

**SPECIFICATION AND STANDARD NOTES FOR
PROPOSED LOFT CONVERSION AND
ASSOCIATED WORKS AT 94 ST MARTINS ROAD,
CAERPHILLY, CF83 1EN FOR MR & MRS J. LOWE**

A RCHITECTURAL AND **B** UILDING **S** URVEYING

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PROPOSED LOFT CONVERSION AND ASSOCIATED WORKS **AT 94 ST MARTINS ROAD, CAERPHILLY**

STANDARD CONSTRUCTION NOTES AND DETAILS

PITCHED ROOF CONSTRUCTION

Existing pitched roof to be renewed in fibre cement artificial slates fixed to 28 x 25mm treated S.W. battens on un-tearable roofing felt to B.S. 747 on new **attic trusses** set at 600mm centres. Roof trusses are to be secured to 100mm x 50mm wall-plate and joist hangers at ridge level and 100mm x 50mm wall-plate at eaves level by 100mm galvanized roundhead nails or galvanized truss clips. Lateral restraint to be provided by 30mm x 5mm mild steel straps secured to underside of rafters with 75mm x 50mm noggins between and built into perimeter walls. Provide wallplate straps at 2.0m centres. Sloping, “vaulted” ceiling to be 12.5mm “Duplex” plasterboard with joints filled with scrim finish and finished in 6mm skim. Roof ventilation is to be provided by 25mm soffit vent strip with a fly proof screen. Provide a minimum of 50mm clear gap between insulation and roofing felt to assist through ventilation. **New pitched roof areas are to achieve required U-value of 0.15 w/m²k by use of 120mm “Celotex” or “Kingspan” insulation boards set between truss rafters**

Calculations for new roof trusses and roof details are to be provided by Truss Manufacturer or structural engineer and are to be submitted to Building Control prior to work commencing.

WINDOWS

New dormer windows are to be double glazed UPVC to comply with current energy efficiency standards and are to have opening lights with area not less than 5% of respectable floor area, part of opening light to be minimum 1.75M above floor level with 8000mm² adjustable ventilators fitted in heads of new window.

STUD PARTITIONS

Stud partitions are to be built off minimum 75 x 50 mm sole plate, head plate and intermediate noggins at 600 mm centres with 12.5 plasterboard and skim finish to both sides. Pack voids with 100 mm quilt insulation.

WINDOWS / MEANS OF ESCAPE

All inner windows on plan /elevations are to have an unobstructed opening of 850mm high x 500mm wide minimum with a maximum cill height of 1100mm to provide alternative means of escape.

DORMER FLAT ROOF CONSTRUCTION

Dormer roof is to be 3 layers of fiberglass covering to B.S. 747 on 175mm x 50mm joists at 400mm centres. Provide wall plate straps at 2M ctrs, Ceiling is to be 12.5mm Duplex plasterboard with joints taped and filled with scrim or other finish. Roof ventilation is to be provided by 25mm soffit vent strip with a fly proof screen. Provide a minimum 50mm clear gap between insulation and roofing felt to assist through ventilation.

New flat roof area is to attain a “U Value” of 0.15 w/m²k, where practicable, by use of 120mm “Celotex” board insulation (or equivalent to achieve required “U Value)

DORMER WALL CONSTRUCTION.

150 x 50mm stud work at 600 mm centers, finished internally with 19.5 mm plaster board and skim, external finish of UPVC interlocking boards on breather paper and membrane on 25 mm ply board screwed to timber members, 120 mm “Celotex” insulation between studs. External finish to dormer is to match existing dormers on neighbouring properties – to be clad in treated timber or hanging tiles (or equivalent). **New external walls are to attain a “U Value” of 0.21 w/m²k**

NEW STAIRCASE

Provide new staircase to comply with Building Regulations and current Approved Documents. Total rise of proposed stairs – 2.6m divided into 13 no equal risers. Width of new treads – 250mm each tread. Angle of new stairs is not to exceed 42 degrees. No gaps in new stairs, handrails or guardrails are to exceed 100mm. If “Open plan” stairs is installed – provide 16mm overlap to nosings. Ensure 2.0m minimum headroom above stairs. Provide handrails to new stairs at 900mm height above string line. Provide guardrails to landings to 1.1m height. New trimmers to stairwell to be double joists, bolted together and resting on joist hangers.

REAR EXTENSION

FOUNDATION

Cavity walls are to be taken down to 700mm x 300mm concrete strip foundations and internal concrete block walls are to rest on 500mm x 200mm concrete strip foundation. All foundations are to be taken down to a minimum of 750mm below external ground level or to an adequate load bearing strata. If necessary, foundations may have to be set deeper to achieve load-bearing strata. All foundations are to be taken down below invert level of existing drain runs. Foundations on boundaries are to be a minimum dimension of 600 x 600mm mass concrete to allow for eccentric loading.

SUB-STRUCTURE

Cavity walls below damp proof course level are to be built of 100mm dense concrete block external skin to within 225mm of DPC level and 3 courses of Class B semi-engineering brickwork (depth of brickwork dependent on ground levels). 125mm cavity is to be filled with lean mix concrete to within 150mm of DPC level. Provide 100mm minimum dense concrete block internal skin (subject to width of internal skin above DPC level). DPC to cavity and solid partition walls to be at least 150mm above outside ground levels.

CAVITY WALLS

New external walls are to attain a “U Value” of at least 0.18 w/m²k, where practicable, by use of 100mm thick dense concrete blockwork outer skin finished in render to match existing with 150mm wide cavity with 100mm thick Celotex CG5000 rigid PIR insulation board fixed to face of inner skin, stainless steel retention wall ties at 450mm x 900mm staggered centres, 50mm residual cavity and with 100mm thick dense concrete blockwork inner skin finished in render and set gypsum plaster

I.G. Lintels type L1 / S with tray DPC over (or equivalent) are to be used above all new openings. At eaves and verge levels use a minimum 9mm 'supalux' board bedded in cement mortar to cover cavity to form barrier. Where internal masonry ground floor walls abut external cavity walls, tooth and bond new work to existing or use S.S. profiles. Provide insulated closures to all new jambs.

WALL TIES

Wall ties to be positioned at 750mm centres horizontally and 450mm centres vertically and doubled up at all door and window openings with all ties and cavities kept clean at all times and free of cement droppings.

SUB-FLOOR

Lay 65mm sand and cement screed on 100mm concrete slab on 1200 gauge polythene DPM on 25mm blinding on 150mm compacted and graded hardcore. Note: Slab to be reinforced with steel mesh in accordance with NHBC guidelines (see note 6 if depth of fill exceeds 600mm). **New solid ground floors are to attain a minimum "U Value" of 0.15 w/m²k by use of 100mm "GA 4070 Celotex" boarding as insulation to new floor areas (rated "U Value 0.11 w/m²k)** Provide polythene membrane above and below insulation boards and provide insulation upstands to floor perimeter to meet a minimum R – value of 0.75m²k/w by use of "Celotex TB 4020" of upstand thickness equal to total of insulation board and screed thickness. Allow expansion gap of 10mm.

GENERAL

FOUL DRAINAGE

Wash hand basins are to be connected via 32mm diameter waste pipe to discharge into 100mm diameter soil and vent pipe, stub stack or below grating level into back inlet gully. Sink units and baths are to be connected via 38mm diameter waste pipes to discharge as indicated above. Combined wastes from wash hand basins or sink units are to be 50mm diameter. All sanitary ware wastes are to have 75mm deep seal traps. Water closets are to be connected via 100mm diameter pipes discharging either below ground foul drainage system or via 100mm diameter soil and vent or stub stacks. Soil and vent pipes, stub stacks and back inlet gullies are to be connected via 100mm diameter UPVC below ground quality drain pipe to inspection chamber. All internal soil and vent pipes are to be encased in plasterboard and skim and are to be well insulated and are to be fitted with a mesh balloon terminal at least 900mm above first floor window head level. Air admittance valves (durgo valve or similar) are to be positioned above cistern level of appliances connected thereto.

DRAINAGE GENERAL

Existing drains, generally, are of 100mm diameter laid to minimum falls of 1 in 40 and are connected to main sewer via existing inspection chamber(s). Drains are laid on 150mm granular bed and surround.

STORM DRAINAGE

Provide 100mm half round white UPVC rainwater gutters to be fixed to fascia and connected via 68mm diameter white UPVC down pipe to discharge into back inlet gulleys. Gulleys are to be connected to existing storm drain.

VENTILATION

Provide extractor fans in toilets, bathrooms, utility rooms and kitchens to be ducted to external air. Fans to have minimum extract rate of 30 litres per second to toilets and bathrooms operated by light switches and 60 litres per second to kitchens and utility rooms.

AUTOMATIC SMOKE DETECTORS

Automatic smoke detectors are to be connected via the mains supply and are to have battery back-up and are to be placed in appropriate positions. Detectors are to be interlinked.

ELECTRICAL INSTALLATION

The electrical installation is to be undertaken by a competent, qualified person and must comply in all aspects to current I.E.E. Regulations. The electrical contractor must liaise with the electricity supply company regarding electrical loadings, the nature and location of supply, its suitability for installation, earthing arrangements and location of external meters. No conduit or wiring shall be exposed and all wires in the roof space are to be clipped to the top of ceiling joists and not covered with roof insulation. No conduit or wiring is to be placed in the cavities of external walls.

GENERAL MISCELLANEOUS NOTES

1. Cavity trays, lead aprons, lead flashings and soakers are to be fitted at all abutments between new dormer and existing roof.
2. If it is not otherwise indicated on drawing, new dormer room is to be heated by the existing hot water appliance, Extra permanent ventilation is to be added if required.
3. All new glazing to comply with Document "N."
4. Contractor to check all site dimensions before commencement of construction works
5. Contractor to leave site clean and tidy on completion of all works
6. Contractor to liaise with Local Authority and Utilities to ensure that all their directions and/or instructions are fully implemented.
7. All works are to be undertaken within boundaries of site and adjacent owners, consent must be obtained if entry into adjoining property is necessary to carry out any works
8. General – All works to be carried out in accordance with the current Building Regulations and Approved Documents and CDM Regulations any subsequent amendments.
9. All work is to comply with Party Wall Act requirements
10. Proposed balcony to rear elevation is to be designed, manufactured and installed by specialists in galvanized metal. Specialist is to provide design and calculations for new balcony. New balcony is to comply with current Building Regulations and will provide opaque privacy screen to 1.8m height to either side of balcony.
12. **It is also proposed to provide a parking space to the front of the property, similar to other properties in the street. Adequate retaining walls will be constructed to accommodate the proposed parking space and the proposed "cross over" will comply with Highways requirements.**