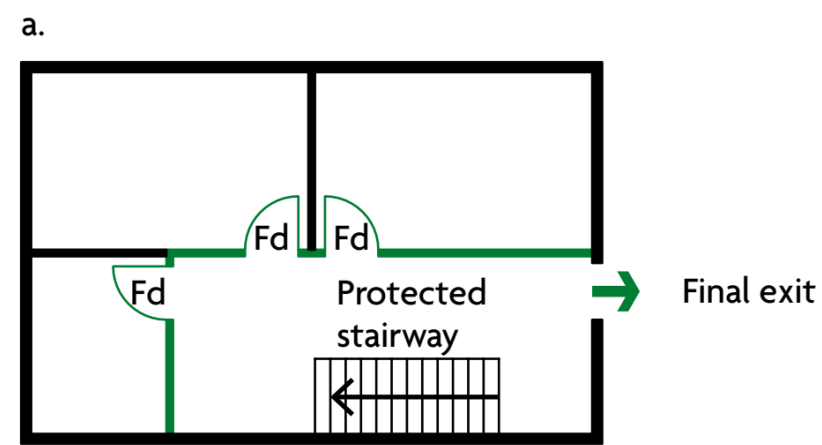


NOTE:
BUILDER TO FIT NEW MIN FD20
FIRE DOORS AT GRD FLOOR LEVEL
TO SEPARATE THE LOUNGE, DINING
& KITCHEN OFF FROM THE
STAIRCASE ENCLOSURE - BUILDER
TO CONFIRM DOOR TYPE AND
FURNITURE WITH CLIENT PRIOR TO
COMMENCING.

STEEL BEAMS:
The method of carrying out the safe and
secure temporary support of the existing
building structure whilst building work is
being undertaken is the sole responsibility
of the builder who is to ensure that NO
settlement or disturbance/cracking of the
fabric of the building takes place during
the construction process.
Builder to fit the top flange of new steel
beams directly beneath the existing ceiling
or as confirmed with the client prior to
any beam installation. Supply and install
new structural elements such as new
beams, roof structure, floor structure,
bearings, and padstones in accordance with
the building plans and calculations and all
work is to be inspected by the Approved
Inspector prior to any covering up. New
steel beams to be encased in 15.0mm
Gyproc fireline board with staggered joints
nailed to timber cradles and finished with
5mm plaster skim to provide 1/2 hour fire
resistance.

SMOKE DETECTION 3 STOREY DWELLING:
Mains operated linked smoke alarm
detection system to BS 5446 - 1:2000 and
BS5839-6:2004 to at least a Grade D
category LD3 standard and to be mains
powered with battery back up. Smoke
alarms should be sited so that there is a
smoke alarm in the circulation space on all
levels/ storeys and within 7.5m of the door
to every habitable room. If ceiling mounted
they should be 300mm from the walls and
light fittings. Provide an interlinked heat
detector in the kitchen.



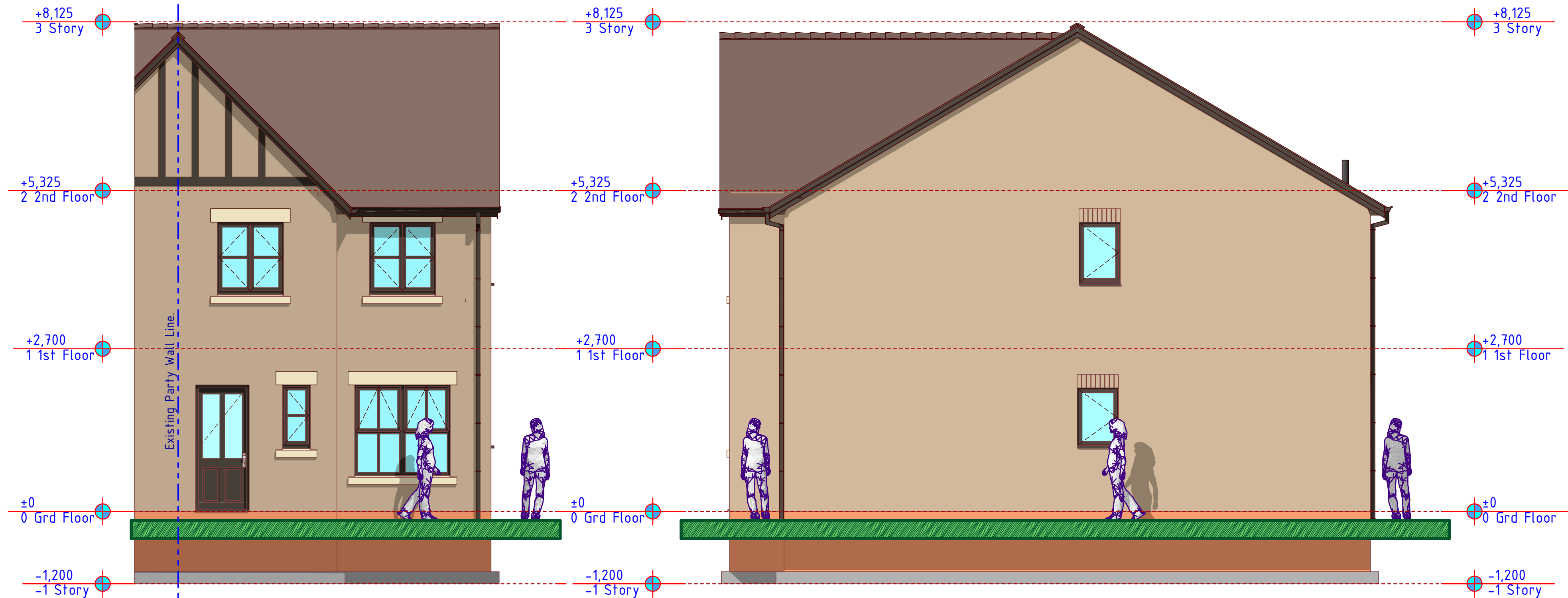
Fire resisting
construction
minimum REI 30

Fd Fire doorset
minimum E 20

The existing stairs terminate in
the existing hallway at Grd Floor
Level with access directly to the
front door (Final Exit) -
therefore compliant with
Approved Document B1.
The stairs are to terminate at
ground floor in a protected
lobby as shown in diagram below.

Dwellings with one storey more than
4.5m above ground level
2.5 See Diagram 2.1c. The dwellinghouse
should have either of the following.
a. Protected stairway - a stair separated
by fire resisting construction (minimum REI 30)
at all storeys, that complies with one of the
following.
i. Extends to a final exit (Diagram 2.2a).

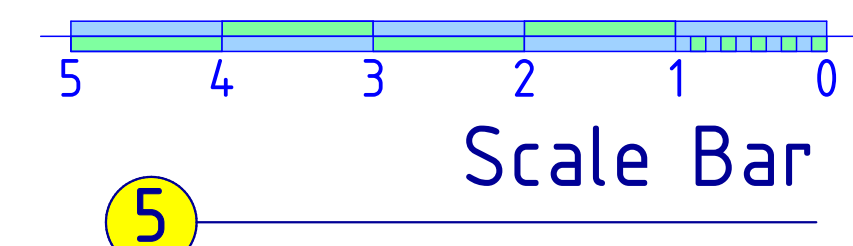
All Doors opening onto the
stairwell at grd, 1st and 2nd floor
level (EXCEPT BATHROOMS) are to
be 'fd20' FIRE RATED timber panel
type doors min 35mm thick, hung
with 3No steel hinges, not warped
and fitting tightly and well into its
frame with no visible defects - fit
intumescent strip if deemed
necessary by Approved Inspector -
Confirm works on site with the
Approved Inspector.



EXISTING STRUCTURE:
The existing structure including foundations, beams,
walls and lintels carrying new and altered loads
are to be exposed and checked for adequacy to
support new imposed 'dead' and 'live' loading
conditions prior to commencement of work and as
required by the Building Control Officer.

BETTER PROSPECTS
LOFT CONVERSIONS

Ref No: 6462/001



THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the
insulation layers caused by gaps within the thermal element, (i.e. around
windows and door openings). Reasonable provision shall also be made to
ensure the extension is constructed to minimise unwanted air leakage
through the new building fabric.

ABOVE GROUND DRAINAGE
Above ground drainage to comply with BS.5572.1978 for sanitary
pipework. All drainage in accordance with part H of the Building
Regulations. Wastes to have 75mm deep anti vac bottle traps and
rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max
length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single wc
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes
not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

BUILDING PRECAUTIONS:
The temporary support of the existing building whilst building work is
under progress is to be carried out in a diligent, professional, careful
and safe manner by the builder. It is the sole responsibility of the
builder to ensure that the existing property is safely and securely
supported at all times whilst building work is being undertaken and to
obtain all professional advice/guidance as required to ensure this.
The builder and owner are to employ a cdm specialist to oversee the
health and safety requirements for the overall project if the building
work is deemed to be 'NOTIFIABLE' under the CDM Regulations.
The owner is to satisfy all party wall issues with the neighbor/s
prior to allowing the builder to commence any work on site.

FLOOR:
P5 22mm thick water resistant chipboard flooring OR 125mm softwood
floorboards (as agreed with the builder in the quotation) screwed to
softwood floor joists as detailed on the floor joist layout as the
manufacturers instructions. Between bottom of joists staple chicken
wire to support 100mm thick 'Rockwool Sound Slab' insulation. This is to
be applied to the whole of the 1st floor ceiling area as App. Doc. B. to
achieve a modified 30 minutes fire resistance for the existing first floor
ceiling construction as agreed with the Approved Inspector. And

HEATING:
Suitable heating and provision of hot water to be provided to the
proposed new building work/extension/conversion. 'Gas Safe' registered
plumber to design, install, inspect and test to all appropriate 'gas safe'
regulations the new/extended system and ensure full satisfactory
working performance to the owners requirements. Plumber to liaise
completely with owner at all times and submit all required
documentation to Approved Inspector upon completion of work.
All radiators to be fitted with thermostatic radiator valves.
All work to be carried out by a 'Gas-Safe' approved installer, to Gas
Board Regulations and provisions and Approved Document J.
Installing plumber to notify the Approved Inspector, not later than 30
days after completion, that the building services have been
commissioned in accordance with a procedure approved by the Secretary
of State.
All qualified boilers to have an 'SEDBUK' value/band of '90%, band
'a'.
All pipework, incorporated in the water/heating system, that is situated
in an unheated space is to be surrounded in 40 mm of insulating
material (min conductivity 0.045 w/mk).
All work to be carried out by a 'Gas Safe' certified engineer/plumber.

HEATING
Extend all heating and hot water services from existing and provide new
thermostatic valves to radiators. Heating system to be designed,
installed, tested and fully certified by a GAS SAFE registered specialist.
All work to be in accordance with the Local Water Authorities by laws,
Gas safety requirements and IEEE regulations.

CLIENT :
DARREN SEMPLE
269 Brantingham Road,
Chorlton, Manchester,
M21 0DZ.
THE CONSTRUCTION OF
A FLAT ROOFED DORMER
LOFT CONVERSION AT
THE REAR OF THE
EXISTING DWELLING
HOUSE + 2No VELUX
ROOFLIGHTS - HEIGHT
TO BE KEPT BELOW THE
EXISTING RIDGELINE.

