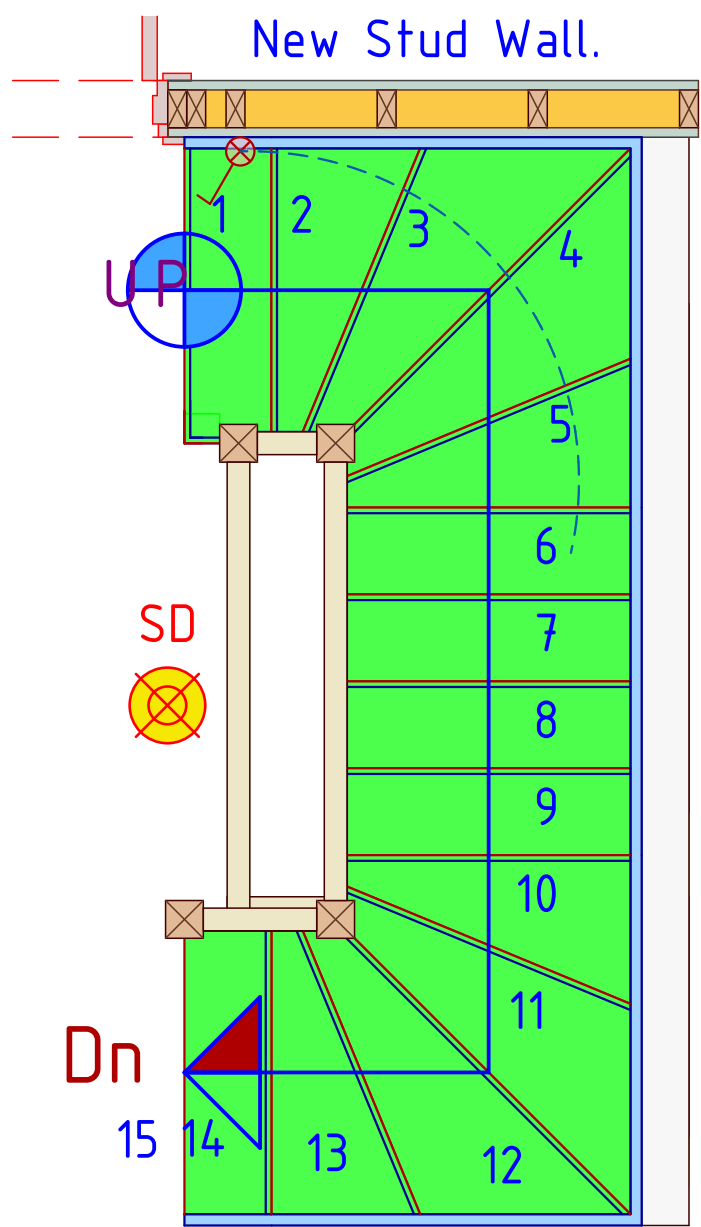




STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 200mm, min going 225mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.

DORMER CHEEKS AND WALLS:
Construct 100x50 stud frame @ 400mm c/c's. Line stud frame internally with 'YBS SUPERQUILT' multi foil insulation and cross battens to achieve u-value and stop thermal bridging, finish with visqueque vapour barrier and finish with 12.5mm plasterboard and skim. Externally line frame with plain tile hanging on 38x25 battens in accordance with the manufacturers details on 'Tyvek' roofing membrane nailed to 18mm marine quality plywood nailed to the 100x50sc3 stud frame.
The dormer cheeks facing the party wall are to have 30 minutes fire resistance either side. Between the stud frame and plywood fit 1no layer of 9.5mm 'superlux' to provide 30 minutes fire resistance.
Between the vertical studs fix 75mm thick 'celotex GA 4100' roof insulation.

DORMER FLAT ROOF:
On the top of the flat roof joists provide 50x50 cross battens and furring pieces to give min falls of 1:60. Fix 19mm marine grade plywood to the top of the firrings. Weather protect with ICOPAL Technotorch System to comply with Broof (t4) roofing membrane applied in strict accordance with the manufacturers instructions with 25 year guarantee. Between flat roof joists lay/fix 75mm thick 'celotex GA4100' roof insulation ensuring a min 50mm clear air vent space above insulation.
Line flat roof joists internally with 'YBS SUPERQUILT' taping all joints and fixing in strict accordance with the manufacturers instructions and nail 50x38 cross battens at 400mm c/c's to the underside of the insulation/rafters before finishing work with 12.5mm 'duplex' plasterboard and 5MM skim finish.

INSULATION: (SLOPING CEILING)
Fit 75mm 'celotex GA4100' between the new 125x50 rafters maintaining a min50mm clear vent space above the insulation. Underdraw the new rafters with 'YBS SUPERQUILT' (or similar approved multi-foil insulation as agreed by the Approved Inspector) as manufacturers fixing instructions and finish with 50x38 cross battens spaced at 400mm centres, and 12.5mm 'Duplex' plasterboard and skim. Fit 75mm thick 'celotex GA4100' within the stud frame as shown on plans/section. Achieve u value 0.16w/m2 0k.

LOAD BEARING PERIMETER WALLS:
50x100 sc3 softwood studs at 400mm centres. Nail 12mm plywood to the stud wall at 150mm c/c's.
With 70x4mm nails, line internally with 'tri-iso super 10' (or similar approved multi-foil insulation as agreed by the Approved Inspector) as manufacturers fixing instructions and finish with 50x38 cross battens spaced at 400mm centres, and 12.5mm 'Duplex' plasterboard and skim. Fit 75mm thick 'celotex GA4100' within the stud frame as shown on plans/section. Achieve u value 0.16w/m2 0k.

FLOOR:
P5 22mm thick water resistant chipboard flooring OR 12.5mm 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.

CLIENT:
CATHERINE SUMMERS
27 Reeves Road,
Chorlton Cum Hardy,
Manchester, M21 8BU.
07970 379 319
**THE CONSTRUCTION OF A
FLAT ROOFED DORMER
LOFT CONVERSION AT THE
REAR OF THE EXISTING
DWELLING HOUSE + GABLE
END PICK-UP - HEIGHT
TO BE KEPT BELOW THE
EXISTING RIDGELINE.**

Contractor to ensure the following:

Contractor to visit site prior to submitting tender/final quotation. Include in price all works necessary to clear site prior to commencing works described on detailed drawings.
Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding. Site to be kept tidy all times, no refuse burned on site & normal hours of working observed.

All work to comply entirely with building regulations latest edition.

All electrical works to be installed & checked by i.e.e.. Registered fully qualified engineer and appropriate certification to be provided when work completed on site.

All gas supplies & installation by 'gas safe' certified engineer appropriate certification to be provided when work completed on site.

Continuity of Insulation and Airtightness.

All gaps between elements must be sealed to reduce unwanted air leakage, e.g. follow robust detail sealing as described below:

Provide vapour control barriers on the warm side of insulation - including insulated ground floor construction (follow appropriate manufacturer's detailing requirements).

Use joint hangers to support timbers or seal all junctions of structural timbers/ steel etc where built into an external wall with mastic sealant.

Mastic seal all junctions of doors / windows and walls and under the edges of skirting boards / architraves.

Seal around all services penetrations through the external structure, seal all junctions of walls / ceilings with ducting and close off the tops of all vertical ducts e.g. s.v.p boxings.

For drying/ensure continuous ribbons of adhesive are provided to fix dry lining at perimeters of external walls, openings, around services e.g. socket outlets etc. The sealing of dry lining on dabs is very important, as it is a key area of air leakage.

Eaves:
all timber to be pre-treated with preservative prior to fixing as manufacturers instructions.
eaves detail to match the existing, construct fascia board from 32m quality redwood, and soffit to be constructed from 18mm redwood boarding supported off 50x50 sc3 treated battens. provide continuous 25mm wide soffit strip vent along the length of the soffit, or, alternatively use 25mm upvc soffits, fascias and barge boards as agreed with the contractor/builder.

All new building works are to comply with the current building and fire protection regulations.
Disclaimer:
DESIGNALOFT LTD cannot be held responsible for any further enhancements or alterations/maintenance to the existing property for fire doors, fire protection, etc... as requested/required on site by the Approved Inspector during the course of their site inspections.
Likewise, any structural/electrical/plumbing faults that become apparent during the project are to be brought to the attention of client by the builder for site resolution.

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.

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.

FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN ALL HABITABLE ROOMS AS AGREED WITH THE APPROVED INSPECTOR. ALL DETECTORS ARE TO BE WIRED TOGETHER AND HAVE BATTERY BACK-UP. WHEN ONE DETECTOR IS ACTIVATED ALL DETECTORS ARE TO SOUND.

1.00 GENERAL ITEMS:

1.01 Every endeavor has been taken to provide the Contractor with sufficient information to adequately price the proposed Works. It is recommended, however, that the Contractor visits the premises prior to submitting his Tender.

It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works.

1.02 The Works are indicated upon the following drawings 1,2,3,4,5,6.

1.03 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions.

1.04 Any damage caused by the Contractor or his Sub Contractors shall be made good at his own cost, and to the full satisfaction of the Client.

1.05 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract.

1.06 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition.

1.07 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.

1.08 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.

1.09 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.

1.10 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition.

1.11 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.

1.12 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement.

1.13 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.

1.14 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

Electrical wiring: When using competent person

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 5771, the 18th edition wiring guidance and building regulation Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the secretary of state, And, The competent person is to send to the Approved Inspector a 'self-certification certificate' within 30 days of the completion of the electrical works. The client is to be provided with a copy of the 'self-certification certificate' and a BS 7671 electrical installation test certificate.

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/m.k.)
All work to be carried out by a 'Gas Safe' certified engineer/plumber.

INTERNAL STUD PARTITIONS

100/75mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² debackers acoustic soundproof quilt high packer (eg. 100mm Rockwool Isovol mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

BATHROOM WALL FINISHES:

All walls and ceilings in bathrooms and en-suite are to be lined with 12.5mm thick 'Knauf Aquapanel' or similar cement based particle board prior to finishing with tiling as agreed with the client or cement based skim finish.

MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02)

a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. A domestic heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 12000 mains powered with battery back up.

b) Provide an egress window at first floor level with an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

c) Provide a protected escape route requiring doors to be min standard of traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

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.

All dims are to be checked on site by builder.

