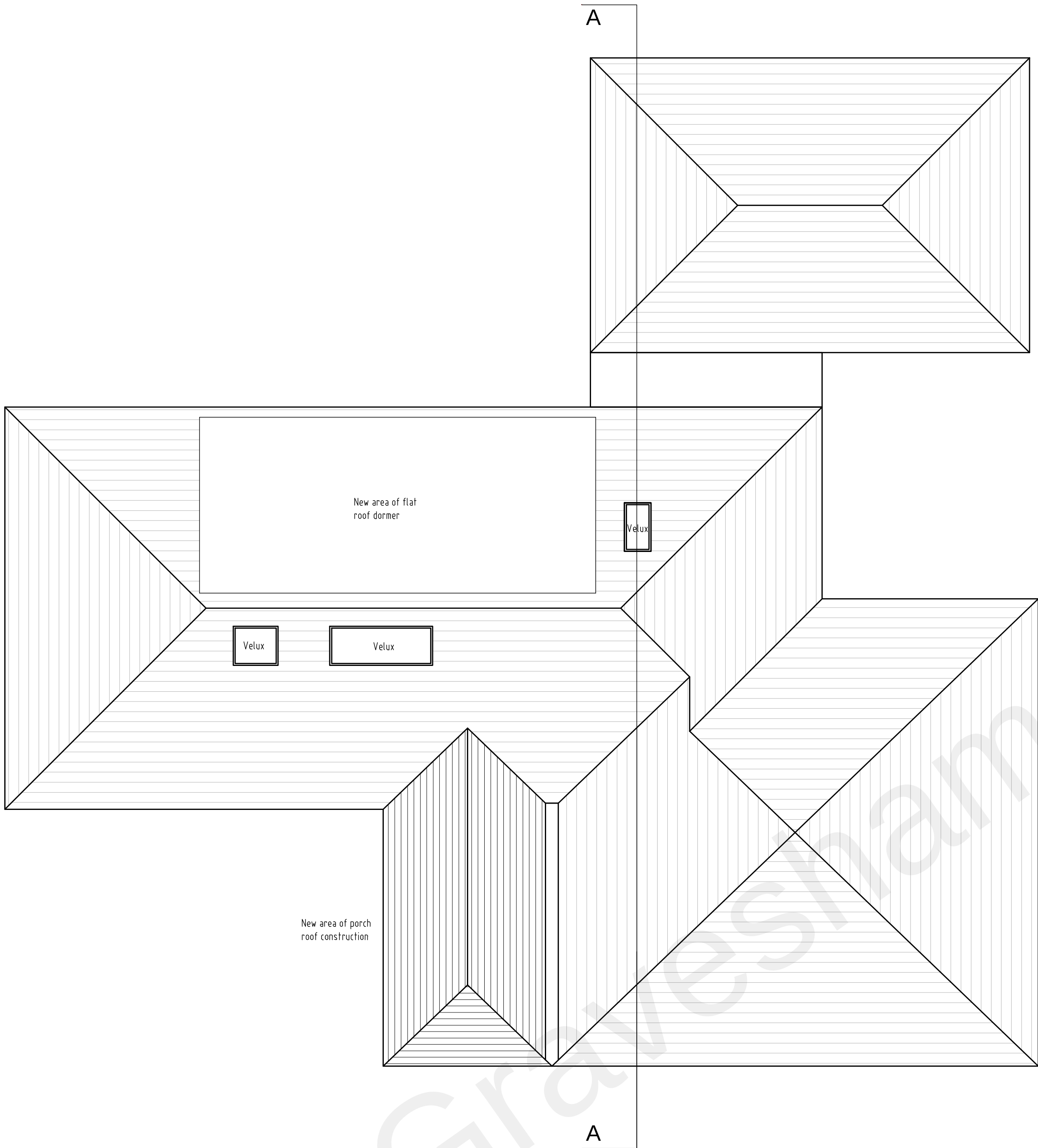
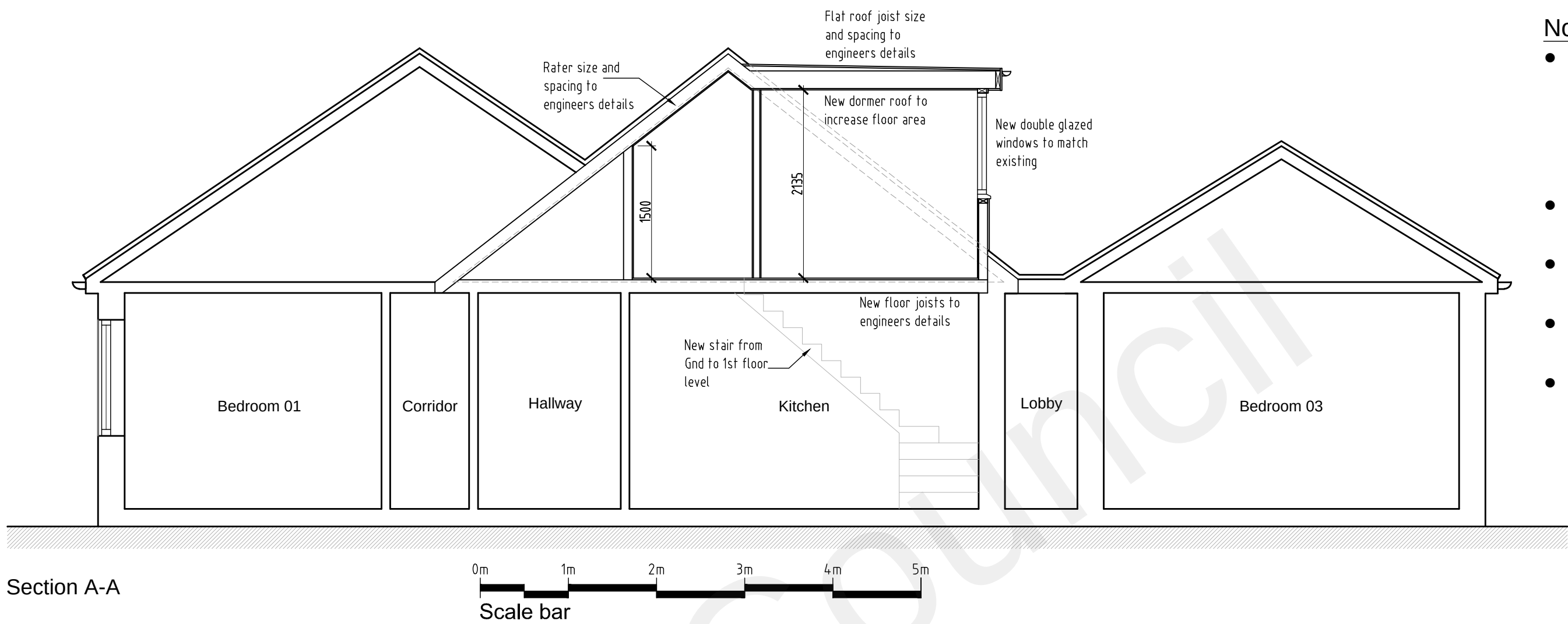




Roof Plan



Section A-A

CONSTRUCTION NOTES - Loft Conversion

Plumbing for new En-suite

New SVP in position shown on plan. Wash hand basin's with 75mm deep seal anti syphonic traps connected to SVP via 40mm Ø pipe. WC's connected to SVP as shown on plan via a 100mm manifold pipe. Shower connected to the new SVP via a low back anti syphonic trap to 50mmØ waste pipe.

Internal plumbing.

All appliances to be fitted with a trap, size specified below. Traps to be removable for cleaning.

Where branch pipes of 65mm dia or less are connected opposite each other to the stack the offset between them to be min 110mm. Where the WC is connected to stack, other pipes to be offset min 200mm via an angled connection or 50mm dia parallel junction. Lowest connection to stack to be min 450mm above invert of drain.

Maximum length of 40mmØ branch pipe for Sinks, washbasins and baths to be 3m max. Max length for a 50mmØ branch pipe for sinks and baths is 4m max. Max length of pipe for a single WC is 6m max.

Soil and vent pipes to terminate min 900mm above any opening to the building which is within 3m horizontally. SVP to be fitted with perforated cover.

Internal ventilated stub stacks to be fitted with an automatic air admittance valve (Durgo) which complies with prEN 12380. Stub stacks to be boxed in with removable top cover to allow access for clearing blockages.

Rodding points to be incorporated in the ventilated stack to allow access to all pipework for clearance of blockages.

Electrical

Installations to be undertaken by a competent person and must issue the appropriate BS 7671 Electrical installation certificate and self certify compliance with the building regulations part P1 to the council. All electrical equipment must be inspected and tested on completion of the works and shall be installed and weathered in strict accordance with the manufactures recommendations.

75% of all new light fittings to only accept low energy efficient light bulbs. Wall mounted sockets, telephone and TV points to be mounted between 400mm and 1000mm above floor level and at least 350mm from corners.

No recessed lights to be fitted within the pitch roof construction.

New Internal Doors

All doors to habitable rooms off staircase to be FD20s, with no closer's, but with min 13mm (1/2 inch) stops and intumescent strips.

Staircase

Traditional SW max pitch 42 degrees with minimum 220mm goings and max 300mm riser (measured on sitel). Winders to have nosing of treads making a uniform angle on plan and going to be nowhere less than 50mm. Min 2200mm headroom throughout. Balustrading to staircase to be 900mm high vertically above pitch line with spindles spaces at max 100mm distance apart. Width 275mm.

New Floor (Where required)

To be 1/2 hour resistant 22mm T&G chipboard (15 kg/sqm) on min 50mm wide joists (variable depths to be agreed with BCO) at 400mm centers. Floor joists spanning 2.5m to 4.5m to have solid strutting at mid span and joists over 4.5m long to have strutting at of length. Joists to be set min 10mm off existing ceiling joists. Joists supported of S/S straps hung on and connected to steelwork frame, or sat on and affixed to wallplates on internal skin of external walls. Internal walls not run along steel beams to be set on 2no. 175 x 50mm joists bolted together. Min 150mm sound insulation laid between new joists.

New Walls - In Roof Space

125mm Plasterboard and skim on 75mm x 50mm studding with 100mm x 50mm strutting where required with Celotex GA4080 insulation between studs to give inclusive U-value of max 0.35 W/m2k and Class 1 flame spread. Provide 50mm x 25mm retaining battens to rear side.

New Walls - In Rooms

125mm Plasterboard and skim on one or both sides as applicable on 100mm x 50mm studding. All walls between rooms and WCs with no door openings to room to receive min 25mm mineral fibre sound quilt to conform to internal wall type B, diagram 5-3 Part E. Chipboard to bathroom to be moisture resistant.

Existing Upper floor Ceilings

Existing first floor ceilings and ceilings within existing stair enclosure to be checked for adequacy of fire resistance and upgraded where required. (eg if plasterboard 9.5mm thick).

New Ceilings

Insulate between new dormer joists using 165mm of Celotex. Insulate existing and new sloping ceilings using Celotex GA4100 between rafters and Celotex TBA030 beneath the rafters. Install 100 gauge polythene VCL and apply 125mm plasterboard and skim to all ceilings to give a U-value of 0.20 W/m2k with Class 1 flame spread.



Indicates a heat detector fitted within the Kitchen area and linked to same circuit as smoke detectors.



Indicates smoke detector to conform to BS5446 and mains operated with a secondary power supply such as a rechargeable battery. Smoke alarm to be positioned in circulation space within 7.5 metres of the doors to habitable rooms and at each floor level. Installation and commissioning certificate is also required on completion of works.

ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR ON SITE

Note:-

- All dimensions where indicated are approximate and are for guidance purposes only. Actual dimensions should be checked on site.
- For proposed floor plans see drawing 2023/004 - 005.
- For proposed elevations see drawing 2023/004 - 007.
- Contractor to assume design responsibility under CDM2015.
- Note, all structural information noted should be checked against detailed structural engineers information / calculation sheets.

Dormer Window Roof

3 layers of Bitumen roofing felt FAA rated on 19mm WBP plywood on 175x50mm min sw joists at 400mm centres, set to fall 1 to 40 with Celotex insulation between (as NEW CEILING) and 125mm plasterboard and skim to achieve inclusive U-value of 0.18 W/m2k and Class 1 flame spread.

Dormer Cheeks & Front Panel

Vertical tile slate tile hanging on sw battens on felt on 95mm WBP plywood sheathing on 100 x 50mm sw framing, cheeks within 1000mm min of boundary to be lined externally with 12mm Superlux to give 1 hour fire resistance. Install Celotex GA4065 between the studs, flush with the back of the studs, thereby leaving 35mm cavity, then fix TBA012 over the inside face of the studs and 125mm plasterboard and skim on internal face to achieve U-value of 0.30 W/m2k and Class 1 spread of flame.

Main Roof - Ventilation

Ridge ventilation is required to existing main roof and front roof slope if not already provided as existing.

General Notes:-

- Sizing of all structural elements indicated is as per structural engineers details / calculation sheets and drawings. All detail and calculation sheets to be used as reference for all sizing of steels and timbers.
- All beams to be covered with 15mm Fireline board to achieve a minimum of 30 mins fire resistance.
- SVP's and plumbing to be boxed using 15mm Gyproc wallboard on sw framing to provide 30mins fire resistance.
- Where a new boiler is to be provided, the position is to be agreed on site with the building control survey and the position identified.
- The hot water supply to a fixed bath is to be limited to 48 degrees C by use of an in line blending valve or appropriate means.
- All new roof tiles and roof windows (where applicable) to be weathered and laid in strict accordance with manufactures details and recommendations.
- Any notifiable electrical works or works including gas appliances (boilers, cookers, gas fires etc.) MUST be carried out by a member of a Competent Persons Scheme, (NICEIC, ELECSA, NAPIT, STROMA etc. for electrical work and GAS SAFE for gas works) the client is responsible for ensuring this certificate is received within 30 days of the work being completed. Electrical and Gas Works are specifically excluded from this Initial Notice Application.

REV	DESCRIPTION	DATE	INT	CHKD
STATUS	FOR INFORMATION			

Client
Mr & Mrs Pengilly

Project
14 Pitfield Drive, Meopham,
Kent. DA13 0AY

Title
Proposed Roof Plan
& Section

Scale 1:50@A1	Date 22.02.23	Drawn N/A	Checked N/A
Project No: 2023-004	Drawing No. 006	Revision ~	