All mechanical vents are to terminate direct to fresh air exact positions shall be determined upon site

FINISHES
Exact requirements, if any, to be advised by client

FIRE DETECTION
Carry out the installation of a mains operated fire detection system to BS5446 Part 1, with interconnected smoke detectors being provided on ground floor hallway and 1st floor landing

ANY DEVIATIONS FROM THE APPROVED DRAWINGS ARE CARRIED OUT ENTIRELY AT THE RISK OF THE CLIENT / CONTRACTOR

THE CONTRACTOR IS TO ENSURE ADEQUATE PRECAUTIONS ARE TAKEN IN RESPECT OF HEALTH AND SAFETY LEGISLATION THROUGHOUT THE DURATION OF THE WORKS

THE CLIENT IS ADVISED OF HIS OBLIGATIONS UNDER THE PARTY WALL ACT ETC 1996 AND THE NEED TO SERVE NOTICE ON ADJOINING PROPERTIES WHERE REQUIRED UNDER THIS LEGISLATION

SCHEDULE OF FINISHES

DORMER	-	vertical tile hanging in plain tile
WINDOWS	-	white PVCu double glazed basements
		velux roof light to front elevation
ROOF	-	flat roof finished in 3 layer felt
EAVES	-	white PVCu plastic soffit, fascia & bargeboards
R/W GOODS	-	black PVCu half round guttering & downpipes

THE CONTRACTOR IS TO PROVIDE SAMPLES FOR APPROVAL BY THE CLIENT AND THE LOCAL PLANNING AUTHORITY WHERE REQUIRED.

Figured dimensions to take precedence over scaled dimensions The contractor is to verify all dimensions on site before commencing any works

Any discrepancies whatsoever to be brought to the attention of the client immediately

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ARUN DISTRICT COUNCIL

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Project
17 STRATTON COURT, FELPHAM, BOGNOR REGIS

Proposed loft conversion

Client
Mr & Mrs Vigneault

Drawing no. FH/SC/01

Scale AS SHOWN **Date** OCT. 2005

Drawn by WG

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