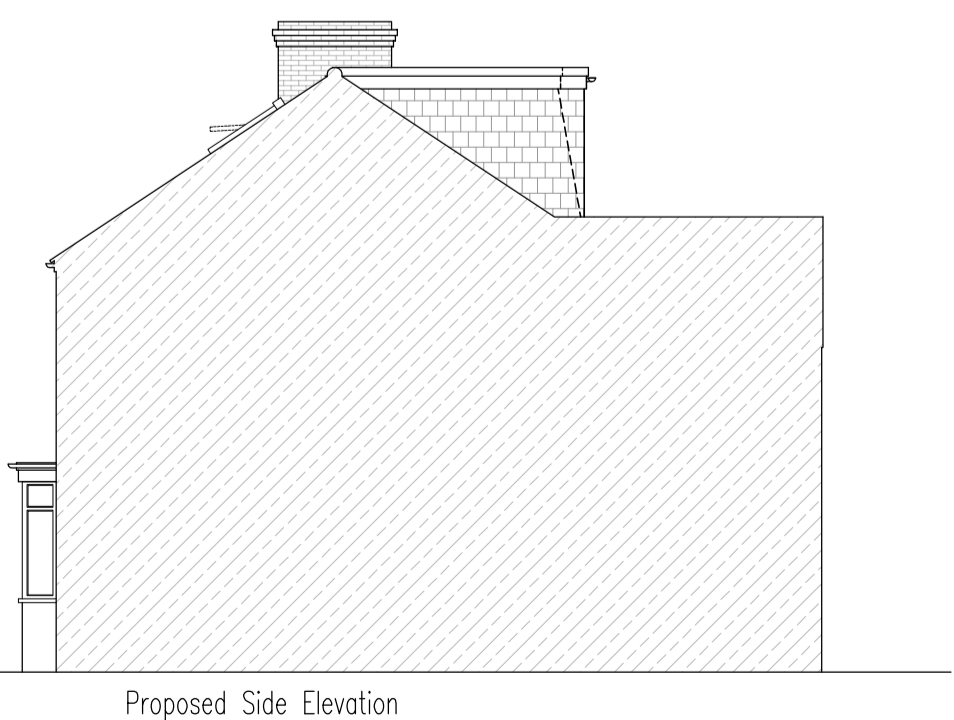
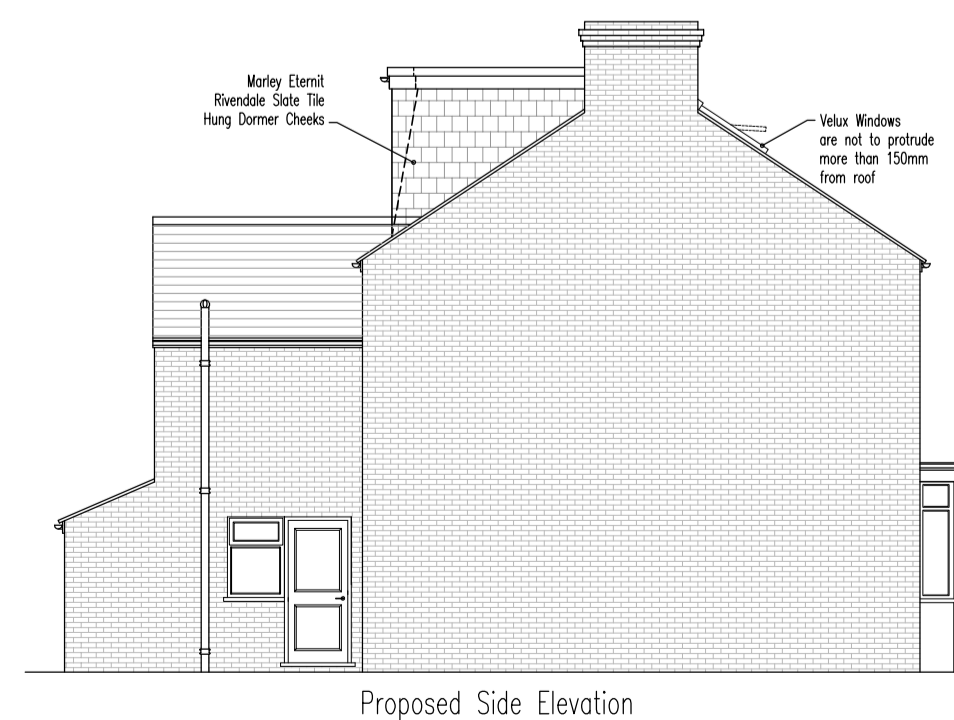
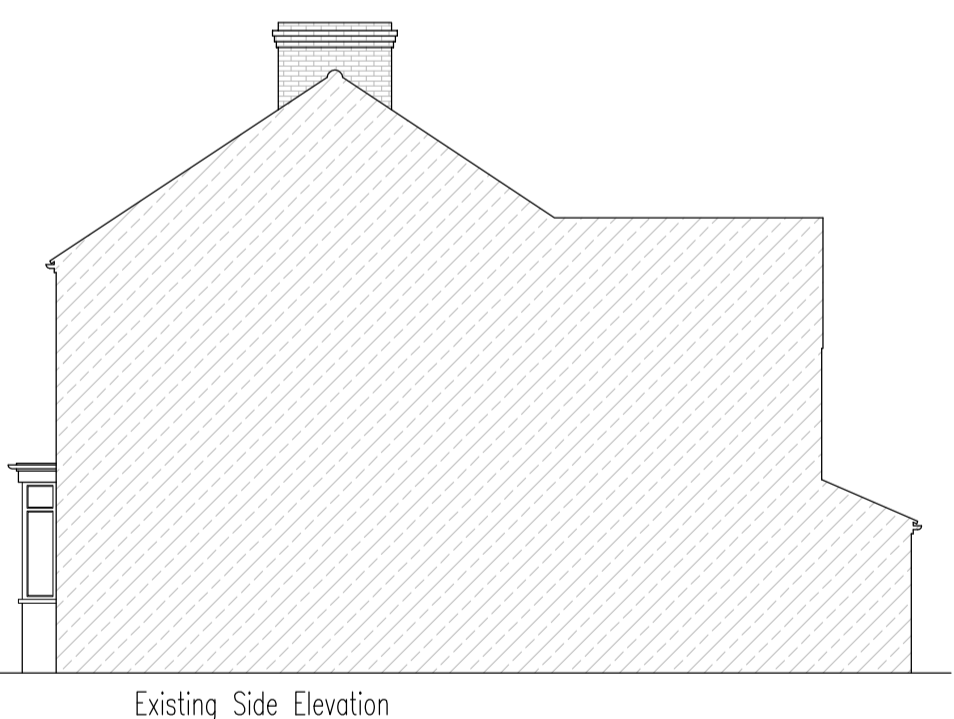
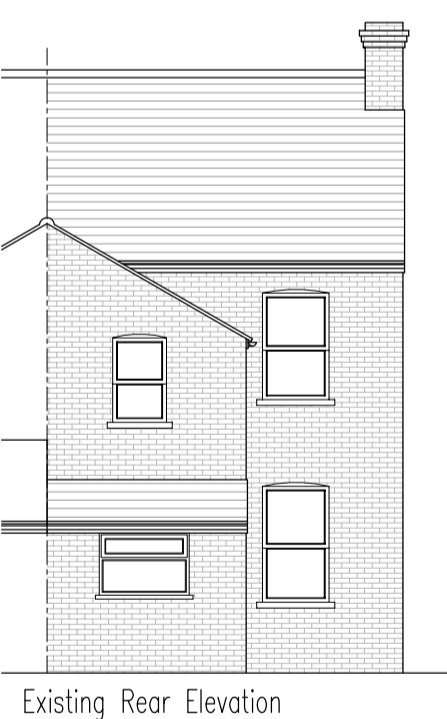
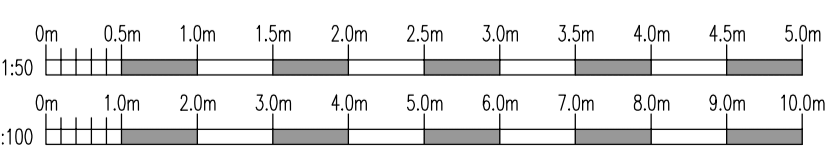


- CONSTRUCTION NOTES:**
- VENTILATION:**
 - All new rooms to be ventilated with permanent trickle vents over windows, 1750mm Min. above floor level (min 8000mm²) for habitable rooms.
 - Rapid ventilation to be provided by operable windows (min 1/20th of floor area) for habitable rooms.
 - GLAZING:**
 - All glazing in new windows and doors to meet building regulations with regard to heat loss and safety glass requirements (approved documents L & K (2013)).
 - Glazing in windows and rooflights to have low 'E' construction to achieve a U value (min. 1.6 W/m²K). All in accordance with approved document L1B.
 - All door/window frames to be sealed against air leakage with mastic seals to the front and back of the frame.
 - ELECTRICAL:**
 - All new, extended or modified electrical installations are to be designed, installed, inspected and tested in accordance with BS 7671:2008.
 - A person competent to do so is a company or an individual registered with a Self-Certification Scheme, which has been approved by the Office of the Deputy Prime Minister. A copy of the Certificate issued showing compliance shall be submitted to Building Control.
 - Lighting - Internal fixed, new rooms and circulation areas are to be provided with light fittings accepting lamps having a luminous efficacy >45 lumens/cand watt and with a total output >400 lumens. A minimum of 1 rack light fitting per 4 light fittings to be provided. Light fittings with a supply power <5W shall be excluded from the general count of light fittings.
 - If recessed lighting is required, 30 min. Fire Rated luminaires must be used. Recessed Downlights are not to be used which perforate fire barriers and/or thermal layers.
 - HEATING:**
 - All New Radiators must be filled with Thermostatic Valves.
 - STRUCTURAL:**
 - All existing structural members subject to increased loading must be checked for adequacy before building starts.
 - All dormer/Floor details subject to structural engineers report.
 - Any splicing of beams to be justified by steel supplier with calculations.
 - New Floor beams to structural engineers details. All steel beams/posts to be encased in 2 no. layers of 120mm plasterboard with 16 gauge wire at 100mm c/c with 6mm skim plaster cast or alternative post with bottom bracket/strutted post to provide 30min Fire Protection - to Broom Specification all to achieve min. half hour fire resistance.
- Notes - General:**
- Drawings produced are for building regulations approval only and may not cover all elements required to ensure project completion.
 - All dimensions to be checked on site by contractor.
 - Any splicing of beams to be justified by steel supplier with calculations.
 - All workmanship and materials to comply with current British/European Standards, Codes of Practice & manufacturers instructions.
 - Do Not Scale From Drawing.
- Notes - Loft Construction:**
- Structural timbers are not to be located within 40mm of the face of any chimney.
 - Insulation to Existing Roof - 50mm Celotex insulation below rafters & 70mm Celotex insulation below rafters to manufacturers recommendations leaving a 50mm ventilation gap behind insulation. All to achieve 0.15W/m²K. See Detail.
 - Dormer checks & roof - to be reinstated internally using 12mm exterior grade plywood nailed to uprights at 150mm c/c. Outside of dormer to utilize the hanging on trapezoid s/w battens onto underside. All to achieve a Min. U value of 0.26W/m²K. See Detail.
 - New internal walls - 100mm stonework at 400mm c/c built off double joists finished with skinned 12mm plaster board, one detail for sound insulation spec.
 - New floor - 22mm 18g moisture resistant chipboard on 200mm deep joists as detailed on floor joist.
 - New floor - to have min. 30 minute fire resistance & sound insulation by laying 100mm Rockwool mineral wool at min density of 10kg/m² on chokes where needed to sides of floor joists on 12.5mm plasterboard laid between joists with 20mm 18g chipboard over.
 - New stairs - minimum 100mm wide to comply with Approved Document K para. 1.5 to 28+2 to be between 550 and 700mm. Max rise of 220mm and minimum going of 220mm. Min headroom to be 1900mm over centre line of stairs and min 1800mm on sides. Landing stairs to have 2000mm headroom across whole width. New handrail to be min 1000mm high with no gaps exceeding 100mm anywhere (see detail).
 - All new & existing walls/ceilings surrounding staircase to achieve 30 minute fire protection. Existing walls ceilings may require upgrading with an additional layer of plasterboard - subject to building inspection site inspection.
 - Existing doors to be replaced for fire resisting adequacy by building control before proposed means of fire safety (smoke detectors in every room) is acceptable.
 - If existing doors not suitable, all doors marked F20D to be half hour fire resistant doors onto 25mm stairs with intumescent strips & smoke seals. All doors to be solid construction with no glazing. Any existing glazing above doors to be replaced with glass blocks. Fire-rated Pyrosec or boarded with 2 layers of 12.5mm distributed to resist 30min. fire protection.
 - Inter-connected smoke/heat detectors/doors to be fitted at ceiling level as shown on floor plans. Units to be permanently wired to separate fused circuit of the distribution board and fitted with battery backup. All units to be in accordance with BS5839 Part 1.
 - An installation and commissioning certificate is required for fire alarm system.



NOTE:
Drawing issued Subject to Structural Engineers Specification & Building Control Approval



P1	Issued for Comment	
Rev:	Description:	Date:
Date:	Scale @A1:	
	1:50/100/1250	

Project:
Mr & Mrs Jones
1 Queens Road
Town
County

Title:
Proposed Loft Conversion
with Rear Dormer

-CONSTRUCTION DRAWING-

Drawing No:	Revision:
2271-14-CT201	P1

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