

General Notes

Structural. As applicable any beams, piers, lintels, pad stones and bearings to be in strict accordance with Structural Engineer's design and detail any existing element of structure now taking increased load to be checked satisfactory at start of works or replaced as necessary. Any new steelwork to be coated ½ HR FR with Albi intumescent paint to manufacturer's specification with confirmation of application passed to Building Inspector. Lintels to be recoated galvanised M/S insulated Catnics with min 150 end bearing. All structural timber to be kept away from faces of live stacks min 50mm. Suppliers Certificate for any C24 timber to be provided to Building Inspector. Joist hangers to be H/D galvanised mild steel throughout.

Demolitions. Remove partition at first floor level and adjust opening to front bedroom to accommodate new stair flight. Strip back existing roof finishes as required and leave all ready for new works.

Existing Fabric. Ceilings 12.5 plaster board and set. Partitions, block work or studwork with 12.5 plasterboard and set. This construction together with the treatment to the new second floor will provide min ½ hr F.R. Any glazing within stair enclosure to be 6mm Georgian wired plate glass in fire linings to ensure min ½ hr F.R.

Fire Safety. All door openings onto the stair enclosure marked + to be min ½ hr F.R. with fire linings and 35 x 25 glued and screwed stops, intumescent strips and cold smoke seals. Install mains operated linked smoke alarm system with battery back-up to BS5446 Part 1. Alarms located in hall and both landing ceilings together with heat detector in kitchen ceiling.

Party and Gable Walls. Party wall to be prepared and finished with 19mm sand and cement render to give a mass including render of 415kg/m² Within habitable areas, both party and gable walls to be faced with 67.5 thick Kingspan Kooltherm K.18 Insulated dry lining board and set coat.

Stud Partitions. Min 75 x 38 studs at max 600 c/c with head/sole plates and 1/3 height noggins. Face both sides with 12.5 plasterboard and set coat with 2 layers each side when forming sanitary areas. Pack voids with fibreglass quilt Insulate and face dwarf partitions to roof voids with 75 Celotex GA.3000.Z (superseded by GA.4000) between studs plus 12.5 Celotex GA.3000.Z across face. Finish with 12.5 plasterboard and set coat over 500 gauge polythene vapour barrier.

Plaster Finishing's All as described above. All dissimilar backgrounds reinforced to obviate cracking. All making good and blocking up to match existing.

Frames Install white UPVC frames and Velux roof lights in accordance into manufacturer's specification between double rafters spiked together with 100 x 100 top and bottom trimming. Weather to roof finishes with patent flashing kit. and Code 4 lead work. All glazing to part N.I. Building Regs and BS 6206:1981 Safe Breakage. Some part of ventilation to be min 1750 above F.F.L. Frames and roof lights double glazed with average area weighted U value NIE 1.8 Wm²/k. Supplier/installer to be FENSA Registered. Opening lights giving min 5% enclosed floor area ventilation plus 8000 sq mm trickle vent to new bedroom and 4000 sq mm trickle vent to en-suite. All openings to have draught proof strippling in accordance with Part "L" Building Regulations. Provide 15 litres/second electrical extract fan to en-suite, ducted externally and finished with weathered/flyscreened terminal.

Second Floor Form new floor with 21 fin softwood T & G boarding or 19mm T & G chipboard flooring quality, moisture resistant grade on 50 x 200 joists at 400 c/c max, kept clear of existing ceiling. Double joists spiked together to support partitions running in same direction over, and under any bath tub. Allow for herringbone strutting at 2m max c/c. Joists supported on beams to Structural Engineer's design. Install fibreglass quilt 100 thick between joists, min density 10kg/m3. Roof voids boarded out and suitable insulated access doors in dwarf walls provided where necessary.

Stairs Well trimmed to Structural Engineer's design. Closed construction flight NIE 42° pitch with 13 N° risers at 200 x 19mm plywood. 9 N° treads at 225 going and 3 N° winders at min 50 and average 225 going measured on centre line, all in ex 25 thick softwood and all with 16mm nosings. Vertical clear height above pitchline to be min 2m. Provide ex 32 softwood strings and ex 100 x 100 softwood newels. Existing and new flights underdrawn throughout with min 9.5 plasterboard and set coat. Vertical pattern balustrade with balusters at max 100 c/c; hand rail/cap rail at 900 vertical height above pitchline/landing.

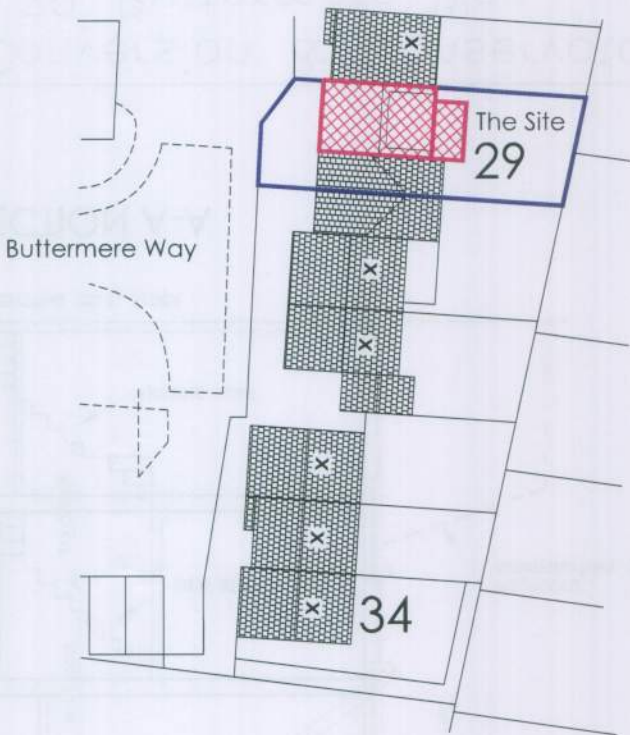
Existing Roof Existing roof tiles, felt and battens on approx. 37 ½° specialist plated trusses at 600 max c/c. Insulate skillings with 80 thick Celotex GA 3000 Z fixed between rafters and under-draw with Tri-Iso Super Ten secured with min 25 thick softwood battens and finished with 12.5 plasterboard and set coat. In all cases ensure min 50 mm gap between insulation and underside of roofing felts; existing rafters to be packed down as necessary. To affected roofs ensure void ventilation levels of 25 mm x length of soffit and 5 mm x length of ridge flyscreened clear air gap.

Dormer Form cheeks and faces built off double rafters spiked together and over beam respectively. Finish externally with white UPVC horizontal shiplap boarding or plain tiles on suitable treated battens and breathable felt on 12.5 mm anti-racking ply as required by Structural Engineer's design on 100 x 50 studs at max c/c with head/sole plates and 1/3 height noggins. 100 x 100 corner and intermediate posts taking 100 x 150 heads over windows. Finish internally with 9.5 foil backed plasterboard and set coat. Cheeks within 1m of boundary to be fireproofed with 6mm Masterboard behind battens and min 2 N° layers 9.5 plasterboard (broken jointed) plus set coat internal finish. Insulate voids with 75 thick Celotex G.A.3000.Z between studs plus 12.5 Celotex GA 3000Z across inside face. Build in windows as described previously. Flat roof to be A.A. Fire rated 3 layer high performance felt roof system with Fire Safe mineral finish cap sheet dressed up under existing pitched roof felts. min 450 to weather junction. Felts laid and finished in accordance with manufacturer's specification. Decking to be 19mm marine plywood on 50 x 50 cross battens at 600mm max c/c on firrings and 175 x 50 joists at max 400 c/c as verified by the Structural Engineer. Ceiling finished internally with min 9.5 foil-backed plasterboard and set coat. Insulate with 180 Celotex G.A. 3000. between joists. Ensure 50mm gap from insulation to underside of felts/decking. Fully weather all roof junctions with 450 felt overlaps. UPVC half round gutters and 63 dia down pipe discharging across tiles.

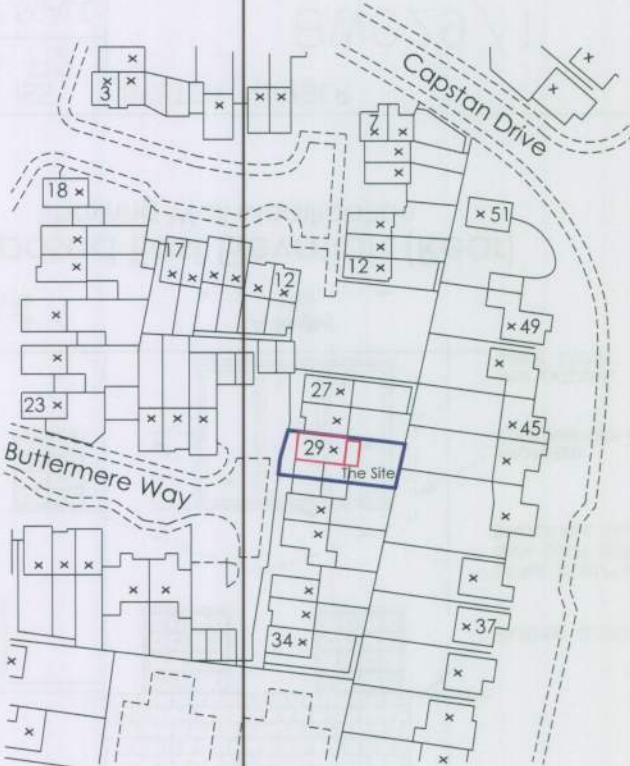
Sanitary Sanitary fittings indicative only. Drainage to BS EN 752; plumbing to BS EN 12056. Supplies extended from existing services in approved copper, lagged as necessary. All wastes and connections in UPVC with rodding eyes at all changes in direction. Traps to be min 75 deep seal with Grevac anti-syphonic bottle pattern to overlong runs. Waste sizes: bath, shower 38 dia; basin 32 dia; w.c. 100 dia; wwp 19 dia discharging externally. Wastes to be connected via vertical wet section of existing SVP. As necessary, SVP can be reduced to 75 dia above top connection, taken up and out through roof finished at high level. Any penetrations of roof coverings to be weathered with lead slates and upstand collars. Existing SVP or any extension to be terminated with wire balloon min 900 above any opening within 3 m radius.

Electrical All electrical work to be in accordance with Part 'P' Building Regulations, designed, installed, inspected and tested by an approved person competent to do so. Prior to completion an appropriate B57671 Electrical Inspection Certificate must be issued for the work, a copy of which should be made available to the Local Authority. In accordance with Part L Building Regulations ensure that 25% of the new light fittings are low energy specification. Note: any down lighters installed should be in accordance with Building Inspector's guidance and to his satisfaction.

General All notes to be read in strict accordance with drawing and any Structural Engineer's information. All blocking up and making good to match existing. All junctions and penetrations to be fully weathered with Code 4 leadwork. The existing boiler/heating appliances are unaffected by the proposal, any new radiators to have thermostatically controlled valves. The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door opening. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts. The owners acknowledge their responsibilities under the Party Wall etc Act 1996.



BLOCK PLAN
Scale 1/500



LOCATION
Scale 1/1250

Volume Analysis
New Dormer 4.2 x 3.6 x 2.7/2 ht = 20.4 m³
New Conservatory 4.4 x 2.3 x 2.4 av ht = 24.3 m³
Extisting Garage Ext 3.8 x 2.7 x 3 av ht = 30.8 m³
Total = 75.5 m³

Area Analysis
New Dormer Footprint (Red Outline) = 40.4 m²
New Conservatory (Red Outline) = 10.1 m²
Property Boundary (Blue Outline) = 163.4 m²

DRAWN D.Napper	DATE 1/6/11	A3	TITLE Loft Conversion & Conservatory 29 Buttermere Way Littlehampton, W Sussex BN17 6SX	ISS P2	SKETCH	NUMBER BW029/1
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