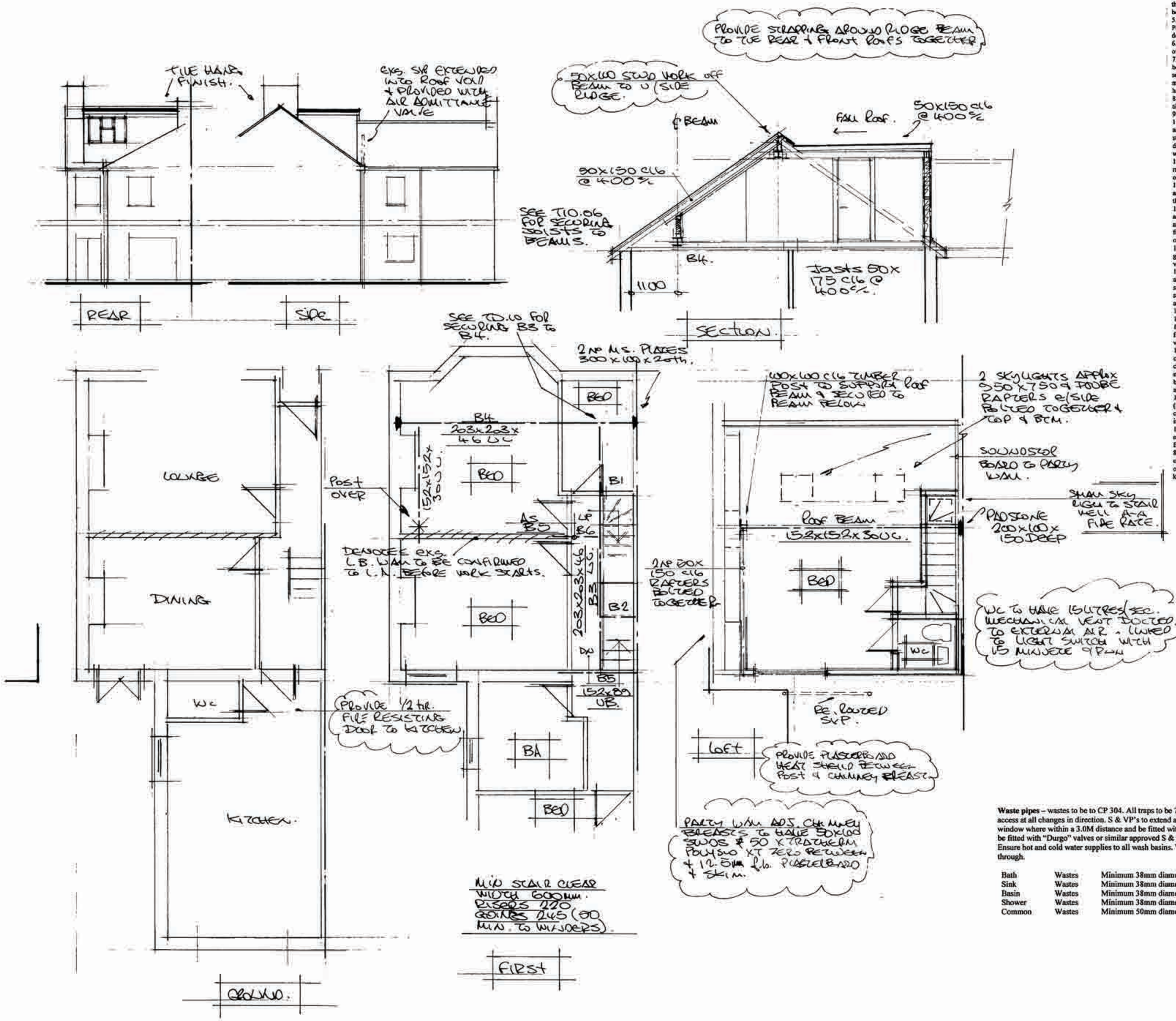

1. No work is to commence until relevant planning (where applicable) and full building regulation approvals have been obtained in writing.
2. Main contractor is to ensure all relevant notices are served and agreements obtained in conjunction with the Party Wall Act 1996, before any part of the work commences.
3. All dimensions and setting out are to be checked by the main contractor and confirmed by the client before any work commences. Discrepancies to be brought to the attention of the designer before work starts.
4. Existing lintels, load-bearing walls and foundations to be exposed to the local authorities representative for confirmation of their suitability before any work is commenced via excavations of trial holes.
5. All drawings to be read in conjunction with the Specification of Performance and Conditions and all other relevant specialist contractors details and drawings.
6. Drawings are indicative of property and surrounding foliage at the time of the survey.
7. All finishes to be agreed between the client and contractor. Lighting to be between the client and contractor and installed in accordance with section 1.54 of the approved document to L1. Each new room to have minimum one energy efficient light fitting that will only take lamps having a luminous efficiency grater than 40 lumens per circuit-watt.
8. Structural timber to be grade SC4 to BS 5268 unless noted. External timber to be treated with culprinol or similar approved.
9. Structural steelwork (where applicable) to be grade 43 to BS 5950-1:2000 and coated 0.5mm thick S30W intumescent paint by Nullifire in accordance with manufacturers specifications, or similar approved. All steel beams to be bolted to padstones via minimum 1 number 10mm diameter mild steel bolt. Steel beams that bear onto mild steel plates to be welded to those plates via 6mm factory weld.
10. Joists to floors and flat roofs over 2.5m span to have solid strutting at mid-span, minimum 38mm wide and minimum ¾ depth of joist. Joists over 2.5m span to have solid strutting at 1/3rd span.
11. All areas with differing heating needs (separate sleeping and living areas) should have individual temperature control-by the use of room thermostats or individual radiator valves.
12. Habitable rooms to have minimum ventilation equal to 1/20th floor area and all new windows and skylights to be double glazed with 16mm air gap, argon filled and a 'soft' low-E coating with timbre of plastic frames. At least one window per room to have frame mounted trickle vent of 2,500 sq.mm. All glass to doors and glass to windows where within 1500mm of finished floor levels to be safety glass to BS 6206. Minimum glazing to habitable rooms to be 10% of floor area and achieve a 1.8 "U" value.
13. Walls/gables parallel to floor/ceiling joists/rafters to be restrained at all floor levels and roof levels via 30x5x1200mm long MS galvanised straps at 1.5m crs plug and screwed to walls (or screwed to alternate studs) and screwed to underside 3 number minimum floor/ceiling joists and rafters and secured via noggin pieces between.
14. Spandrall walls via 50x100 studs grade C16 at 600crs infilled with 100mm Xtratherm XT/TF insulation and lined internally with a further 12mm insulation below 12.5mm foil backed plasterboard with skim coat finish over polythene vapour barrier. Installation installed in accordance with manufacturers specification.
15. New floor joist as specified. 22mm thick T&G flooring grade chipboard (with minimum mass of 10kg/M2) to joists and ensure 20mm clear void between underside new joists and existing ceiling board. Screw new floor joists to existing ceiling joists. 100mm mineral based rockwool between joists suspended on chicken wire stapled to joists to achieve fire and sound resistance. Insulation to extend to full area of new floor.
16. Mains operated smoke detectors required in all circulation areas (landings/halls) within 3m of doorways to comply with B1 or B5 to conform to BS 5446 pt.1 with battery back up and be interlinked. To be installed in accordance with BS5839: Part 6.
17. Means of escape skylights (where skylights shown) to be 1100mm maximum and 600mm minimum from FFL and sited 1.7m maximum from FFL. Means of escape windows to dormers to have sills sited 800mm to 1100mm maximum from FFL. Clear window or roof light opening to be 450x450 minimum with means of escape hinges. Minimum overall opening 0.33 sq.M. Means of escape windows to be fitted with keyless locks-push button only.
18. Party walls adjoining properties to be lined with 50x100mm studwork with 100mm mineral based fibreglass quilt and 12.5mm plasterboard and skim finish or approved sound proof board.
19. High level roof ventilation required in the equivalent form of continuous 5mm strip at ridge level.
20. Insulation to sloping areas of roof to be 100mm Xtratherm pitch roof board between rafters with 50mm clear void over and 40mm composite board below. Secured to manufacturers specification.
21. Maintain minimum 40mm gap between chimney breasts and any combustible materials.
22. Stairs: width, risers and goings as stated on plan. 42 degree pitch. Ensure 2m minimum clear headroom below new and existing stairs and line underneath with 2 layers 12.5mm plasterboard and skim finish. Balustrade with handrail 900mm high at landings and 900mm high to stairs with vertical spindals not to allow passage of 100mm diameter sphere. Continuous handrail required to at least one side.
23. Insulate roof voids with 270mm fibreglass
24. Multiple beams to be bolted together with 16mm diameter ms bolts at 450mm centres and 50mm diameter double sided toothed plate connectors.
25. Flat roof: 12.5mm white spar chippings finish to hot bonded to 3 layer mineralised roofing felt to BS 747, 115mm celotex TD3115 insulation boards to firings to fall at 50mm per 3m run on joists as stated. 12.5mm plasterboard and skim finish. Provide 20mm TP10 between joist to the underside of the TR31. Felt to flanks taken over 50mm sw fillet and dressed to fascia. 25mm thick fascias (and soffits where applicable). Dress felt to gutters. Perimeter of the warm deck roof to be sealed to prevent heat loss through the void beneath the insulating layer. Provide double 50x150 joists bolted together over external openings as continuous header.
26. Noggins are required to support the edges of the warm deck roofing in accordance with the manufacturers recommendations.
27. 150mm code 4 lead flashings to roof/wall abutments.
28. Internal walls to be 50x100 studwork lined with 12.5mm plasterboard and skim and provide 100mm mineral based rockwool between studs to walls that have no door.
29. Pitch roof: Tiles and pitch as stated on plan. Tiles to 25x40 tanalised battens on reinforced roofing felt to BS 747 lapped 450mm down slope. Dress felt to gutters and provide 25mm continuous eaves vents with fly proof screens. 25mm soffits and facia boards. Rafters and ceiling joists as stated on plan with 100mm rockwool insulation between joists and 170mm across, with 12.5mm plasterboard and 5mm skim to horizontal ceilings.
30. Dormer walls: 50x100 studwork at 600mm centres infilled with 50mm Xtratherm Polyiso XT Zero ODP insulation. 12.5mm foil backed plasterboard and skim finish over 25mm Xtratherm Polyiso Zero ODP lining over polythene vapour barrier. Xtratherm installed to manufacturers recommendations. 18m sheathing ply to studs externally and provide 6mm vermiculux to both sides studwork where within 1 metre of boundaries. Provide 50mm thick vertical battens externally to provide vented cavity.
Finish A: 1 layer reinforced roof felt to BS 747 beneath 1 layer expanet and 20mm s/c waterproof render to BS 5262. Code 4 lead sealant between dormer and roof taken 150mm above roof line. Bell drips to all external openings and above lead line.
Finish B: 1layer reinforced roof felt to BS 747. 25x40 tanalised batters to receive plain tile hanging (or UPVC cladding if stated).
31. Where a second floor applies doors to habitable rooms at all levels to be half hour fire rated FD20 with intumescent strips.
32. Ensure 20mm clear void from underside steel beams to top existing joints/plasterboard.
33. All electrical work required to meet the requirements of part P.Electrical Safety must be designed, installed, tested by person competent to do so. Prior to completion the council should be satisfied that part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Waste pipes – wastes to be to CP 304. All traps to be 75mm deep reseal traps ensure rodding access at all changes in direction. S & VP's to extend at least 1.0M above nearest openable window where within a 3.0M distance and be fitted with metal bird proof cage. Stub stacks to be fitted with "Durgo" valves or similar approved S & VP's and stub stacks 100mm diameter. Ensure hot and cold water supplies to all wash basins. WC pipe work should not allow light through.

Bath	Wastes	Minimum 38mm diameter
Sink	Wastes	Minimum 38mm diameter
Basin	Wastes	Minimum 38mm diameter
Shower	Wastes	Minimum 38mm diameter
Common	Wastes	Minimum 50mm diameter

REV	DESCRIPTION	DATE
B.	B. REGS	JUN 09
A	SKY LIGHT & WC ADDED	APR. 09

PROJECT
LOFT CONVERSION REAR DORMER.

DRS 01	REV: B.
1:50 1:100	APR. 09

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