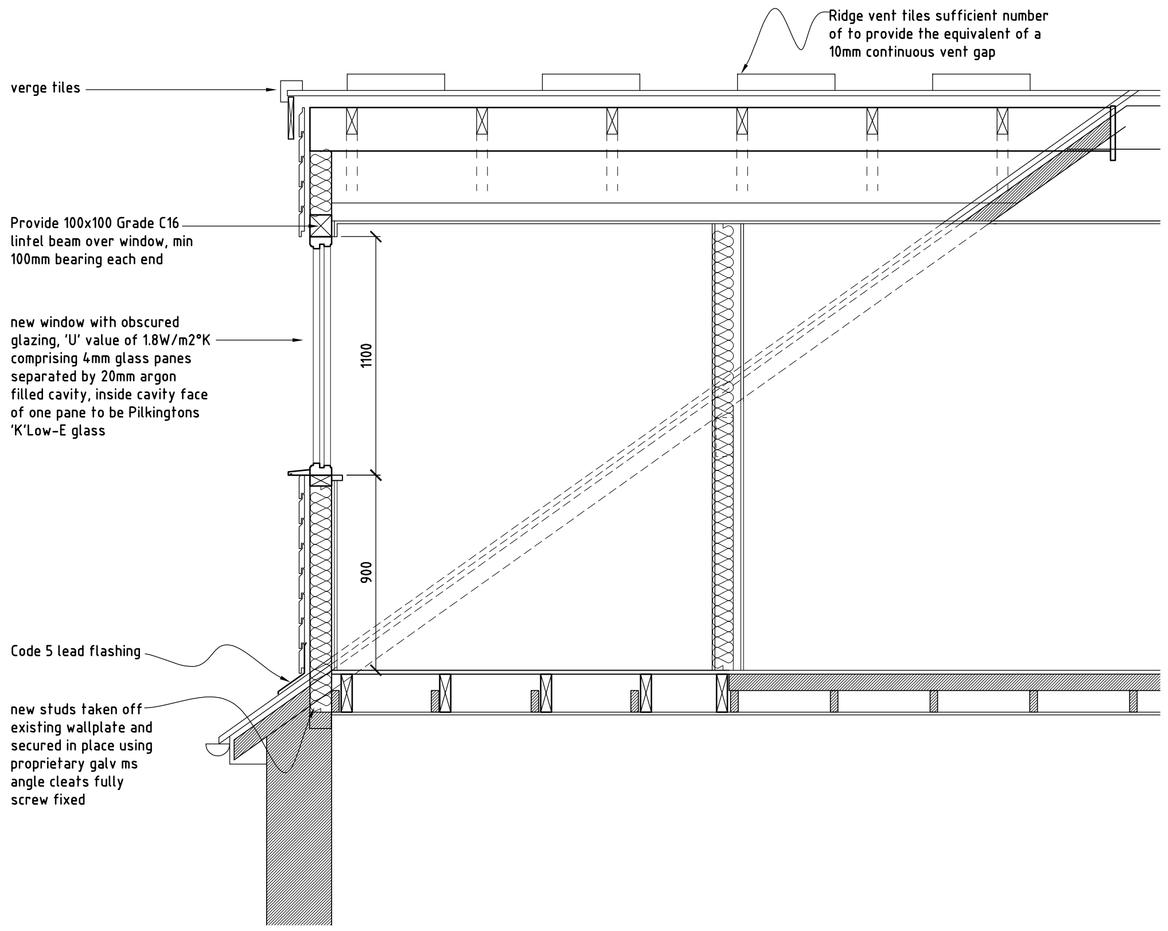
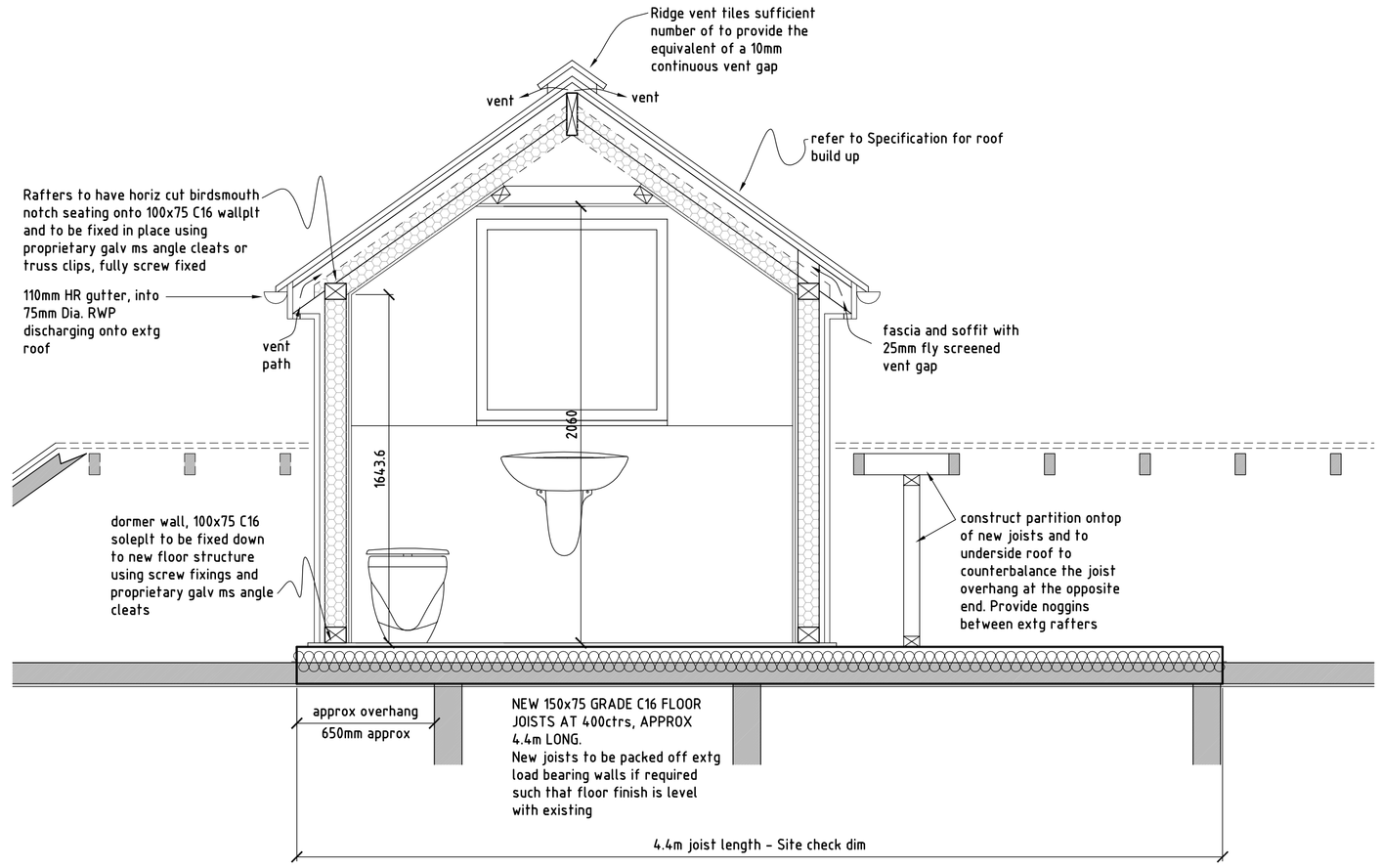


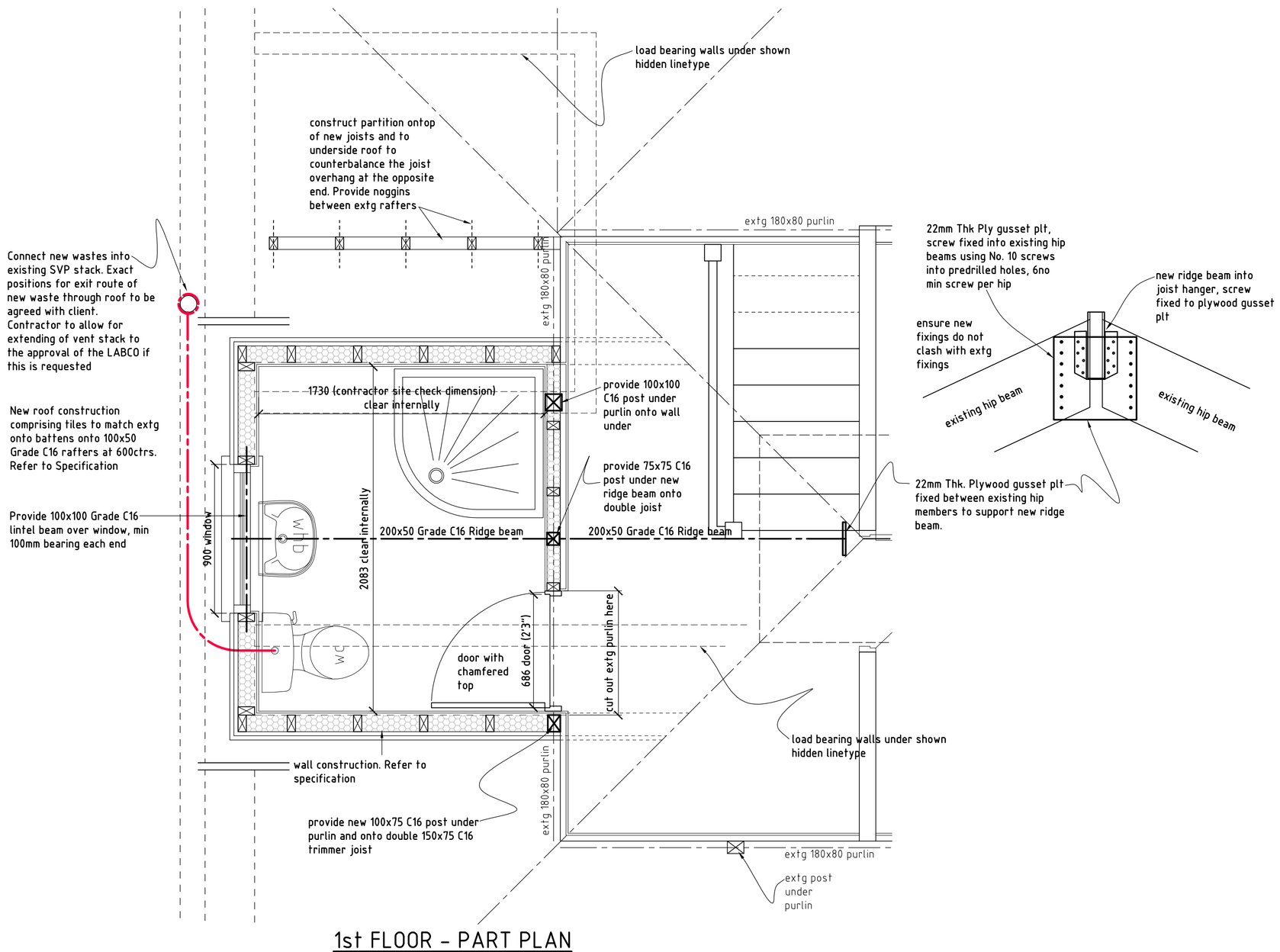
SECTION THROUGH NEW DORMER ALONG RIDGE LINE

Scale 1:20



CROSS SECTION TAKEN THROUGH NEW DORMER ROOF

Scale 1:20



1st FLOOR - PART PLAN

Scale 1:20

Specification

GENERAL NOTES
All dimensions are in millimetres. Do not scale from drawings.
All workmanship and materials to comply with Building Regulations and British Standards. All materials to be fixed, applied or mixed in strict accordance with manufacturers recommendations. All materials shall be suitable for their purpose.
The contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the 'Building Inspector' whether or not indicated on the drawings.

PLUMBING
Soil pipes and accessories to BS 4514. 100mm dia. soil and vent pipes to be positioned externally.
W.C. - 100dia. waste connected to S & VP. SINK UNIT AND SHOWER - 76mmdeep seal trap, 38mm dia. waste pipe. WHB - 76mm deep seal traps, 32mm dia. waste pipes. Provide anti-syphonic traps where 50mm dia. common waste pipe is used for one or more appliances. Waste pipes to be connected to S & VP or connected to back inlet gully.

SERVICES
All work and installations to comply with the regulations and recommendations of the respective 'Board' or 'Authority' to the satisfaction of the LA inseptor.

HEATING SYSTEM
Heating system to be extended by a CORGI registered engineer.

ELECTRICAL INSTALLATIONS
All installations to comply with IEE regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with NHBC requirements.
All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that either:
An electrical installation certificate issued under a Competent Person Scheme has been issued OR
Appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
A minimum 1/3rd of new light fittings are to be of a type that will only accept energy efficient lamps.

STRUCTURAL TIMBER
All softwood structural timbers areto be C16 and pre-treated with preservative via double vacuum impregnation process. All certificates to be presented to the contract administration. All cut ends to be treated by brush application on site.

WINDOWS - uPVC
Standard uPVC frames to be manufactured by specialist to incorporate double glazed window units, to achieve 1.6 W/m2°K with 20mm argon filled gap between 4mm thk. panes and inside cavity face of one pane to be Pilkingtons 'K' Low-E glass or similar approved, beaded internally. Windows to bathrooms and En-suite to have obscured glazing. Include secure night vent facility, security shoot bolts, good quality ironmongery and trickle vents as previously described under ventilation. All windows are to be set into the reveals (as extg) measured from the outside face of the external wall and pointed using 2part polysulphide sealant. 150mm wide DPC to BS743 to be fixed to the frame prior to installing. Window opening lights to all rooms 5% min. room floor area. Window boards to be moisture resistant MDF painted white.

INTERNAL WALLS: STUD PARTITIONING
Load bearing 100x50mm finished size softwood vertical studs at 400mm ctrs. 100x50 finished size softwood head and sole plates with two rows of intermediate noggins. 12.5mm plasterboard or high impact board with skim finish to both sides. Provide 25mm sound deadening quilt within stud partitioning or 100mm Thk. (40kg/m3) compressed mineral wool insulation infill (ALL PARTITIONS). Sound deadening quilt / (sound absorbent material) to meet the requirements of and be in accordance with B.Regs Approved Document E 2004 (amended section 4).
Non-Load bearing 75x50mm finished size softwood vertical studs at 400mm ctrs. 75x50 finished size softwood head and sole plates with two rows of intermediate noggins. 12.5mm plasterboard or high impact board with skim finish to both sides. Provide 25mm sound deadening quilt within stud partitioning or 100mm Thk. (40kg/m3) compressed mineral wool insulation infill (ALL PARTITIONS). Sound deadening quilt / (sound absorbent material) to meet the requirements of and be in accordance with B.Regs Approved Document E 2004 (amended section 4).

LEAD FLASHINGS, SOAKERS, VALLEYS ETC
All leadwork to have a coat of patination oil as soon as practical after fixing, but no later than the end of the 'days' work. Include under lower edges of flashings and between laps. Clips to be turned over after application.

RAINWATER GOODS - Dormer Roof
110mm dia. half round or deep flow gutter. 75mm dia. rainwater pipes discharging via purpose made shoe onto extg roof / gutter.

VENTILATION
Habitable rooms to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening windows (no min. size). Background ventilation of 8000mm2 achieved by trickle ventilators located to top frame of windows to habitable rooms and 4000mm2 to other. To bathrooms / En-suite not containing openable windows provide a manually operated mechanical extract fan capable of 15l/s with 15mins over-run, controlled automatically or manually.

DORMER WALLS CONSTRUCTION
Hanging tiles to match existing as practicable for vertical hanging (to LA approval) on 38x25 treated battens horizontally (with chamfered top edge sloping outwards) onto 50x25 sw battens vertically on breathable membrane on building paper on 100x50 sw studding at 400mm ctrs max and noggins at 1220ctrs max. Provide 100mm Celotex FR4000 insulation between studs and 12mm Celotex TB4000 board inside of studs. 12.5mm foil backed Plasterboard on 1200g visqueen and skim finish. All to achieve 0.25W/m2°C.

ROOF
Roof tiles to match existing and pitch to match existing, with 75mm minimum headlaps on 50 x 25mm treated sw tiling battens on Proctor 'Roofshield' vapour permeable breather membrane (as sarking felt) on pre-treated 100x50 C16 grade rafters at 600 ctrs max.
Provide 120mm rigid board insulation comprising 50mm Celotex FR5000 between rafters maintaining 50mm vent gap above to allow cross flow ventilation and 70mm Celotex FR5000 beneath rafters and underdrawn with 12.5mm foilbacked plasterboard and skim finish.
All to achieve a 'U' value of 0.18W/m2°C.

Provide ridge vent tiles along ridge sufficient in number to provide the equivalent of a 10mm continuous vent gap to allow for cross-flow ventilation.

ROOF - EAVES
At eaves rafters to be fixed onto 100x75 C16 timber wallplt via horiz cut birdsmouth notch and fixed in place using proprietary Galv. MS angle cleats/truss clips. All rafter ends are to be fully treated, painted and finished before the fixing of any fascias, soffit boards and rainwater goods etc.
Provide 25mm fly screened vent gap to full length of eaves.
Cross flow ventilation maintained over insulation using 'Glidevale RV601' rafter ventilator or similar approved, if required. Provide treated ply tilting fillet across ends of rafters, upvc fascia/bargeboard and soffits.

FIRST FLOOR
18mm flooring grade chipbrd on 150x75 C16 grade joists at 400 ctrs max. Provide 100mm fibreglass insulation quilt draped between joists.

Dormer side walls running parallel with spans of joists to be constructed off a 100x75 C16 sole plate onto 2No. 200x75 C16 floor joists trimmer connected together using M10 bolts at 450ctrs and using BAT toothplates inbetween the two joists to achieve a positive fixing.
Where external walls are parallel with direction of span of floor joists provide 30x5 Galv. ms straps at 1200 ctrs max with 200mm leg drilled, plugged and screwed to extg. blockwork and fixed to 3No. joists min. (in 5mm notch), 75x50 sw blocking noggins under strap positions. Provide 1No. row of herringbone strutting to joists at approx. midspan.

Rev.	Amendments	Date
A	Dormer facing material changed to hanging tile	17.04.19

ISSUED FOR : Building Regulations

CLIENT
Mr & Mrs Bob Sweet

PROJECT–SCHEME
4 Ladyhouse Close
Milnrow. OL16 4EB

TITLE
Side Dormer Extension for Bathroom
Plan, Sections and Specification

PROJECT No.	DRG. No.	SCALE
	S003	1:20
DRAWN	DATE	REVISION
	Feb. 2019	A