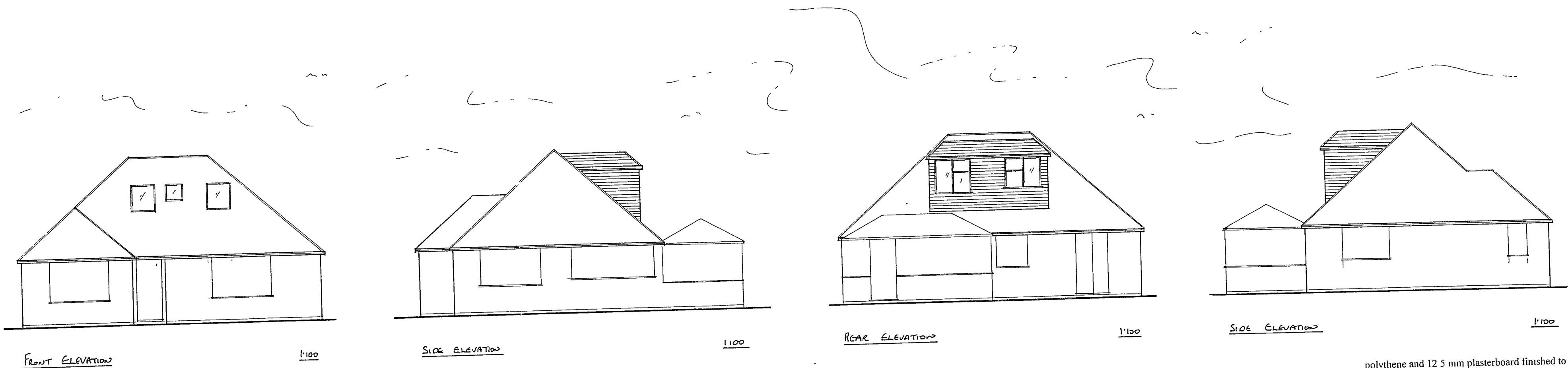
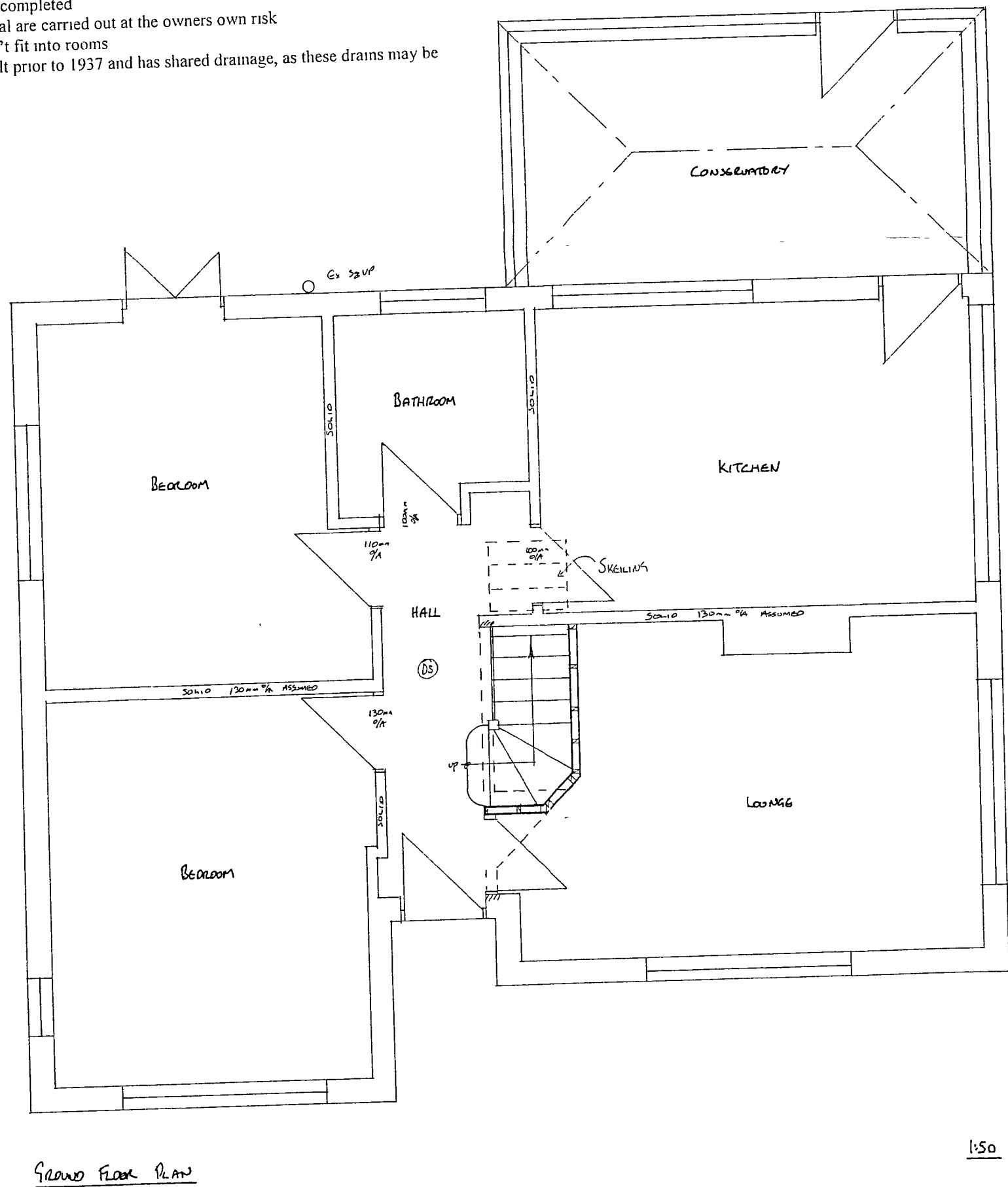




Miscellaneous

Building Regulation Notes
Scales 1:100, 1:50
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS
Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works
All building work is to be carried out in accordance with all current Building Regulations and Codes of Practice in force at this time. Any parts of the structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground
Any discrepancies found with this drawing should be reported to the client prior to works continuing
No work to encroach over the boundary of the neighbours property
All electrics, heating, plumbing and decorations to be altered / extended all to client's choice
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions
The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
New dwellings are to be provided with a SAP rating upon completion of the work, prior to occupation
Measurements to be checked prior to manufacture
Measurements for stairs including headroom to new and existing to be checked before building works commence. Any discrepancies to be reported to client and architect.
Measurements shown on plan may differ once job is completed
All works started before Building Regulation approval are carried out at the owners own risk
No responsibility is accepted for furniture that doesn't fit into rooms
The owner is ask to notify architect if building is built prior to 1937 and has shared drainage, as these drains may be deemed vested sewers and belong to Southern Water



FOUNDATIONS
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of works. All existing lintels taking additional load are to be exposed and checked for adequacy on commencement of work and replaced if necessary

INTERNAL WALLS
Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with 5mm base and head plates and cross noggins at minimum 1200mm centres. Studding faced both sides with 12.5mm plasterboard finished with set. Walls supported off double floor joists where running parallel with floor joists

FLAT ROOF
Timber roof structures to be fixed in accordance with BS Codes of practice no CP3 and CP12
Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen
All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw firings to give minimum 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plans) with 120mm Celotex laid in between joists. Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 1000 gauge

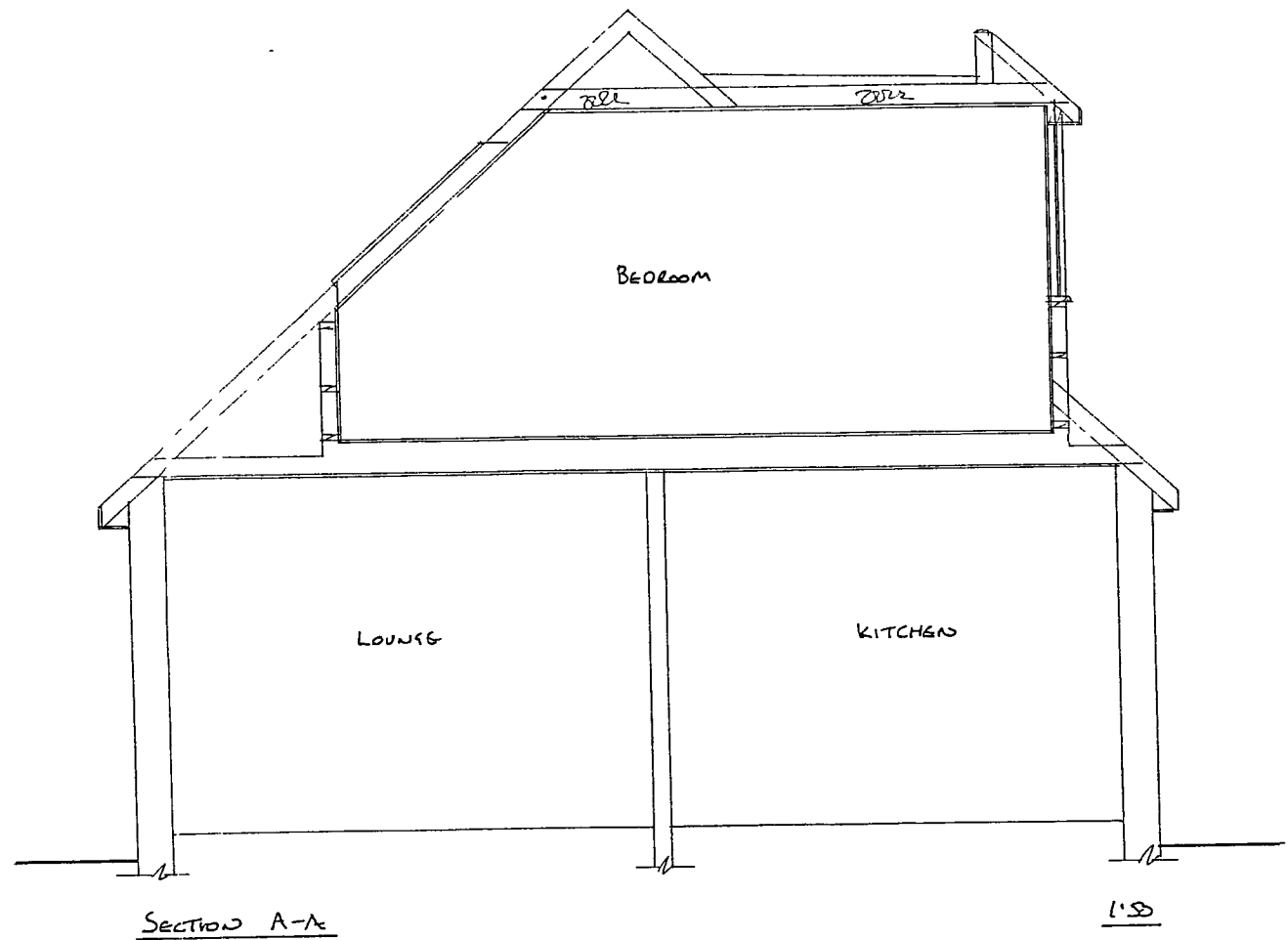
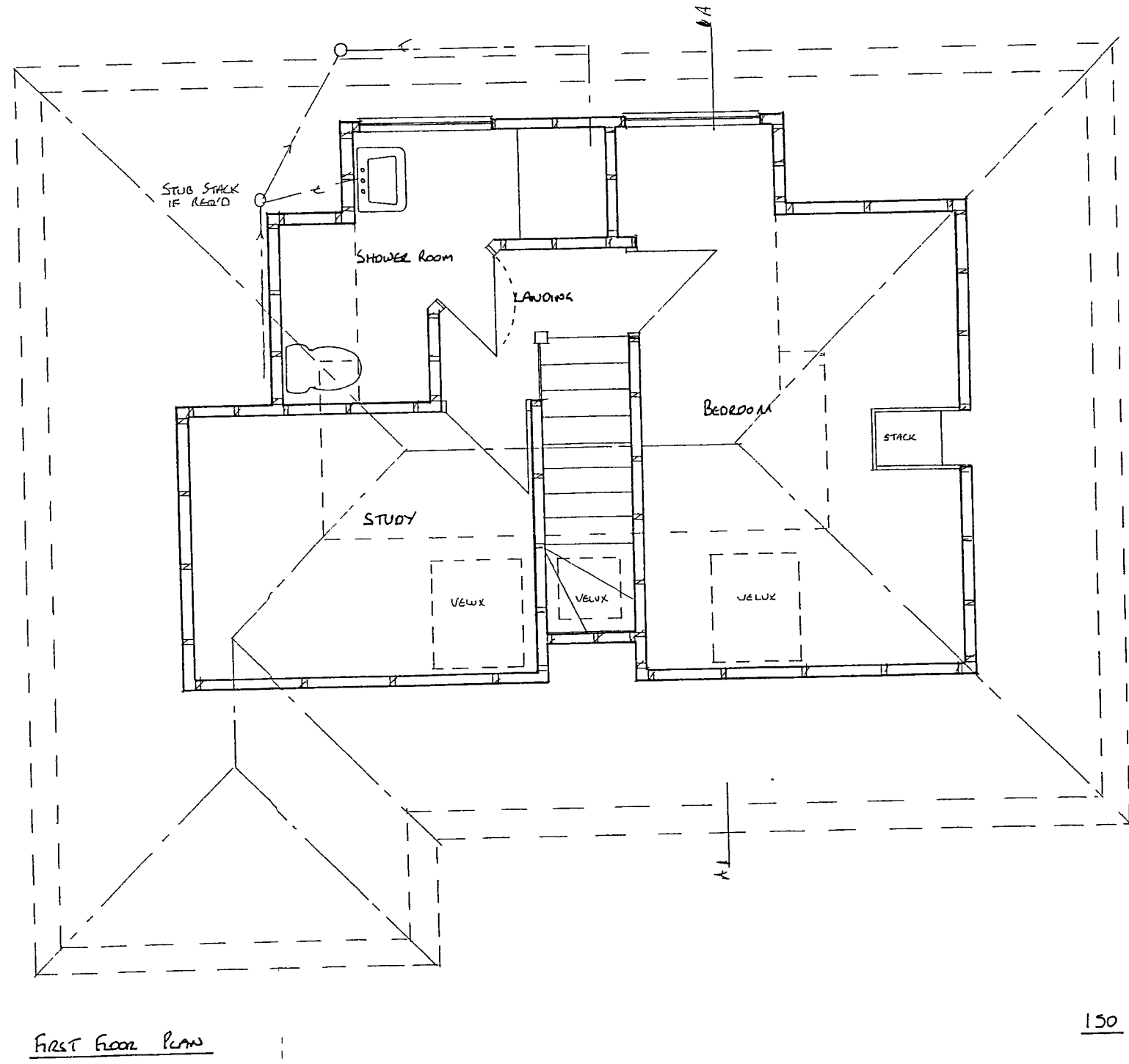
polythene and 12.5mm plasterboard finished to clients' approval. Flat roof to be ventilated at eaves by setting ex 25mm sw fascia min 25mm from face of wall with insect mesh backing opening to form continuous ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Firrings cross-battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation. Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely

PITCHED ROOF
TIMBER ROOF STRUCTURES TO BE FIXED IN ACCORDANCE WITH BS CODES OF practice no CP3 and CP12. Plain tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on SC3 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. SC3 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit of 'Masterboard' fitted with continuous 25mm ventilation strip. Provide lay boards at junction of new and existing roofs

BEAMS AND LINTELS
Steel beams to be encased to provide 1/2 hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plaster finish, wue bound with 1.6mm wire at 100mm centres. OR. Steel beams to be encased to provide 1/2 hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered

VENTILATION
New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm² trickle ventilator. Bathroom to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering. All new windows to be double glazed timber or UPVC with 16mm air gap and 'K' glass. Velux roof lights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side

FOUL WATER DRAINAGE
All plumbing to BS 5572. All below ground drainage to BS 8301. All fittings to be provided with trapped waste pipes as follows:
Sink, shower and baths: 40mm diameter
Wash hand basin: 32mm diameter



100mm diameter
Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal and all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-siphonic traps. Extend existing SVP to terminate 900mm above any window opening within 3.0m and fit with PVC cage. Soil and vent pipe or stub stack within the building to be fitted with a 'Durgo' air admittance valve. This valve to be situated above the overflow of the highest appliance

SURFACE WATER DRAINAGE
Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown discharging on existing roof

FIREPLACES
Trim all timber minimum 50mm clear of chimney

GLAZING
All glazing to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206

ROOMS IN ROOF
New floor to be 21mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan. All existing ceilings are of 9.5mm plasterboard and 5mm neat gypsum plaster and finish to provide the modified 1/2 hour fire resistance required. The room shall have a window or rooflight at least 850mm high and 500mm wide open located to allow access by ladder from the ground (as indicated). Cill height internally to be between 600 – 1100mm for velux and 800 – 1100 for windows. Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at maximum 1200mm centres. Studding faced both sides with 12.5mm plasterboard finished with set. Walls supported off doubled up floor joists where running parallel with floor joists. Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 100mm Celotex insulation, lined with 1000 gauge polythene vapour barrier under 9.5mm plasterboard and set finish. All sloeilings to be insulated with 50mm Celotex between rafters securely supported to achieve a minimum airspace of 50mm over the insulation with 25mm Celotex laid over rafters with 500 gauge polythene vapour barrier between insulation and plasterboard. All joists to be lapped and taped. Ridge or high level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide. Provide ventilation to the existing soffit equivalent to a 25mm continuous ventilation strip fitted with a fly screen. All existing binders supporting ceiling joists are to remain in position where cut

DORMERS
Dormers to be constructed of 100 x 50mm studding at 400mm centres with 100 x 50mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply and internally with 1000 gauge polythene vapour barrier over 100mm Celotex insulation in between studwork and 12.5mm plasterboard finished with set. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary

STAIRCASE
Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 100mm. Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps. Minimum headroom over pitch of staircase to be 2000mm, measured vertically above pitch line. Minimum going at newel posts to be 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE. Provide handrail on widest side of tapered treads. Rise Approx 205mm, Going 230mm

HEATING
Existing central heating system to be extended into new extension / room in roof with appropriate sized radiators. New radiators to be thermostatically controlled

SMOKE DETECTORS
At least one number mains operated self-contained smoke alarm to BS 5446. Part 1 to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be interconnected, be permanently wired to a separate fused circuit at the distribution board in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 7.0m of a living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling

SOULD INSULATION
Walls between bedroom and stairwell and bedroom and en-suite/bathroom and bedroom and bedrooms to have 100mm rockwool between studs. Floor to new rooms to have 100mm rockwool between joists. Rockwool to be laid on chicken wire fixed to joists (room in roofs only). Density of insulation to be 10Kg/m³

ELECTRICS
All electrical work required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so

LIGHTING
New lighting (comprising either basic lighting outlets or complete luminaires) must only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Examples are fluorescent tubes and compact fluorescent lamps (not GLS tungsten lamps with bayonet cap or Edison screw bases). Recommended number of efficient lighting is as follows – 1-3 new rooms – 1 light, 4-6 rooms – 2 lights, 7-9 rooms – 3lights and 10-12 rooms- 4 lights

BARRVELL Ltd

Architectural & Party Wall Services

ADDRESS

2 Homelands Ave, East Preston

CLIENT

Mr & Mrs Coote

PROJECT

Rooms in Roof

DATE

Feb 06

SCALE

1:50, 1:100

DRAWING No

BAR/06/006

DRAWN BY

Steve Barrett

REVISION

RECEIVED

27.2.06

NO.

EP 30 06

BARRVELL Ltd,

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