

SPECIFICATION NOTES

INTERNAL WALLS

To consist of 75 x 100mm timber studs with 70mm mineral wool between (min. density 10kg per cubic metre) and 12.5mm plasterboard and skim finish to both sides.

To internal walls between new accommodation and roof void use 125x50mm timber studs and 120mm (Kvaplan) Rockwool K112 insulation or similar in lieu of mineral wool.

DORMER FACE AND CHIEFS

Dormer construction to consist of like to match the existing roof on 30x25mm treated sawn timber joists spaced at 400mm centres (or 1000mm timber studs on 200mm timber joists spaced at 400mm centres) or 100x50mm timber studs on 200mm timber joists spaced at 400mm centres. All timber to be treated with preservative (F10 on adjacent floor joists) and finished with exterior grade paint to match the existing.

Substructure and hardware are to be a minimum 800mm high above pitch line and gables to be a minimum 1200mm high above pitch line.

Accurate the dimensions are to be taken prior to manufacture and installation of new substructure.

NEW STRUKCARE

To comply with Part 14 of the Building Regulations. Approx 200mm girth and 220mm deep sawn timber not exceeding 45 degree. All gables to be uniform. Ensure a minimum 20mm gap between the roof and the wall. All gables to be finished with exterior grade paint to match the existing.

Provide a landing at the top and bottom of the substructure the length of which shall be at least the width of the substructure.

Substructure and hardware are to be a minimum 800mm high above pitch line and gables to be a minimum 1200mm high above pitch line.

Accurate the dimensions are to be taken prior to manufacture and installation of new substructure.

FLOOR JOIST

100mm boarding grade plywood onmm xmm C16 grade floor joists atmm centres, with herringbone strutting at mid one third span. 150mm mineral wool insulation laid between joists (minimum density 10kg per cubic metre).

CEILING

Generally to be 12.5mm plasterboard and 50mm skim to underside.

F.A.T. ROOF (TYP)

2. 100mm (min) insulation alternative to be 150mm (min) insulation with mineral fibre) on 170mm total thickness (Kvaplan) Timberwood TR27 (or similar to achieve minimum U value of 0.15) on vapour check, layer on 150mm exterior quality plywood deck or on firrig cut to slope onmm x 50mm SC3 timber joists at 400mm centres. 125mm plasterboard and skim finish to both sides.

Alternative to be fitted with a liquid applied GPR system on OSB board.

INSULATION

To comply with the current Part 14 of the Building Regulations. All insulation layers are to be continuous and secure.

PART 9 (MEANS OF ESCAPE AND FIRE DETECTION)

All existing doors (ignition from disconnection) on to the escape route. Use the substructure hardware and hardware to provide a minimum 800mm clear width. All doors to be finished with exterior grade paint to match the existing. Provide a minimum 800mm clear width at gap between the substructure and the underside of the roof deck. Ensure a minimum 800mm clear width at gap between the substructure and the underside of the roof deck. Ensure an equivalent minimum 25mm continuous ventilation gap and to achieve cross flow ventilation of the roof void.

All ventilation to be fitted with insect mesh.

Exhaust fans, boilers, or other appliances to be fitted with a liquid applied GPR system on OSB board. Alternative to be fitted to be liquid applied GPR system on OSB board.

ABOVE GROUND DRAINAGE

Waste to go to a 20mm diameter, above, and below to be 20mm diameter. All drainage to be finished with exterior grade paint to match the existing.

VENTILATION

Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room, 10000 sq mm for living areas, 5000 sq mm for bedrooms. Mechanical ventilation rooms are to have a minimum 200mm outside vents each a minimum 200mm x 200mm. Provide mechanical extract ducted to the outside air to the following: Kitchen - 60 l/s max. Utility Room - 30 l/s max per second. Secondary Accommodation - 8 l/s max.

ELECTRICAL

All electrical work to meet the requirements of Part P of the Building Regulations and to be designed, installed and tested by a person competent to do so.

All new electrical work to be installed in 12mm flexcore plasterboard and skin to give a minimum 50 minutes fire protection.

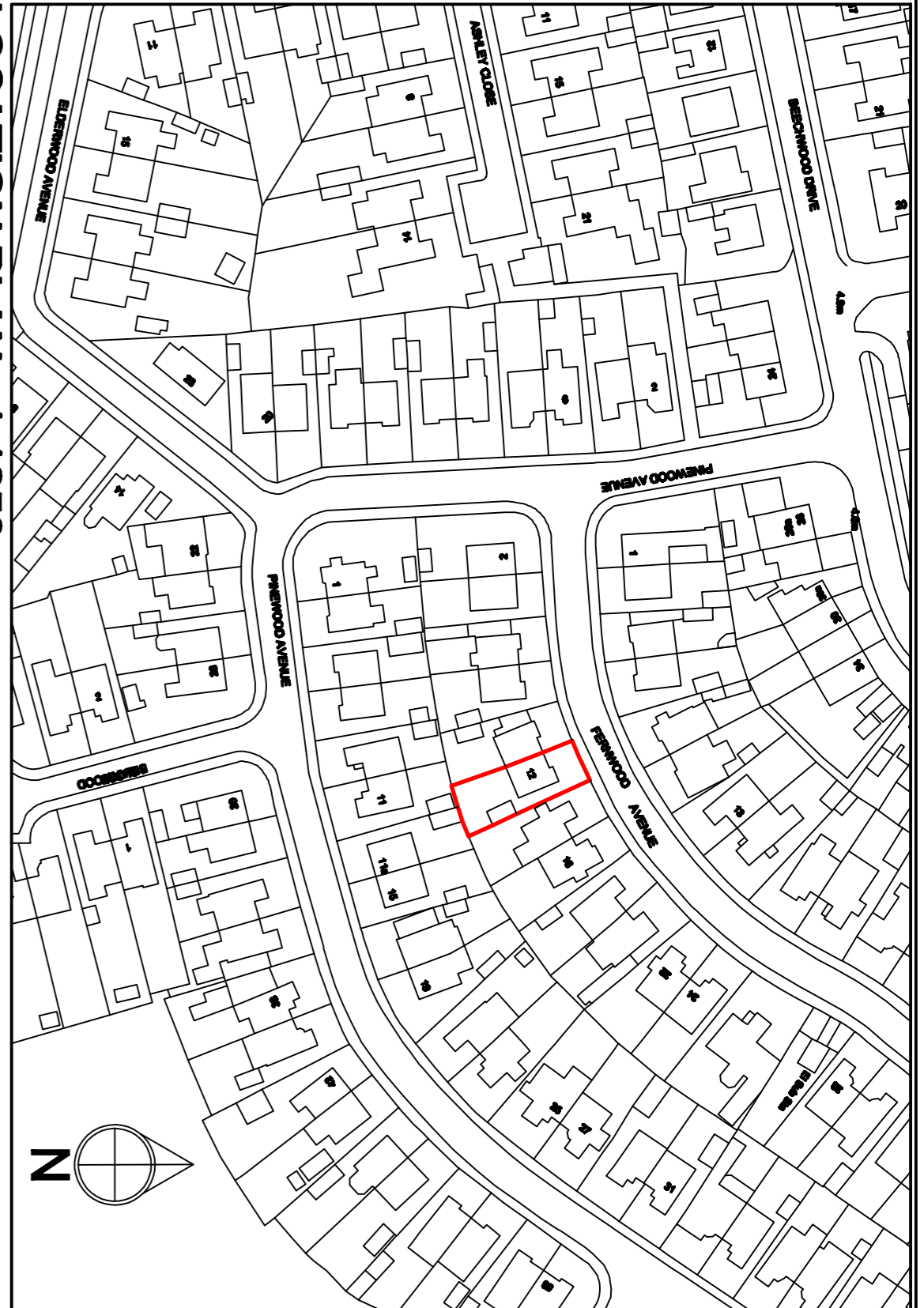
Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels with a minimum 100mm air gap with low E coating to the exterior. Any fire door low level glazing is to be designed as containment glass in accordance with Part K of the Building Regulations.

GENERAL NOTES

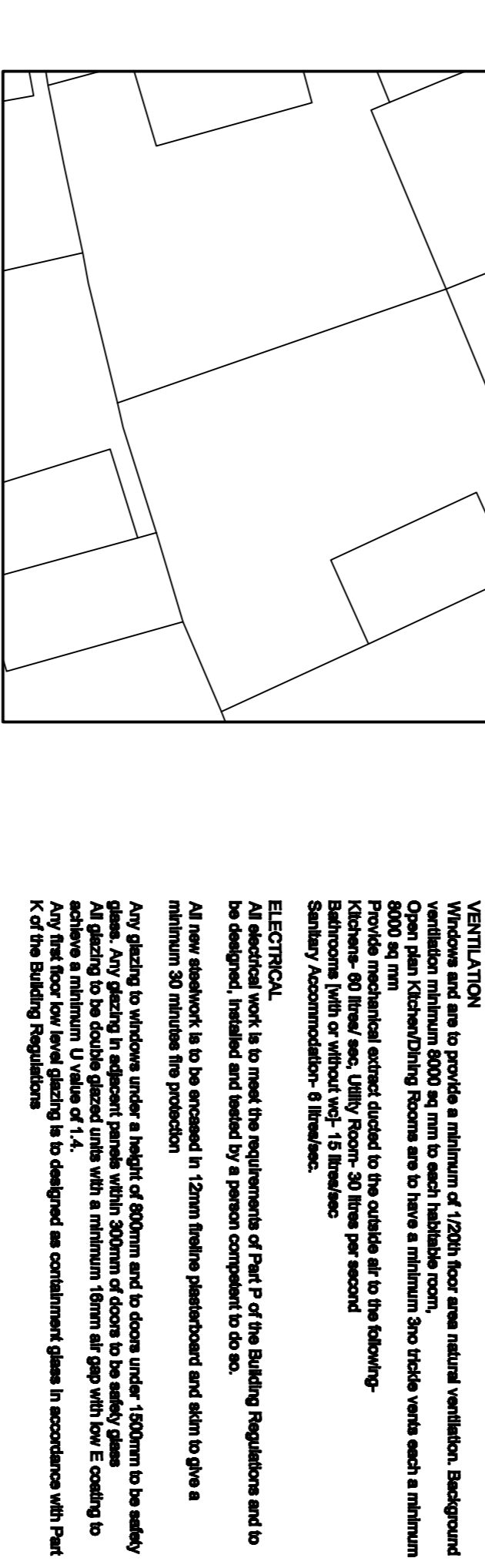
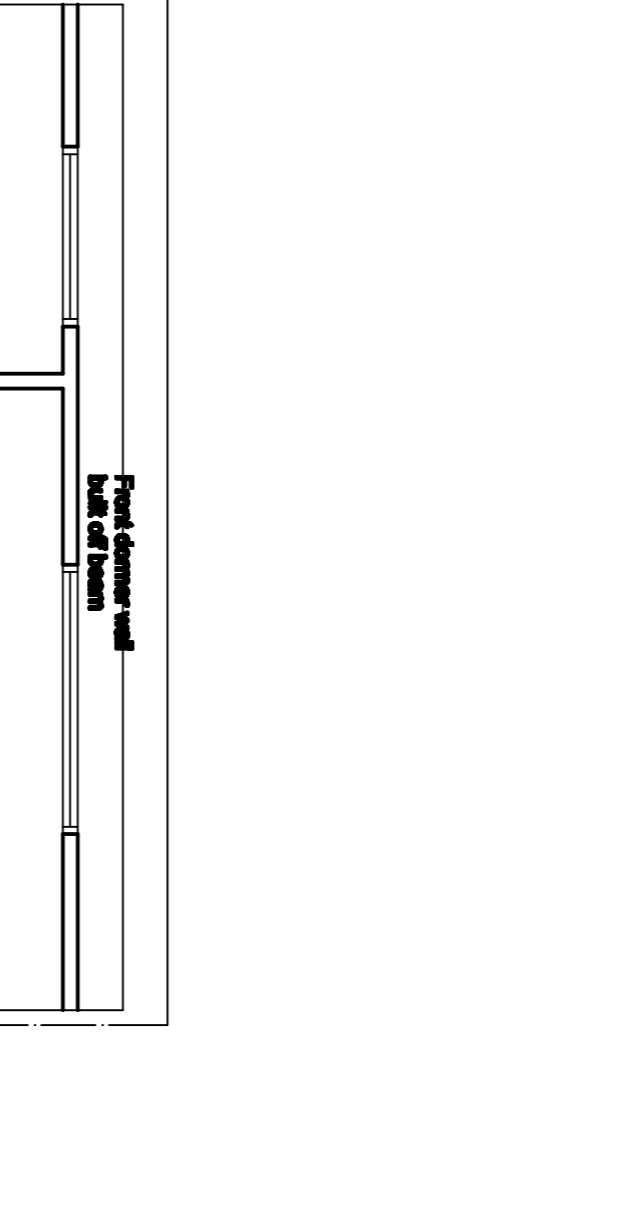
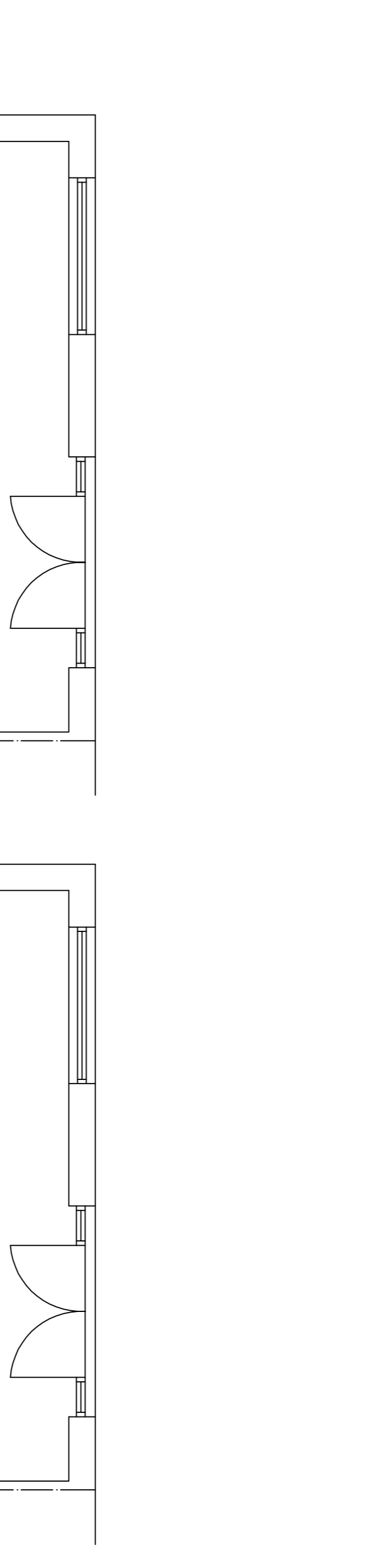
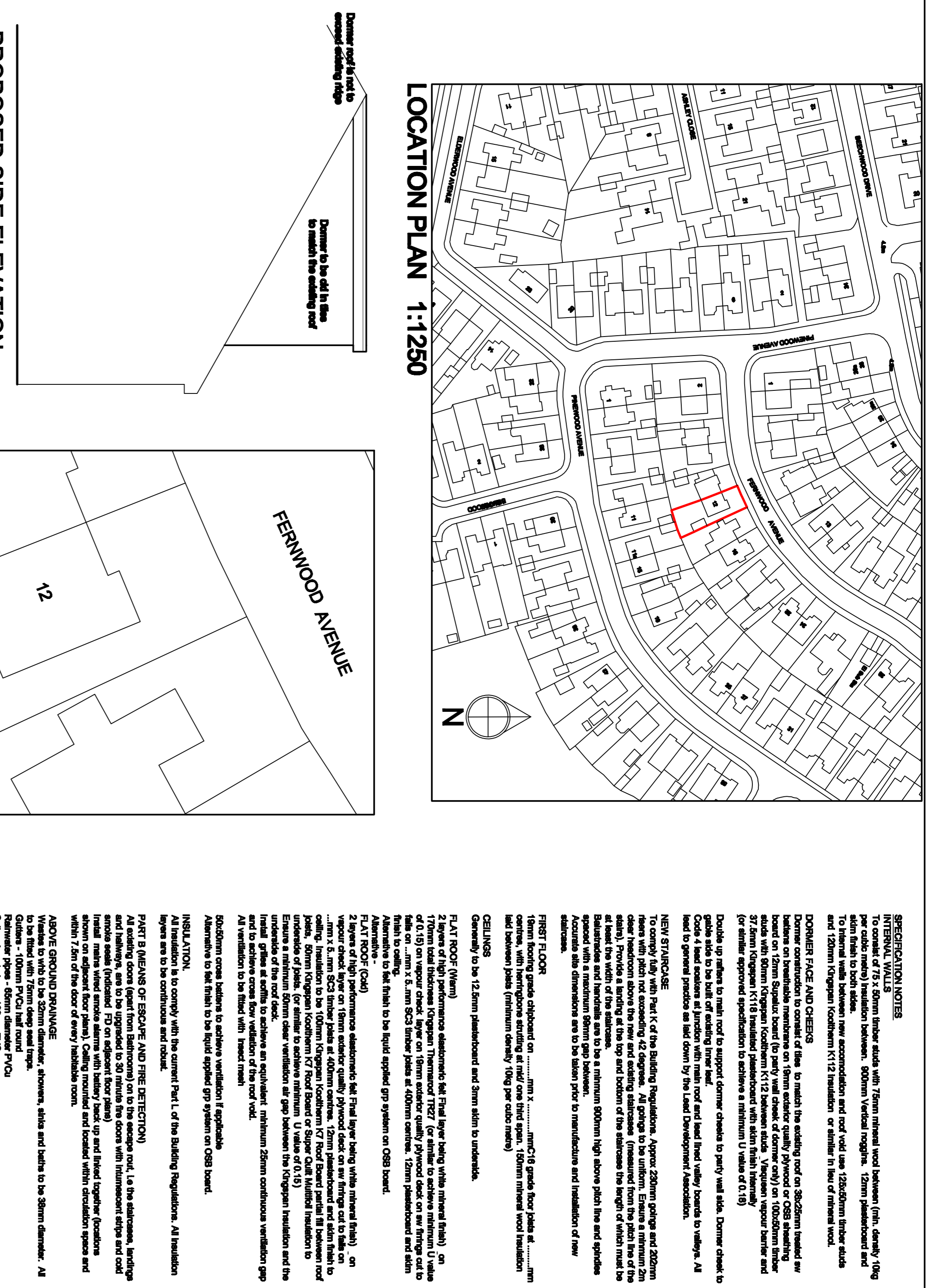
All dimensions are to be checked on site prior to the commencement of work. Any discrepancies should be reported to the architect immediately. All work to comply with current Building Regulations and good building practice.

This design is dependent on the structural integrity of the existing building. If there is any doubt as to the structural integrity of the existing building it is advised that the client seeks the advice of a Structural Engineer.

Prior to any excavation it is the builder's responsibility to ascertain the positions of any underground services pipes or cables in the vicinity. Care is to be taken during all excavations.



LOCATION PLAN 1:1250



SITE PLAN 1:200

DRAWING FOR LAWFUL DEVELOPMENT APPLICATION ONLY

Revision	Date	Amendment Detail

Project 12 FERNWOOD AVE		Drawing Title EXISTING AND PROPOSED	
Scale 1:50		Drawn/Checked APRIL 2024	
Date		Revision	