

PROPOSED DORMER EXTENSION, Salt Springs, 8 Rilshaw Lane, Winsford.

GENERAL CONSTRUCTION NOTES

GENERAL NOTE
This drawing is copyright. Figured dimensions are to be followed in preference to scaled dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the architect immediately and before proceeding. If in doubt, ask.

GENERAL
All works & materials to comply with the recommendations & requirements of all current relevant British Standards, BS-EN's, B.S. codes of practice, Building Regulations Planning Legislation & Construction Design and Management Regulations. All products and material to be CE marked and utilised fully in accordance with the manufacturers or suppliers recommendations & instructions. All structural timber to be GS or SC3 grade unless otherwise stated and preservative treated. This drawing has been prepared in accordance with our best understanding of clients instructions and requirements provided as part of the brief. To comply with relevant standards & legislation referred to above. This drawing must be read in conjunction with all other relevant drawings, details, specifications, policies, method statements and all other pertinent documents.

ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE, NHBC REQUIREMENTS AND MANUFACTURER'S SPECIFICATION.

Any reference to an Approved Document in this Specification relates to the relevant Approved Document of the Building Regulations Current Issue including any current superseding amendments.

For structural details and calculations see Structural Engineer's and Specialist Roof Truss Manufacturer's drawings and calculation sheets.

Drainage layouts are approximate in location on drawings and exact position and detail is to be agreed on site.

EMERGENCY EGRESS WINDOWS
Any reference to an 'Emergency Egress Window' relates to a window in a room that will be subject to the requirements of Building Regulations Approved Document B Paragraphs 2.7 & 2.8 and must comply with the requirements of Paragraph 2.11 i.e. should have an unobstructed opening that is at least 0.33m² in area, at least 450mm high and at least 450mm wide and the bottom of the window opening should be not more than 1100mm above the floor.
In practice this requirement will generally apply to habitable rooms (this does not include kitchens) at first floor level in 2-storey housing.
The requirement will also apply to habitable rooms at ground floor level where the room does not open directly on to a hall leading to an exit.
Locks fitted to Emergency Egress Windows may only be key operated at ground floor level
- locks above ground floor level may only be button-operated.

GLAZING
All doors and windows to be FENSA Approved White PVCu.

All operable windows shown on elevation drawings to open to a minimum of 30° to comply with Part F 1 of the building regulations latest edition.
Window style to be in accordance with elevations and schedules.
In accordance with Approved Document Part N1 (Latest Edition) all glazing below 1500mm above finished floor level in both doors and sidelights within 300mm of door jamb and all other areas of glazing below 800mm above finished floor level must be either:

- toughened or laminated and break safely to B.S.6206 or
- robust ie 8mm annealed glass in panes not exceeding 1.1m in both height and width.
- 6mm annealed glass in small panes in maximum width 250mm and area 0.5m². All opening lights (and doors) to be fitted with effective draught-strips.
- operable windows (above ground level) less than 800mm above finished floor level should be provided with suitable guarding. Also fixed windows (above ground level) with a sill height less than 800mm above floor level should resist impact without breaking or be shielded or protected from impact as Approved Doc. N

New glazing to provide a min overall 'U'- Value of 1.4 w/m²k (whole window value) for timber/upvc frames by use of low emissivity glass.

All double glazed upvc/timber windows to have a minimum 20mm air gap and argon fill. Aluminium doors and windows are to be thermally broken and to achieve a U-value of 1.4w/m²k (glazing specification to be confirmed by specialist manufacturer).

Semi glazed external doors to have a u-value of 1.2w/m²k.
Opaque doors to have a u-value of 1.0w/m²k

SANITARY GOODS
All waste fitting to have 75mm deep seal traps and separate connection to s v p 's and to be installed in accordance with B.S.5572. Baths and showers on joisted floors to have flexible joint to wall. Double floor joists to be provided if required to support bath. Wastes to wash-hand basins to be 32mm diameter for runs not exceeding 1.7m and 40mm diameter for runs up to 3m. Baths and showers to have 40 mm diameter trap for runs up to 3m length. Washing-machine to be plumbed-in. All exposed pipework to be boxed-in.

SOIL AND VENT PIPES
110mm diameter upvc soil and vent pipes to B.S.5572. Where s.v.p.'s are located externally outlet must terminate minimum 900mm above any opening into building and be fitted with proprietary cage. Soil pipes passing through habitable rooms or kitchens to be encased in 38x38 s.w. framing faced with 2 No. layers 12.7mm plasterboard and skim. Pipe to be surrounded with min.25mm thick sound insulation quilt. Provision to be made for access to s.v.p at ground and first floor level.

LIMITING INFILTRATION
a) Contractor to seal gaps between plaster and masonry walls at the edges of openings such as windows and doors and at the junctions with walls, floors and ceilings using mastic sealant.
b) Fit draft stripping in the frames of operable elements of windows and doors
c) Seal around loft hatches
d) Ensure boxing for concealed services are sealed at floor and ceiling levels and sealing around piped services where they pass through hollow constructions

Background ventilation to be provided using Trickle ventilators required to give minimum 8000mm² free area to each window opening (per room).

PLUMBING
Sink waste to have 76mm deepseal traps, 38 waste pipe. Provide anti-siphonic traps where 50 common waste pipe is used for one or more appliances. 50mm dia combined waste pipe to receive dishwasher and washing machine waste. Waste pipes to be connected to new 100mm dia S&VP (to be vented at rear of house roof, 900mm above eaves level), no connection to S&VP within 300mm of wc connection. 100mm dia wc waste. WC and overflows to discharge via econa combined bath and waste overflow. All wastes laid at 1 in 50 min. and secured at 900 crs.

PVC gutters and rainwater pipes to be as noted on drawing - 100mm half round minimum gutter section.

VENTILATION
All habitable rooms (Living Rooms & Bedrooms but not Kitchens, Bathrooms or Utility Rooms) to have ventilation opening of minimum 1/20th of floor area, with some part minimum 1.75m above floor level and to be provided with 8000mm² background ventilation. Where habitable rooms ventilate via an adjoining room, e.g. Conservatory, the above requirements must be satisfied between the adjoining rooms and also between the external room and the outside.
10mm gap to be maintained under doors.
Kitchens, Utility Rooms and Bathrooms to be vented by mechanical extract operated intermittently and to be provided with 4000mm² background ventilation. Separate W.C accommodation to be provided with either ventilation openings of minimum 1/20th of floor area and 4000mm² background ventilation or mechanical extract. As an alternative to the background ventilation provisions listed above an overall background ventilation rate for the dwelling equivalent to 6000mm² per room may be used subject to a minimum provision of 4000mm² in each room. Minimum extract fan ventilation rates in litres per second as follows:
Kitchen - 80 L/s or 30 L/s if incorporated within cooker hood
Bathrooms/Shower Rooms - 15 L/s
W.C. - 15 L/s (where applicable)
Fans to bathrooms, en suites and W.C.'s are to be operated on separate switch adjacent to light switch.

1180 x 550 opening for Velux GGL PK04 roof window Centre-pivot, TOPfinish pine complete with Velux Blinds to client choice, with 24mm Thermo-star glazing systems to achieve a 1.4 W/m²k U-value. Roof windows to be fitted in strict accordance with manufacturers details. Low-pitch kit to be added to rooflight fitting to maintain sufficient fall.

Trimmers to head of rooflight as per manufacturers details. Double up rafters around rooflight

Existing rafters 95 x 50 @ 450 crs
Existing 225 x 45mm purlin to be retained
100mm mineral wool equal to a minimum density of 10kgm³ to be placed between floor joists in first floor void
Steel Beam 200 x 135mm
Existing joists 100 x 50mm @ 450 crs

Internal Partitions are to be timber stud partitions comprising:-
12.5mm thick multiboard and skim finish each side of 75 x 50mm timber studs at max. 600mm vertical and horizontal centres to provide 30min fire resistance.
Partitions to bathrooms and en suites are to be infilled with mineral wool equal to a minimum density of 10kgm³.

NEW STAIRCASE
13 no. risers to 2675mm at 205.76mm, each going 225mm giving a pitch no greater than 42 degrees and a relationship between rise and going whereby twice the rise plus the going is between 550 and 750 mm.
Balustrades to flights and landings to have vertical rails with a maximum spacing of 100mm. Handrails to be terminated by newel posts which do not project into the route of travel. 1000mm clear between handrails.
Height of handrail to be 900mm measured vertically above the pitch-line and 900mm at landings. Handrails to be continuous and to be provided to each side of stair.
Headroom to be min. 2000mm measured vertically above pitch-line/landing.

ATTIC FLOOR
22mm T&G chipboard on 165 x 45 C24 joists @ 400 crs. Double joist when running parallel with partitions. 12.5mm pbd and skim to ceiling. Catnic or similar herringbone struts at mid spans for joists spanning over 3m. (2no. at equal crs when spanning over 4.5m)
Joist to be held on TJI stainless steel joist hangers to suit joist size (or built into blockwork).
50x50 sw roggin to perimeter.
gav. ms straps at 1800crs.

COLD ROOF CONSTRUCTION
Fully adhered single ply non bituminous roof covering on a minimum vapour control layer should consist of a coated roofing felt complying with Type 3B to BS 747: 2000
100mm mineral wool equal to a minimum density of 10kgm³ to be placed between joists in first floor void
18mm wbp plywood deck on timber firrings (1:60 fall)
170x75mm timber joists at 400 crs.
12.5mm duplex plasterboard and skim to ceiling

DORMER CHECKS
upvc shiplap boarding fixed on 50x25mm tanalised battens on Kingspan Nivent breather membrane on 18mm wbp, on 75x38mm stud framework. The stud wall insulation shall be the Kingspan Optim-R Dormer System 60 mm thick; comprising a rigid vacuum insulation panel with a microporous core which is evacuated, encased and sealed in a thin, gas-tight envelope. The product shall be manufactured under a management system certified to ISO 9001: 2008, ISO 14001: 2008 and OHSAS 18001: 2007, and installed in accordance with the instructions issued by Kingspan Insulation Limited.
62.5m K18 Insulated pbd and skim to inside surface with integrated VCL, all to achieve a U-value of 0.16w/m²k
30mins fire resistance from both sides on the boundary dormer cheek, to be Class 0 finish

GLAZING
Window sizes to first floor rooms to have an egress size of no less than 0.33m² sq. with no dimension less than 450mm, the windows are to be positioned between 800 and 1100mm max. above floor level.

GLAZING
All glazing in critical locations listed below to be in toughened or laminated glass (applies to both inner & outer panes in double glazed units)
(a) All glass within 800mm height above any floor level
(b) All glazing between floor level & 1500mm above that level in a door or a glazed panel falling within 300mm horizontal distance from a door edge
All glass to be double glazed to comply with BS6282

PART P COMPLIANCE
If the electrical installation is carried out by someone who is not registered with NICEIC or ECA then they must provide an installation certificate, together with a test certificate prepared by a member of NICEIC or ECA.
If the electrical contractor is a member of NICEIC or ECA, they must complete an Installation Certificate (Form 1) BS 7671 (as amended) The appropriate forms must be sent to Local Authority when work is completed before a Completion Certificate is issued. Homeowner advised not to pay contractors until these electrical work certificates have been provided and the building work complies with building Regulations.
The preferred route to approval is to use an electrical contractor who is registered under a Competent Persons Self Certification Scheme.

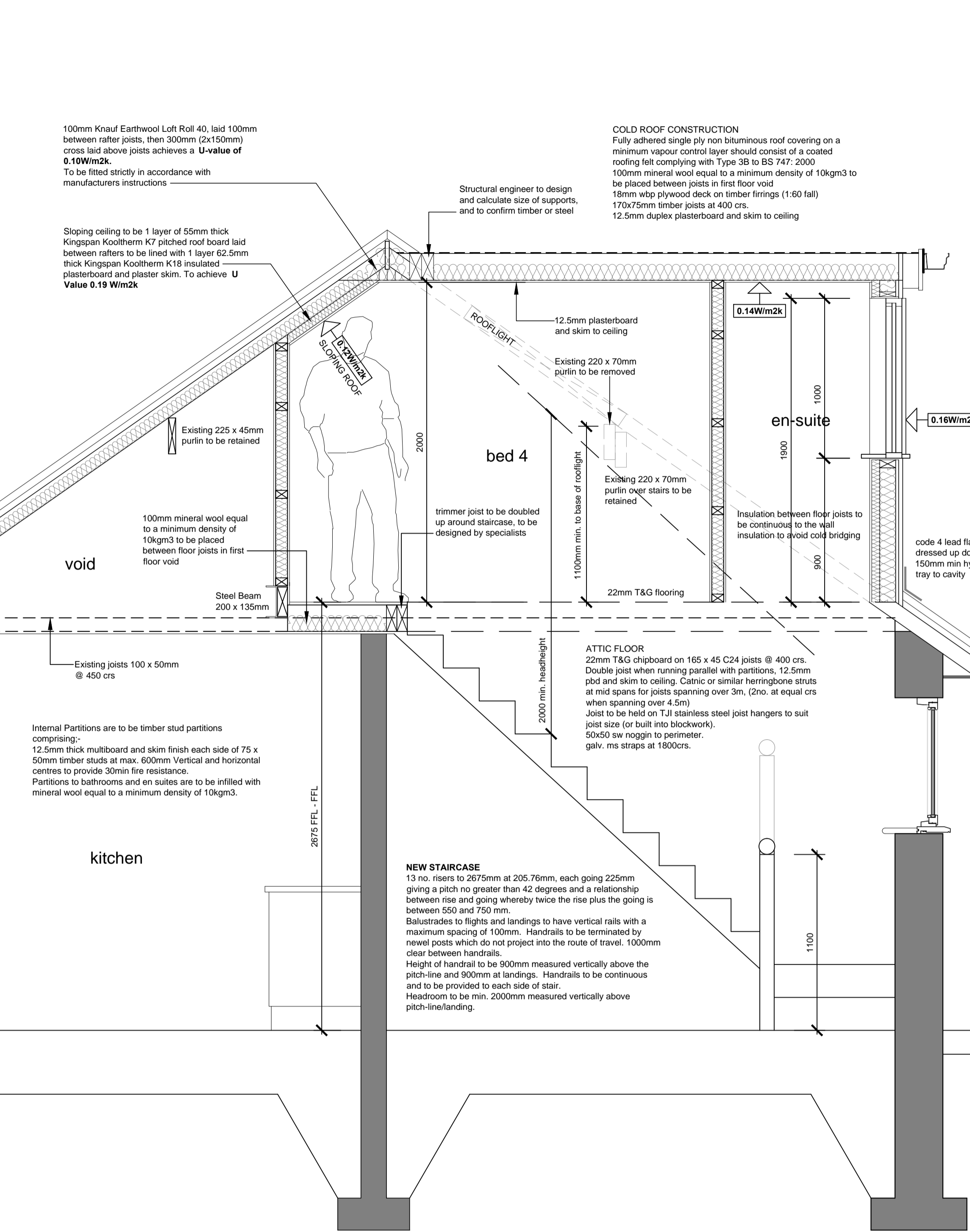
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LIMITING INFILTRATION
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b) Fit draft stripping in the frames of operable elements of windows and doors
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d) Ensure boxing for concealed services are sealed at floor and ceiling levels and sealing around piped services where they pass through hollow constructions

Background ventilation to be provided using Trickle ventilators required to give minimum 8000mm² free area to each window opening (per room).

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DETAILED SECTION THRO' A-A

ELECTRICAL SERVICES

Completed installation must comply with I.E.E. Regulations and all relevant Codes of Practice.
All electrical components other than the above to be centred 500mm AFFL

All electrical works are to be carried out in accordance with approved document P of the building regulations. An Electrical Installation Certificate shall be made out and signed by an approved electrical contractor when appointed to carry out the work.

Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations in order to protect persons from fire or injury.

Sufficient information shall be provided so that persons wishing to operate, maintain or alter an electrical installation can do so with reasonable safety.

LIGHTING

Fittings accepting only energy efficient lamps to be provided.
2 No for dwellings with 4-6 rooms. 3 No for dwellings with 7-9 rooms. 4 No for dwellings with 10-12 rooms.

EXTERNAL LIGHT FITTINGS

External light fittings to automatically extinguish when there is enough daylight and when not required at night and to be energy efficient i.e. having an efficiency greater than or equal to 40 lm/w (circuit) watt fluorescent or compact fluorescent.

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BUILDING REGS

Rev	Date	Detail	By
P1	10-08-23	Building Regulations issue	DLM
<p>Creating Spaces for Better Living M 07921 824 274 T 01942 933 634 E cadesignservices@hotmail.co.uk <small>(Being honest is a Market Place) A Realist (Manchester) Ltd Ltd</small></p> <p>CONCISE ARCHITECTURAL DESIGN SERVICES</p>			
Contractor			
Client			
MR & MRS M. HILL			
Project Title			
PROPOSED DORMER EXTENSION SALT SPRINGS, 8 RILSHAW LANE, WINSFORD			
Drawing Title			
DETAILED SECTION THRO' A-A			
Scale	Date	Design	Checked
1:20 @ A1	August 2023		
Drawing No.	2333-03		Rev P1
Base Dwg xref.			
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