



**SPECIFICATION.**

GENERAL:- Loft conversion with dormer window to rear. Where building to be bounded by 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 be infilled with 150x37mm SC3 at 400mm c/c connected to existing with 100x50mm. Wire nails at 300c/c with min. 50mm edge distance. Trim out with Ceolux TB3000 with min. 50mm gap between 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 Ceolux TB3000 and finished with 12.5mm plaster board (vapour check type). All to give a U-value of 0.18. The existing ceiling joists and rafters are to be retained. Support provide to rafters at eaves on via stud at 400mm c/c supported on new steel bearer beam. New hidden roof vent this 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 timbers top and bottom.

**DORMER FLAT ROOF CONSTRUCTION:-** Three layers of built up roofing class 3 to BS 747 finished with bitumen-bedded stone chippings to a depth of 12.50mm. The top layer to be underfelt layer. Type SG bitumen layer to be partially bonded to mineral surfaced bituminous fully bonded to glass fibre based 9mm WBP plywood to BS 1455 all laid on flats via flat roof 170x25mm x 12mm spaced timber flat roof joists as specified. 120mm Celotex XE3120 laid between joists at 450mm c/c and 40mm Celotex PL2000 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 welded drip formed to front of dormer to allow for cross ventilation, provide 25mm wide continuous strip ventilator. Vertical ties set to battens and breathable felt on 22mm marine grade ply - for walls which are more than 1000mm from boundary and on 9mm Sigplast Promat cement particle boards (for half hour fire resistance) - for walls which are within 1000mm of boundary, set to Framing 60mm Celotex GA3060 set between studs with further 25mm Celotex PL2000 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 RESISTANT TO FLOOR AND ROOF:-** All floors and roofs to be anchored by Bar or Camic metal anchors (30 x 3 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c in single storey construction.

**3. NEW ATTIC FLOOR:-** 22mm T&G flooring grade chipboard (V315 grade water resistant to new shower room to timber floor joists as per drawings and S.E. calculations set to new of new steel beams. Trimmers to floor and flat stair opening to be as per floor plan. Floor joists overlaid below all the steel beams. Plywood to be laid over the existing ceiling just 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 thickness 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 Camic combined steel to BS9977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padoctones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be installed 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 (gitch polymer) and be incorporated:  
(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.  
(b) Vertically built into joints of all external openings.  
(c) Horizontally stepped to all external openings.

**6. DRAINAGE:-** The existing drainage system is assumed to be a single line combi system (to be confirmed on site). There are no alterations to the below ground drainage system. Exposed existing syp to terminate at min. 900mm above any openings and finished with wire cage at top. Provide for boss type connectors to deep seal syp for sink and waste. Access provided to all syp to prevent any blockage. Syp to be supported via steel bearers to prevent sagging, so the temperature does not exceed 48 degree celcius through taps or 100 degree celcius where held in storage. (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installers of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. New rainwater goods to match existing.

**drawnplans.co.uk**

Project: **Loft Conversion with Dormer Window to Rear.**

For: **Mr. Steven Barbaglia  
58, Sumatra Road  
Kilburn  
London  
NW6 1PR**

Scale	Draw no.	Rev.
As Shown	Sheet 1 of 4	AOC
Drawn by:	Date drawn:	
I.M.	20-JULY-2016	

For Drawings Tel: 0800 7836790  
E-mail :- drawnplansco@aol.com