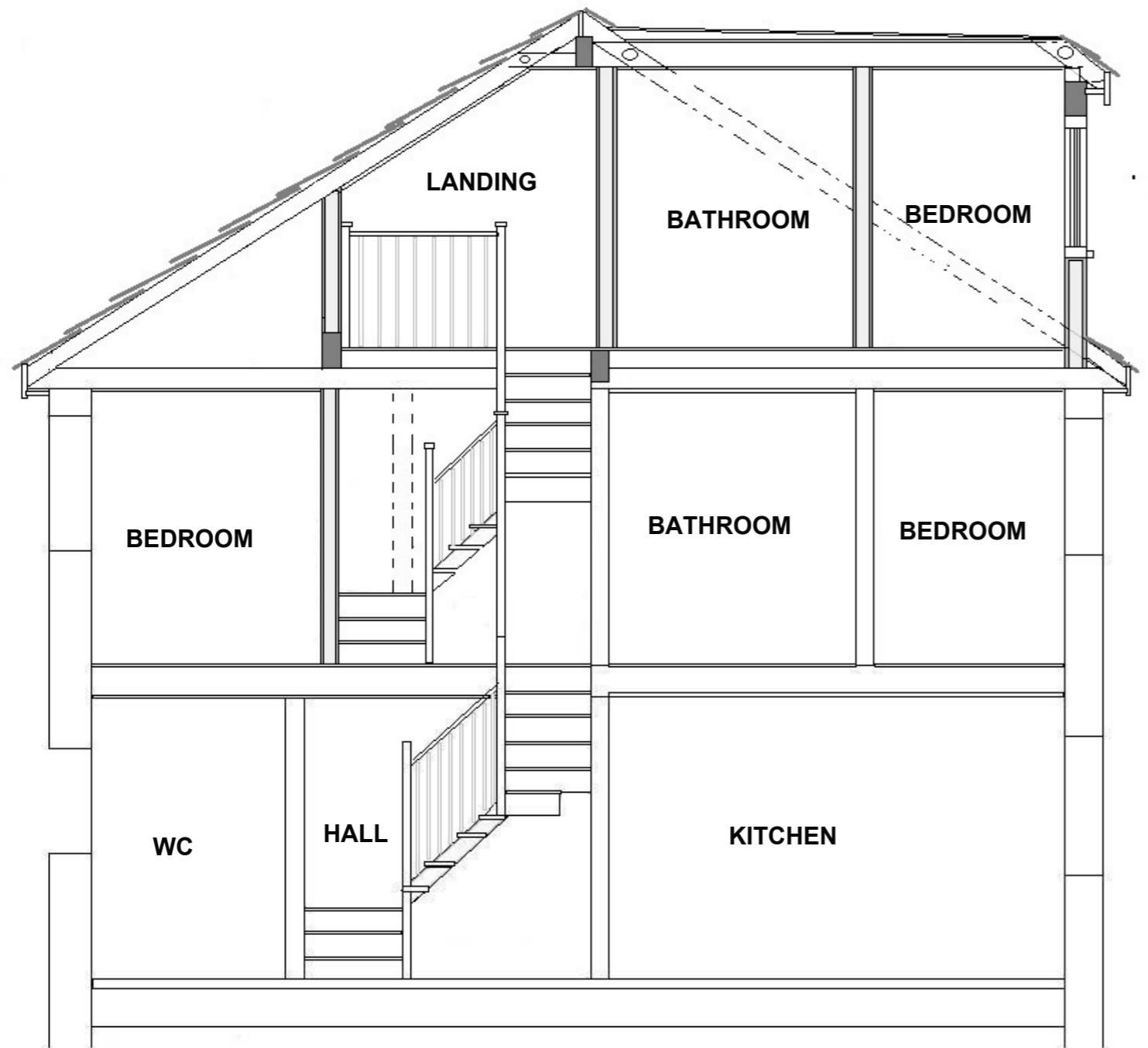


- Should Any Conflict Between Details And Measurements On This Drawing Or On Other Drawings, Then Surrey Building Services Should Be Informed Prior To Construction On Site
- Until Full Approval Of Both Planning And Building Regulations (And Any Other Approval Applicable) Has Been Granted From The Relevant Authorities, It Should Be Understood That All Drawings Are Preliminary And Are Not For Construction. Should Work Commence Prior To Such Approvals Being Granted It Is Entirely At His Or Her Own Risk
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PROPOSED SECTION 1 : 50

0 1 2 3 4 5m
1 : 100 @ A3

0 1 2m
1 : 50 @ A3

GENERAL

The drawings and notes are to be read together with working drawings for the proposed works setting out. All dimensions are in mm unless otherwise stated. Angled dimensions are degrees where any element is fabricated off site the on site dimensions are to be used and confirmed prior to order or manufacture. Any variations are to be reported back for comment and revision.

FOUNDATIONS

All existing foundations to carry any additional or varied loads are to be exposed and checked for suitability on site and are to be upgraded if required.

INTERNAL WALLS

Internal stud walls are to have 12 mm plaster board to each side and 50 x 100mm studs with minimum of 10 kg dense open faced insulation between and plaster skim to each side. stud work to be fixed at abutments with frame anchors at 450 mm c/c.

LATERAL RESTRAINT

Rafters and wall plates to be held down using 1200mm long walking stick straps at a maximum of 1500 c/c. Roof timbers and verges to have L shapes straps over first three rafters at 1200 c/c along the slope of the roof. Last strap within 450 mm of the apex and 50 x 100 noggins between straps walls and rafters.

LINTELS ND STEELBEAMS

All t be galvanised mild steel lintels to BS5977 PART 2 1983 with minimum of 150 mm end bearing. All voids to lintels are to be insulated to prevent cold bridging prior to installing lintel.

All steel beams are to be minimum Grade S275 or as specified and are to be sand blasted and coated in two coats of zinc phosphate primer. All beams are to afford a minimum of 30 minutes fir resistance. All bearings as detailed with pad stones in C30 concrete

All connections are to be mechanically fixed and columns are to be resin bolted to walls at a max 450 mm c/c

FIRE RESISTANCE AND PRECAUTIONS

All elements of the structure are to afford a minimum of 30 minutes fire resistance. Upper floor beams giving support are o have 2 layers of 12.5 mm fire line board to be fixed to a timber framework of 44 mm timber with timbers at 400 c/c. Support beams to roof are to have 12.5 mm plasterboard and plaster skim.

A means of fire escape from the upper floors is to be provided by the provision of a protected stairway. All doors accessing this stairway are to be FD 20 to first floor and FD30 to higher floors with self closures. Existing doors are to be upgraded as required.

Smoke detectors are to be provided to all floors and circulation areas to be hard wired, interlinked with battery back up.

All in accordance with BS5446 Part 1 & BS 5839 Part 6. Smoke alarms to be positioned to all reception rooms are within 7000mm of a smoke detector and any bedrooms within 3000mm.

ROOF CONSTRUCTION

The roof is to be constructed with roof tiles to match the existing house for extensions and as per planning for new structures. All tiles are to be fitted as per the manufacturers recommendations to suit pitch and location.

Tiles on 25 x 38 mm softwood battens tanalised and treated on untearable felt or Tyvek.

All roof timbers to be tanalised and saw cuts treated on site as detailed on drawings. All timbers are to be mechanically fixed and fixed to 63 x 100 wall plate with galvanised mild steel restraint straps to block work at max 1500 mm c/c. Ceilings to be 12.5 mm plasterboard with all joints taped and sealed.

Roof voids to have min 400mm thick fibreglass quilt cross laid with min 100mm between joists and 300mm over.

In skirting areas provide 120 mm Celotex insulation GA4000 between min 150 mm rafters and 50 mm Celotex GA4000 below rafters with 12.5 mm plaster board all to afford min U Value of 0.15 W/msqK. Min 50 mm air gap to be maintained at all times with counter battening if required.

Any rof lights within 6000mm of the boundary are to achieve an AC Fire designation Approval Document Part B4

Flat roofs are to be warm roof, unless otherwise detailed on drawings with 150 mm Celotex temp deck on 18 mm ply over joists to achieve U Valu of 0.15 W/msqK. Roof weathering to be built up felt or GRP as detailed on drawings with 150 mm flashing to all abutments with cavity tray over. Joists to have lateral restraint straps to wall plate and walls at max 1500mm c/c.

RAINWATER

UPVC gutters, 75 mm and downpipes, 65mm, to match existing if an extension and to planning requirements if not. Al run to existing surface water drainage, or to new soakaway. New drain to be 100mm flexible jointed PVC and surrounded in 150mm granular fill to falls 1:40. New soakaway to be 5000mm from buildings and to be open chamber with access to allow for future maintenance in accordance with BRE Digest 365.

DRAINAGE

All drainage to be carried out in accordance with Approved Document H of the building regulations, BS EN 725 and NHBC requirements

100mm PVC drains to be flexibly jointed and laid on min 150 mm granular fill to BS 882 to crown of pipe and fully surrounded below buildings. Where pipes pass through walls concrete lintels are to be provided and are to afford a minimum 500mm clearance to drain. All branch connections, or connections are to have rodding access.

FOUL DRAINAGE

Soil stack to be 100mm PVC pipe with 50mm wastes from baths and showers and 32 mm from sinks and basins, increasing to 40 mm where run exceeds 3000mm. Anti syphon traps and all wastes to have rodding access. SVP at head to continue 900mm vertically above any windows within 3000mm of window. SVP not at head to terminate with air admittance valve, to be positioned in roof void min 450 mm above ceiling joist level. If not possible they can be sited in area with adequate ventilation and access for maintenance.

Base of SVP to be min 450 mm below lowest connection and any internal soil pipe to be boxed in and insulated with dense open faced insulation to resist sound transmittance and with 12.5 mm plaster board.

WINDOWS, DOORS & FRAMES

Doors and windows are to have a U Value of 1.4 W/msqK. or better and fitted with preformed cavity closures and overlapping by minimum of 40 mm.

All windows and to provide a minimum of 1/120th of the floor area as rapid ventilation and trickle vents providing a minimum of 8000mm sq ventilation to all habitable rooms and 4000mm to bathrooms. Where external door provide on ventilation to a habitable room 10000mm sq ventilation area to be provided

All windows are to have double or triple glazed units with obscure glazing to bathrooms and cloakrooms. An air gap of sealed glazing to be 12/20mm as manufacturers specification. Glass thickness ty be as per regulations and laminated glass used in critical areas.

All glazing to doors and windows within 800mm of finished floor level and within 1500mm from finished floor in or adjacent to a door, is to have safety glass to BS6262 1982 and Part K of the building regulations.

Windows within 800mm of internal floor level are to have guarding in accordance with Approved Document K and BS 6180 and to have restrictors to openings below this height.

SBS

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Proposal
PROPOSED LOFT CONVERSION WITH REAR DORMER

Scale 1:100 1:50
Paper Size A3