Reference drawings | Legend | Notes

Ridge ventilation achieved by replacing extg ridge tiles with ventilated ridge tiles

Ventilation equivalent to 5mm continuos ridge ventilation

Eaves ventilation achieved by inserting soffit ventilators equilvant to continuous 25mm perimeter ventilation gap

new rooflights number and location to be agreed on site with builder and client but to be located more than 2.3m away from any chimney or chimney to be built up to min 1m above opening

FLAT ROOF CONSTRUCTION

12mm white spar chippings bonded in bitumen compound to top layer of polyester based roofing felt of approved manufacturer fully bonded in hot bitumen to second layer BS747 type 3B glass fibre based felt,fully bonded in hot bitumen to first layer BS747 3G glass fibre based perforated felt partially bonded to deck.

Deck - 12mm plywood over Celotex TD4126 insulated roof board over flat roof joists @ s.w firrings to achieve a min fall of 1 in 60 finally fix 12.5mm plasterboard & skim to underside sw joists to achieve a 'U' value of 0.18 Wm2 C.

DORMER CHEEKS ADJACENT TO BOUNDARY
Tile hanging as main roof on sw tanalized to tiling battens on sarking felt as man spec' on 2no layers of 12.5mm plasterboard to give 60mins fire resistance where with 1m of boundary on 100x50mm sw studding with GA4070 between studs, leavng 30mm between studs with Celotex TB4012 over the studs using Celotex insulation tape & perimeter edges sealed with mastic to provide a VCL finally fix 12.5mm plasterboard with skim finish achieve a 'U' value of 0.28 Wm2 C.

new 150x47 c24 rafters to be installed alongside existing to allow purlin to be removed

2 no. 145x50 joists skew nailed together to form beam to dormer roof

ROOF INSULATION - SLOPING CEILING AREAS 100mm CELOTEX GA4100 BETWEEN RAFTERS AND 45mm CELOTEX PL4045 FIXED ACROSS FACE OF THE RAFTERS WITH TAPED JOINTS TO GIVE VCL WITH SKIM FINISH GIVING 145mm OVERALL THICKNESS WITH A "U" VALUE OF 0.18 Wm2 C

145x75 c16 sw flat roof at 400 ctr's

100mm timber stud wall, with Celotex GA4075 between the studs, flush with the back of the studs, leaving 25mm cavity, with Celotex TB4012 over the inside face of the studs. The joints of the insulation to be taped using Celotex insulation tape & perimeter sealed with mastic to provide a VCL & finally fix 12.5mm plasterboard & skim to achieve a 'U' value of 0.18 Wm2 C.

Party walls to be fire stopped at roof level double glazed window

doubled up rafters to either side of new rooflights

existing 75x50 rafters @ 400 ctr's to be retained

Upgrading Existing Gable & Party Walls to 215mm solid & 250mm uninsulated cavity brick walls, fix Celotex GA4050 to wall, by over battening with 25 x 50 SW battens at 600 centres using proprietary fixings. The joints of the Celotex are then taped using Celotex Insulation tape & the perimeter edges sealed with mastic to provide a VCL. Finally, fix 12.5mm plasterboard with skim finish through the battens to achieve a U value 0.30W/m C.

structural stud partition built off steel

beam to support floor & structural partition over to engineers details

structural stud partition built off steel

22mm t & g flooring grade chipboard on 195x75mm sw c24 first floor joists @ 400 ctr's

2no 170x75mm c24 skew nailed together as timber beam to support stairs,ceiling joists and new 1st floor joists

Code 4 lead flashing or vertical tile upstand

vent tiles at max 2m ctr's to achieve a free area of 50,000mm sq.

vent tiles at max 2m ctr's to achieve a free area of 50,000mm sq.

Celotex GA4075 slab insulation laid over the top of existing quilt insulation

Celotex GA4075 slab insulation laid over the top of existing quilt insulation

beam to support floor & structural partition over to engineers details

existing ceiling joists cut back to allow for installation of new stairs

new stairs installed

underside of stairs underdrawn with 12.5mm plasterboard and skim

STAIRCASE (PRIVATE)

Maxmum pitch 42degrees
Minimum of 2M headroom to maintained vertical from pitchline.
Handrails to be 900mm min above pitch line of stairs and landings.
Space between rails or spindles to be 100mm.
Total rise 2760mm
13no equal risers of 213mm
Treads 238mm goings.
Builder to check on heights on site before manufactunng stairs

Existing first floor ceiling to lounge area & underside of existing stairs to achieve a full half's hour fire resistance
existing ceiling to be inspected on site by building inspector & underlined with 15mm plasterboard & skim if required

RESTRAINT

ROOF AND CEILING JOISTS

Where members run parrallel with to masonry 03x5mm galvanized mild steel straps to be fixed horizontally over 3no rafters/ceiling joists at 2000mm ctrs to have a min. turn down of 150mm to be built in tight against the cavity face of inner leaf of cavity walls. Dtraps to be secured with 4no 75mm no8 wood screws one of which to be in the second member.

STEELWORK NOTES:
1. ALL STRUCTURAL STEELWORK INCLUDING BOLTS, CLEATS ETC, TO BE SUPPLIED BY THE STEELWORK SUB-CONTRACTOR ALL IN ACCORDANCE WITH OUR STRUCTURAL STEELWORK SPECIFICATION.
2. ALL STRUCTURAL STEELWORK TO BE MILD STEEL GRADE S275 UNLESS NOTED OTHERWISE.
3. ALL BOLTS TO BE M20 DIA. BOLTS GRADE 8.8 UNLESS NOTED OTHERWISE.
4. ALL WELDS TO BE 6mm CONTINUOUS FILLET WELD UNLESS NOTED OTHERWISE
5. ALL PLATES TO BE 15mm THICK MINIMUM UNLESS NOTED OTHERWISE
6. ALL MEMBERS TO HAVE A MINIMUM OF TWO BOLT CONNECTIONS. ALL BEAMS TO HAVE A MINIMUM OF FOUR BOLT CONNECTIONS.
7. END CONNECTIONS TO BE DESIGNED BY THE STEELWORK SUB-CONTRACTOR SUBJECT TO THE MINIMUM COVERED IN NOTES 2 - 6 ABOVE AND TO MEET THE REQUIREMENT OF BS-5950
8. FINISHING COATS TO BE APPLIED ON SITE DETAILS AND COLOUR TO BE AGREED. ALL STEELWORK IN CAVITIES TO BE PAINTED WITH TWO COATS OF RIW
9. HOLDING DOWN BOLTS SHALL BE SUPPLIED BY THE STEELWORK SUB-CONTRACTOR AND FIXED BY THE BUILDER
10. THE HOLDING DOWN BOLTS SHALL BE SET OUT IN ACCORDANCE WITH THE DETAILS OF THE STEELWORK SUB CONTRACTOR
GROUTING IN OF STANCHION BASES SHALL BE CARRIED OUT BY THE BUILDER, USING CONBEXTRA GP NON-SHRINK CEMENTITIOUS GROUT SUPPLIED BY FOSROC LTD OR SIMILAR APPROVED.
11. THE STEELWORK SUB CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY SITE MEASUREMENTS OF THE EXISTING BUILDINGS WHEN REQUIRED, PRIOR TO FABRICATION TO ENSURE THE CORRECT FIT OF THE NEW WORKS ON SITE.
12. THE STEELWORK SUB CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ERECTION AND SHALL PROVIDE ANY TEMPORARY BRACINGS AS NECESSARY.
13. THE INTERSECTION OF ALL FRAMING MEMBERS TO LATTICE GIRDERS WIND GIRDERS AND BRACINGS SHALL BE ARRANGED TO COINCIDE AT COMMON NODE POINTS THROUGHOUT.
14. ALL COLD ROLLED RAILS/PURLINS SHALL BE FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS INCLUDING ALL ANTI-SAG BARS AND BRACINGS AS NECESSARY

NOTES:
1. UPON COMMENCEMENT OF THE WORKS THE SIZE AND POSITION OF ALL EXISTING STRUCTURAL ELEMENTS AS SHOWN ON THE DRAWING ARE TO BE VERIFIED BY THE CONTRACTOR
2. EXISTING TIMBERS SHALL BE EXPOSED TO ALLOW COMPLETE TIMBER AND DAMP SURVEY AS NECESSARY. ALL TIMBERS SHALL BE TREATED OR REPLACED IN ACCORDANCE WITH THE SPECIALISTS RECOMMENDATIONS. ALL TIMBER CONNECTIONS ARE TO BE EXAMINED BY THE CONTRACTOR TO VERIFY THEIR INTEGRITY AND MADE GOOD OF DEEMED NECESSARY BY THE INSPECTOR. WHERE WALL PLATES REQUIRED REPLACEMENT THE NEW TIMBERS ARE TO BE SECURED BY 30x2.5mm GALVANISED MILD STEEL STRAPS AT 1200mm MAX. CTRS AND SCREWED TO EXISTING WALL WITH 5No. 50mm LONG No.12 WOOD SCREWS IN PLASTIC PLUGS.
3. ALL NEW TIMBERS SHALL BE STRENGTH CLASS C16 TO BS5268 PART 2 UNLESS NOTED OTHERWISE ALL NEW TIMBER CONNECTIONS ARE TO BE FORMED USING JOISTS HANGERS AND OR FRAMING ANCHORS AND CLIPS SUPPLIED BY EXPAMET OR SIMILAR
4. ALL EXISTING MASONRY SHALL BE EXAMINED BY THE CONTRACTOR ANY CRACKED OR FLAKED BRICKWORK SHALL BE REPAIRED OR REBUILT TO THE SATISFACTION OF THE CLIENT. ANY LOOSE OR SOFT MORTAR SHALL BE RAKED OUT AND REPOINTED.
5. ALL NEW STEELWORK SHALL COMPLY FULLY WITH BS5950 THE CONTRACTOR SHALL TAKE ALL NECESSARY SITE DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF FABRICATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE EXISTING BUILDING WHILST CARRYING OUT THE PROPOSED ALTERATIONS ALL TEMPORARY WORKS NEEDING PROPPING AND SHORING TO THE EXISTING STRUCTURE SHALL BE DESIGNED BY THE CONTRACTOR
7. ALL NEW BRICKWORK TO HAVE A COMPRESSIVE STRENGTH OF 21N/mm Sq. BUILT IN 1:1:6 CEMENT:LIME:SAND MORTAR UNLESS STATED OTHERWISE.
8. CONCRETE PADSTONES TO BE GRADE C35 10mm MAXIMUM SIZE AGGREGATE WITH 300kgs/m3 O.P.C.

NEW WINDOWS & ROOFLIGHTS

All windows to be double glazed with low emissivity soft coating, argon filled 16mm cavity, 0.1, to inner pane, with 4mm panes of glass
frames to be insulating, all to have max u value of 1.6w/m2c.
Windows to have min 1/20th floor area as opening lights and 1/10th floor area as glazed area to all habitable rooms.

GENERAL NOTE

BEFORE COMMENCEMENT OF WORK, POSITIONS OF ALL EXISTING SERVICES INCLUDING DRAINAGE - SEVERN TRENT APPROVAL MAY BE REQUIRED, CONTRACTOR TO CHECK WITH RELEVANT AUTHORITY, ARE TO BE ASCERTAINED & ANY PROTECTIVE OR DIVERSION WORKS ARE TO BE CARRIED OUT AS NECESSARY.
EXISTING DRAINAGE INVERTS TO BE DETERMINED TO ESTABLISH ADEQUATE FALLS FROM NEW DRAINAGE FITTINGS.
ANY NECESSARY PROPPING AND STRUTTING IS TO BE CARRIED OUT TO ENSURE STABILITY OF THE STRUCTURE DURING BUILDING OPERATIONS.
ALL MATERIALS & WORKMANSHIP ARE TO COMPLY WITH ALL BUILDING REGULATIONS, BRITISH STANDARDS & CODES OF PRACTICE.
ALL TIMBERS ARE TO BE DOUBLE VACUUM PRESSURE IMPREGNATED WITH PROTIM PREVAC 80 OR SIMILAR APPROVED PRESERVATIVE, WITH ALL SITE CUTS, ENDS & HOLES etc TO BE TREATED WITH PROTIM CUT END PRESERVATIVE LIBERALLY APPLIED BY BRUSH.

CLIENT / BUILDER TO CARRY OUT SITE INVESTIGATION RESULTS TO BE FORWARDED TO THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT TO ESTABLISH THE LEVELS OF CONTAMINATION IF ANY & THE SUITIBILITY OF GROUND CONDITIONS BEFORE THE WORKS COMMENCE

THE DRAWINGS ARE PREPARED TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & ARE TO BE READ INCONJUNCTION WITH ALL RELEVANT SPECIALIST DRAWINGS, CALCULATIONS & DETAILS WHERE APPROPRIATE.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY BUILDER BEFORE WORK COMMENCES.

THESE DRAWINGS ARE FOR BUILDING REGULATION APPROVAL ONLY
ANY WORK UNDERTAKEN BEFORE APPROVAL IS OBTAINED IS ALL AT THE RISK OF THE CLIENT AND BUILDER. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ANY WORK UNDERTAKEN AT THIS STAGE

S. H. ARCHITECTURAL SERVICES LTD ACCEPT NO RESPONSIBILITY FOR ANY ALTERATIONS FROM THE APPROVED DRAWINGS.

All steel beams to be built into walls and pointed round, bedded in all to the approval of the building inspector on site
Existing ceiling to be exposed on site for building inspector approval to ensure it achieves 10kg/m sq. if the ceiling does not then it should be unlined with 15mm plasterboard
100mm mineral wool insulation not less than 10kg/m sq to be provided between joists
sound proof quilt to new floor to be support by 18SWG chicken wire which is to be attached to the new floor joists

New second floor to achieve a full half's hour fire resistance extg ceiling to be inspected on site by building inspector and underlined with 15mm plasterboard and skim if required

all existing walls taking new loads to have foundations exposed on site and be underpinned if required by building inspector

100mm timber stud wall, with Celotex GA4075 between the studs, flush with the back of the studs, leaving 25mm cavity, with Celotex TB4012 over the inside face of the studs. The joints of the insulation to be taped using Celotex insulation tape & perimeter sealed with mastic to provide a VCL & finally fix 12.5mm plasterboard & skim to achieve a 'U' value of 0.18 Wm2 C.

NEW WINDOWS, DOORS & ROOFLIGHTS

All windows to be double glazed with low emissivity soft coating, argon filled 16mm cavity, 0.1, to inner pane, with 4mm panes of glass
frames to be insulating, all to have max u value of 1.6w/m2c.
Windows to have min 1/20th floor area as opening lights and 1/10th floor area as glazed area to all habitable rooms.
New doors to have max u value of 1.8w/m2c.

100mm Kingspan Kooltherm K12 insulation pinned to back of stud partition

structural stud partition built off steel

22mm t & g flooring grade chipboard on joists as detailed in large scale section

Kingspan TP10 80mm thick insulation laid over the top of existing quilt insulation

Existing ceiling joists fixed to new floor joists with flat 5mm MS straps

beam to support floor & structural partition over to engineers details.
Heavy duty MS joist hangers with straps taken over steel and secured to timber plate on opposite side to allow new floor joists to sit between existing ceiling joists.
Maintain 25mm gap between existing ceiling boards and underside of new joists to give maximum floor to ceiling height.

Steel beam to be encased in 2No layers of 12.5mm plasterboard to achieve 1/2hr fire protection.

Revision	Description	Drawn	Date	Checked
	Revisions			

Project
PROPOSED LOFT CONVERSION

Client
MR BURKE
2 THE COTTAGES, BOSOWRTH ROAD
WELLSBOROUGH CV13 6PA

Drawn	Date
SWH	09/2011

Scale (when plotted at A1 format) 1:10 1:20

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