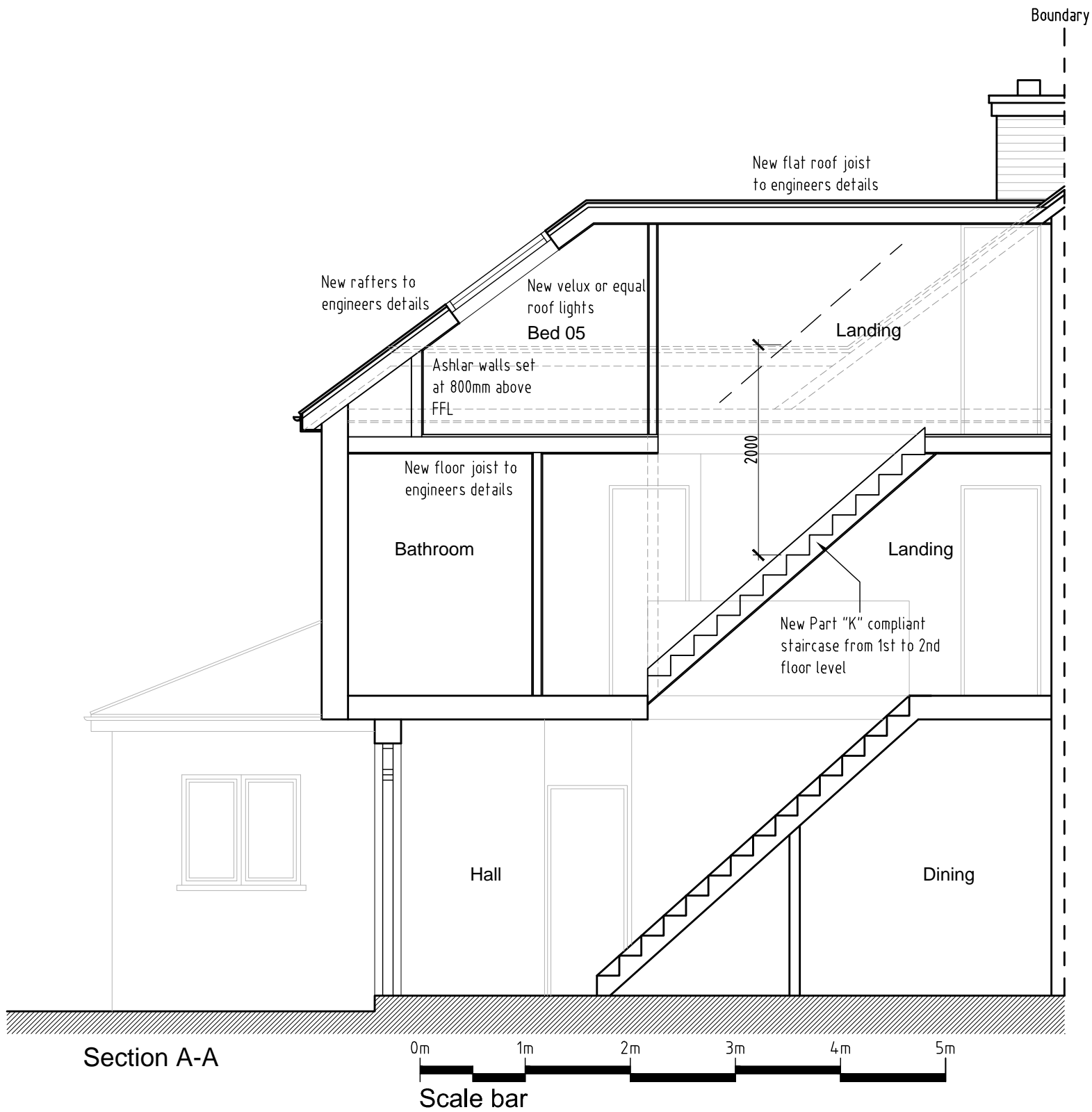


Note:-

- All dimensions where indicated are approximate and are for guidance purposes only. Actual dimensions should be checked on site.
- For proposed floor plans see drawing 2021/131 - 003.
- For proposed elevations see drawing 2021/131 - 004.
- Contractor to assume design responsibility under CDM2015.
- Note, all structural information noted should be checked against detailed structural engineers information / calculation sheets.



CONSTRUCTION NOTES – Loft Conversion

Plumbing for new En-suite
New SVP in position shown on plan. Wash hand basin's with 75mm deep seal anti syphonic traps connected to SVP via 40mm Ø pipe. WCs connected to SVP as shown on plan via a 100mm manifold pipe. Shower connected to the new SVP via a low back anti syphonic trap to 50mmØ waste pipe.

Internal plumbing
All appliances to be fitted with a trap, size specified below. Traps to be removable for cleaning.
Where branch pipes of 65mm dia or less are connected opposite each other to the stack the offset between them to be min 100mm. Where the WC is connected to stack, other pipes to be offset min 200mm via an angled connection or 50mm dia parallel junction. Lowest connection to stack to be min 450mm above invert of drain.
Maximum length of 40mmØ branch pipe for Sinks, washbasins and baths to be 3m max. Max length for a 50mmØ branch pipe for sinks and baths is 4m max. Max length of pipe for a single WC is 6m max.
Soil and vent pipes to terminate min 900mm above any opening to the building which is within 3m horizontally. SVP to be filled with perforated cover.
Internal ventilated stub stacks to be fitted with an automatic air admittance valve (Durgal) which complies with prEN 12380. Stub stacks to be boxed in with removable top cover to allow access for clearing blockages.
Rodding points to be incorporated in the ventilated stack to allow access to all pipework for clearance of blockages.

Electrical
Installations to be undertaken by a competent person and must issue the appropriate BS 7671 Electrical installation certificate and self certify compliance with the building regulations part P1 to the council. All electrical equipment must be inspected and tested on completion of the works and shall be installed and weathered in strict accordance with the manufactures recommendations.

75% of all new light fittings to only accept low energy efficient light bulbs. Wall mounted sockets, telephone and TV points to be mounted between 400mm and 1000mm above floor level and at least 350mm from corners.

No recessed lights to be fitted within the pitch roof construction.

New Internal Doors

All doors to habitable rooms off staircase to be FD20s, with no closer's, but with min 13mm 1/2 inch stops and intumescent strips.

Staircase
Traditional SW max pitch 42 degrees with minimum 220mm goings and max 300mm riser (measured on site). Winders to have nosing of treads making a uniform angle on plan and going to be nowhere less than 50mm. Min 2000mm headroom throughout. Balustrading to staircase to be 900mm high vertically above pitch line with spindles spaces at max 100mm distance apart. Width 275mm.

New Floor (Where required)
To be 1/2 hour resistant 22mm T&G chipboard (15 kg/sqm) on min 50mm wide joists (variable depths to be agreed with BCO) at 400mm centers. Floor joists spanning 2.5m to 4.5m to have solid strutting at mid span and joists over 4.5m long to have strutting at of length. Joists to be set min 10mm off existing ceiling joists. Joists supported of S/S straps hung on and connected to steelwork frame, or sat on and affixed to walplates on internal skin of external walls. Internal walls not run along steel beams to be set on Zno. 175 x 50mm joists bolted together. Min 150mm sound insulation laid between new joists.

New Walls - In Roof Space
12.5mm Plasterboard and skim on 75mm x 50mm studding with 100mm x 50mm strutting where required with Celotex GA4080 insulation between studs to give inclusive U-value of max 0.35 W/m2k and Class 1 flame spread. Provide 50mm x 25mm retaining battens to rear side.

Existing Party / Gable Walls
Existing party wall to be dry lined and insulated with a plasterboard finish and skim to achieve inclusive U-value of 0.28 W/m2k.

New Walls - In Rooms
12.5mm Plasterboard and skim on one or both sides as applicable on 100mm x 50mm studding. All walls between rooms and WCs with no door openings to room to receive min 25mm mineral Fibre sound quilt to conform to internal wall type B, diagram 5-3 Part E. Chipboard to bathroom to be moisture resistant.

Existing Upper floor Ceilings
Existing first floor ceilings and ceilings within existing stair enclosure to be checked for adequacy of fire resistance and upgraded where required. (eg if plasterboard 9.5mm thick).

New Ceilings
Insulate between new dormer joists using 165mm of Celotex. Insulate existing and new sloping ceilings using Celotex GA4100 between rafters and Celotex TB4030 beneath the rafters. Install 100 gauge polythene VCL and apply 12.5mm plasterboard and skim to all ceilings to give a U-value of 0.20 W/m2k with Class 1 flame spread.

Windows and doors
New specialist uPVC double glazed windows to match existing and achieve a 'U' value of 1.6W/m²K, doors where 50% glass to achieve a 'U' value of 2.2W/m²K, with Juliet balcony doors achieving a 'U' value of 1.8W/m²K all with background ventilation in heads provided by trickle ventilators to be controllable and secure. Window specification to be 24mm double glazed sealed units, (4,16,4) inner pane to be Pilkington K (low E) glass or similar with Argon gas filled cavity. Window to new bedroom's to be designed as escape windows with 90° hinges to provide a clear opening width and height of minimum 450mm and minimum area of 0.33m².

Glazing
All window glazing between the floor level and 800mm high, and door glazing between the floor level and 1500mm high including side glazed panels within 300mm from the door, to have toughened inner and outer panes and designed as safe breakage as defined in BS 6206: 1981.

The maximum height from floor level to the opening part of the egress window in the bedroom is to be no more than 1100mm.

Ventilation
Openable windows to all habitable rooms providing rapid ventilation of 1/20 total floor area. In addition background ventilation to habitable rooms of 8000mm sq to be provided by trickle ventilators in window heads, to be controllable and secure.
-Kitchen to have opening window and background ventilation of 4000mm sq provided by trickle ventilators in window heads, to be controllable and secure. Extractor to be provided extracting at a rate of 30 litres/second adjacent to a hob or 60 litres/second elsewhere.
All background ventilation installed will be to comply with building regulations F.1.
-Utility area to have an extractor providing extracting at a rate of 30 litres/second.
-Ensuites / Bathrooms to have an extractor providing extracting at a rate of 15 litres/second.

New Gable Wall Construction (where required)
100mm blockwork with render finish to match existing house. 100mm cavity fully filled with 100mm Rockwool Cavity wall Batts installed as work proceeds. 100mm internal block skin to be Celcon standard block or equal approved with Compressive strength of 35N/mm² and thermal conductivity of 0.15W/mK. Internal finish to be 13mm plaster. Tie cavity leaves using stainless steel twist type ties spaced at 750 mm horizontally, 450mm vertically staggered ctrs, and 225mm centres around openings. Weepholes to be provided at 450mm ctrs, min. 2 no. per opening. Insulation achieves a 'U' value of 0.28W/m²K through walls. Gable ladder formed to end of new roof.

Dormer Window Roof

3 Layers of Bitumen roofing felt FAA rated on 19mm WBP plywood on 175x50mm min sw joists at 400mm centres, set to fall 1 to 40 with Celotex insulation between (as NEW CEILING) and 12.5mm plasterboard and skim to achieve inclusive U-value of 0.18 W/m2k and Class 1 flame spread.

Dormer Cheeks & Front Panel

Vertical tile slate tile hanging on sw battens on felt on 9.5mm WBP plywood sheathing on 100 x 50mm sw framing, cheeks within 1000mm min of boundary to be lined externally with 12mm Superlux to give 1 hour fire resistance. Install Celotex GA4065 between the studs, flush with the back of the studs, thereby leaving 35mm cavity, then fix TB4012 over the inside face of the studs and 12.5mm plasterboard and skim on internal face to achieve U-value of 0.30 W/m2k and Class 1 spread of flame.

Main Roof - Ventilation

Ridge ventilation is required to existing main roof and front roof slope if not already provided as existing.

General Notes:-

- Sizing of all structural elements indicated is as per structural engineers details / calculation sheets and drawings. All detail and calculation sheets to be used as Reference for all sizing of steels and timbers.
- All beams to be covered with 15mm Fireline board to achieve a minimum of 30 mins fire resistance.
- SVP's and plumbing to be boxed using 15mm Gyproc wallboard on sw framing to provide 30mins fire resistance.
- Where a new boiler is to be provided, the position is to be agreed on site with the building control survey and the position identified.
- The hot water supply to a fixed bath is to be limited to 48 degrees C by use of an in line blending valve or appropriate means.
- All new roof tiles and roof windows (where applicable) to be weathered and laid in strict accordance with manufactures details and recommendations.
- Any notifiable electrical works or works including gas appliances (boilers, cookers, gas fires etc.) MUST be carried out by a member of a Competent Persons Scheme, (NICEIC, ELECSA, NAPIT, STROMA etc. for electrical work and GAS SAFE for gas works) the client is responsible for ensuring this certificate is received within 30 days of the work being completed. Electrical and Gas Works are specifically excluded from this Initial Notice Application.

- HD Indicates a heat detector fitted within the Kitchen area and linked to same circuit as smoke detectors.
- SD Indicates smoke detector to conform to BS5446 and mains operated with a secondary power supply such as a rechargeable battery. Smoke alarm to be positioned in circulation space within 7.5 metres of the doors to habitable rooms and at each floor level. Installation and commissioning certificate is also required on completion of works.

REV	DESCRIPTION	DATE	INT	CHKD
STATUS	FOR INFORMATION			

Client
Mr & Mrs Nicholls

Project
25 Harland Ave, Sidcup
Kent. DA15 7NY

Title
Proposed Section

Scale 1:50@A1	Date 10.05.21	Drawn N/A	Checked N/A
Project No: 2021-131	Drawing No. 005	Revision ~	