SPECIFICATION.

GENERAL:- Loft conversion with dormer window to rear. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

1. PROPOSED ROOF STRUCTURE:- The existing rafters are to re-inforced with 150x47mm SC3 at 400mm c/c connected to existing with 100x3mm. Wire nails at 300c/c with min. 30mm edge distance. Trim out with doubled rafters where required for new velux window. 100mm Celotex GA3100 insulation set beween rafters at 400mm c/c with min 50mm ventilation gap maintained to underside of sarking felt and fixed across face of rafters with a further 40mm Celotex TB3000 and finished with 12.5mm plaster board (vapour check type). All to give a U-value of 0.18. The existing ceiling joits and rafters are to be retined. Support provide to rafters at eaves on via stud at 400mm c/c supported on new steel bearer beam. New hidden roof vent tiles at front eaves to be provided with equal capacity of 25mm wide continuous strip ventilator. Provide continuous ridge vent with equal capacity of 10mm continuous strip ventilator. All velux windows to have EDN type flashing for flush fit installation. Velux windows are AA rated. Trim out rafters as required for new windows with doubled trimmers top and bottom.

DORMER FLAT ROOF CONSTRUCTION:- Code 5 lead sheets laid in accord with Lead Development association details on Ledtrak underlay to BS 5479: part 12: 1991 on 19mm WBP plywood to BS 1088 nailed to softwood firrings. Softwood treated timber flat roof joists as specified 170x47mm SC3 at 450mm c/c with min. 100mm end bearing. 120mm Celotex XR3120 (height of firrings to suit 50mm ventilated air gap between insulation and plywood) laied between joists at 450mm c/c and 40mm Celotex PL3000 insulation (including 12.5mm plasterboard - vapour check type, manufactured fixed) fixed across face of joists, all to provide a 'U' value at 0.18 or better. Lead welted drip formed to front of dormer to allow for cross ventilation, provide 25mm wide continuous strip ventilator. Code 5 lead sheets set to 22mm marine grade ply fixed to studs. Provide 25mm wide continuous strip ventilator at top and bottom of dormer wall. 60mm Celotex GA3060 set between studs with further 25mm Celotex PL3000 insulation (including 12.5mm plasterboard - vapour check type, manufactured fixed) fixed across face of studs, all to give a U-value of 0.28 or better. Double rafters each side of new dormer windows.

2. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800m c/c in single storey construction).

3. NEW ATTIC FLOOR:- 22mm T&G flooring grade chipboard (V313 grade water resistant to new shower room) to timber floor joists as per drawings and S.E. calculations, set to web of new steel beams. Trimmers to floor and for stair opening to be as per floor plan. Floor joists doubled below all new stud partitions. Provide for mid (((third))) span herringbone strutting. Provide for Chickenwire mesh laid over the existing ceiling joist with 100mm Rockwool flexislab (for half hour fire protection to the existing ceiling) set between at 450mm c/c carried to eaves voids where it is to be overlaid with 175mm Rockwool quilt insulation. To give a total thicknes to unheated voids of 275mm and all to give a U-value of 0.16 or better.

4. LINTELS & STEELWORK:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. New main bearer beams to be as per drawings, all beams to be supported via steel bearer plates each end. Half hour fire protection to be provided for steel beams.

5. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

6. DRAINAGE:- The existing drainage system comprises a single line combi system. There are no alterations to the below ground drainage system. Extend existing svp to terminate at min. 900mm above any opening and finished with wire cage at top. Provide for boss type connectors to deep seal traps for sink and bath wastes. Rodding access provided to attic. Safe operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celsius through taps or 100 degree celsius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. New rainwater goods to match existing.

7. TIMBER PARTITIONS:- 100x47mm vertical softwood studs at 600mm c/c secured to 100x47mm head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deading. Floor joists to be doubled up when running parallel with and under timber partitions. Stud to front eaves to be 100x47mm at 450mm c/c to provide support to rafters. Provide 100mm Celotex GA3000 set between studs with 12.5mm plasterboard fixed across face of studs, all to give a U-value of 0.28 or better.

8. FIRE PRECAUTIONS:- All doors to stairway serving habitable rooms are to be FD20 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new). All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. 18mm fireline board to underside of new staircase to skim finish. Mains operated, self contained and inter linked smoke alarms must be provided at each landing level. The smoke alarms must conform to BS 5446: Part 1. All units to have recharchable batteries in case of mains power loss. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES:- New external doors and windows to be timber framed and double glazed. Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames to be double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New or replacement windows double glazed with 16mm air gap or 12mm argon filled gap and a both finished soft low 'E' coating to achieve U-value of 1.60 and to have window energy rate - Band C or better. New external doors to have a U value of 1.80. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). Max. area of windows, doors and roof lights should not exceed 25% of floor area of the extension.

10. ELECTRICAL INSTALLATION and PART P BUILDING REGULATIONS ELECTRICAL SAFETY:- Where electrical work is required to comply with Schedule 1 of the Building regulations it will either:

a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).

b. Any other electrician will require and Electrical Safety Building Notice application.

The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building regulations. Inter-linked, slef-contained smoke alarms shall be provided in the circulation areas of the dwelling. The smoke alarms shall be mains operated in accordance with Section 1 of Appeoved Document B Volume 1. Fixed fitting taking only lamps having a luminous efficiency of 40 lumens per circuit watt shall be used at one per 25 m2 of floor area or three of four or 75% fittings which ever is the greater. Fixed external lighting shall be either lamp capacity not exceeding 150 w per light fitting that switches off automatically or fittings taking only lamps of 40 lumens per circuit watt.

11. GAS INSTALLATION & HEATING:- The proposed gas installation shall be designed and installed by GASSAFE registered person and a relevant certificate provided to Building Control pre-completion. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must be a condensing boiler and must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

12. NATURAL AND MECHANICAL VENTILATION:- Prior to completion details of commissioning and testing of mechanical systems for extracts to be deposited with building Control to show complaince with F1 (2).

a) Habitable room:
- Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows. 1/10th of floor area - for a hinged or pivot window that opens less than 30°.
- Background ventilation - 8000 mm²

b) Bathroom (with or without WC):
- Rapid ventilation - opening window
- Background ventilation - 2500 mm²
- Extract ventilation fan rates - 15 l/s

Extracts as above required for new en-suite at attic floor.

The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun.

Location of mechanical ventilation devices in rooms:

a) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in dwellings.

13. STAIRS:- New softwood staircase min. go 223mm max. rise 200mm width unobstructed 810mm. Handrail 900mm above pitch line measured vertically with stair rails at max 95mm c/c where required. Minimum headroom over pitch 2100mm measured vertically. New staircase as per detail closed tread design. Site measure for new staircase prior to ordering. All to comply with approved Doc.K.

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

Other Notes , Alterations.

1. All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

DRAWING STATUS	CONSTRUCTION		
REV.	DATE	NAME	DESCRIPTION

DISCOUNT PLANS LTD
PLANNING AND DESIGN SPECIALIST'S
HEAD OFFICE
68 RAGLAN AVENUE
WALTHAM CROSS
HERTFORDSHIRE
EN8 8DD
07838135957

GENERAL NOTES:
Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjuction with all other Architect's and Engineer's drawings, Structural Engineers calculations and any specialist supplier's drawings.

Prior to commencement of building works the contractor/owner should:-
1. Ensure that all working drawings and calculations are approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.
2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from building control in writing.
3. Verify boundary lines & ground conditions including checking positions of all gas; electrical, water & other services drainage ect. within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as DPL are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. if uncertain a land search should be carried out by the homeowner/contractor.
4. DPL are not responsible for builders changing design methods from proposed works. The client is responsible for works being carried out on a building notice.
5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works.
6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings.
7. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place.
8. Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk. (all DPL drawings must be approved before works commence) Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works.
9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of DPL before executing the structural, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match which is on site then this will need to be brought to DPL attention straight away before works commence so an alternative design can be rechecked and approved by building control before works can commence.
10. All of DPL structural designs are subject to footings being 1m deep, if however the existing foundation is different a trail-hole will need to be dug to establish the existing foundation type and building control will need to advise on a different method of construction.
11. All wall/s which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then steel's should not be ordered. No refund or claim can be given against DPL on the design/materials charged for these steel/s.

PLANNING NOTES:
1. All new proposed roof and wall finishes on this drawing to match existing materials.
2. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile.
3. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing.
4. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is.
5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

PRINT @ A3 SHEET SIZE

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DRAWING TITLE
SPECS.

DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE	@ A3	DATE	13. JUL. 2015

DRAWING No. **DPL . 13 .** REVISION **A**