1) ATTIC WALLS.
a) External timber frame construction consisting of
i) Marley Cedral board cladding on
ii) Treated vertical 50mm batten/cavity between battens to be vented and drained.
iii) Breather paper over outer sheathing layer
iv) 140mm timber studs at 400mm centre
v) 140mm thermal insulation
vi) Vapour barrier
vii) 12.5mm plasterboard with skim coat finish
b) Special note: Wall between bathroom and other rooms to be clad in 2 layers 12.5mm plasterboard with skim coat finish, and insulated with Rockwool 10kg/m² sound quilt.

2) SPECIFIC FIRE PROTECTION
a) Doors on route from attic to front door shall be
i) 20 minutes fire resisiting (Either by addition of approved intumescent paint system or by door replacement.

3) HEATING & VENTILATION
a) Mechanical ventilation units to be installed as follows
i) Bathroom 15 litre/sec intermittent. WC's 1/20th floor area or 3 air changes per hour intermittent with overrun.
b) Heating
i) Existing heating system to be extended into the extended areas of the dwelling
ii) Heating to be zoned (upper floor and lower floor)
iii) Controlled using thermostatic radiator valves/room stats.

4) PLUMBING -
a) New waste connections to air admittance valves having rodding eye and access point at base.
b) Sink, Bath and Shower 38mm waste and 76mm trap. Wash Basin 32mm waste and 76mm trap
c) W.C. and Cistern 100mm branch connection
d) All above ground drainage to comply with BS 5572.
e) Re-sealing traps where applicable.
f) Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening.

5) BACKGROUND VENTILATION -
a) Background ventilation to the whole dwelling is to be at least equivalent to min 5000mm² to all habitable rooms and 2500mm² to Kitchens, Utility Rooms and Bathrooms with external walls).
b) All internal doors are to have a 10mm undercut.

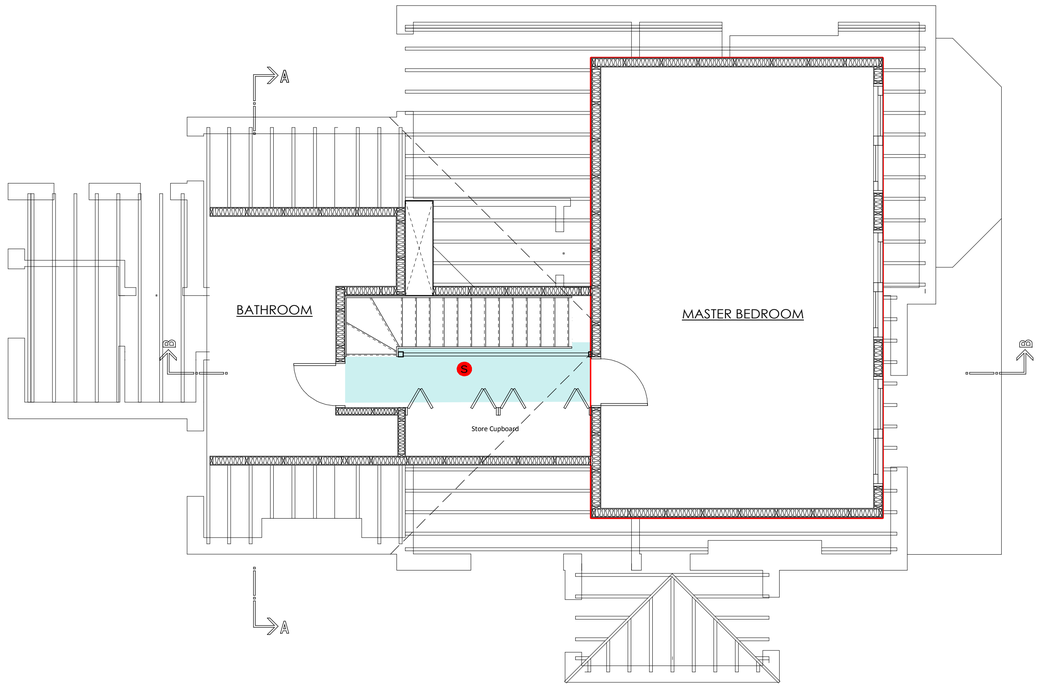
6) ELECTRICAL
a) BUILDING REGULATIONS PART P - ELECTRICAL SAFETY
i) Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.
ii) Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
iii) Installation to be tested before being taken into service and to comply with BS 7671:2001 and certification to be provided.
b) FOR EXTENSIONS AND ALTERATIONS:
i) The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load.
c) The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.
d) SMOKE /HEAT DETECTION
i) Mains operated smoke alarms (with battery back-up) to be positioned as indicated on the drawings and installed in accordance with part B1 of the Building Regulations and interlinked. (Minimum requirement indicated.)

7) STAIRCASE.
a) Shall comply with the following minimum requirements
i) Pitch shall not exceed 42%.
ii) 2.00m headroom shall be maintained above the pitchline throughout the stair length and landing areas.
iii) Stair rise not to exceed 220mm, going not to be less than 220mm (Domestic)
iv) Minimum width of any tapered tread will not be less than 50mm
v) Stairs of width of less than 1.00m wide to have a handrail fixed to one side.
vi) The height of the balustrading and handrails of the stair shall be a minimum of 900mm throughout the stair flight and 1.00m on the landing.
vii) Balustrading shall be constructed so as not to allow a sphere 100mm diameter to pass through.

8) FLOOR CONSTRUCTION.
a) Constructed as per structural engineers design.
b) Floor covering of 22mm T & G chipboard
c) Underlined with 12.5mm plasterboard and finished in one coat of board plaster.
d) Lateral restraint - 5 x 30mm mild steel straps to be built into walls and across first three joists where joists run parallel to wall with solid strutting.
e) Joists to be doubled and bolted under parallel partitions.
f) Joists to be doubled up and bolted under bath areas
g) Herringbone strutting to be provided at maximum 2.0m centres.
h) l00mm Rockwool RW45 sound quilt.

9) FLAT ROOF CONSTRUCTION.
a) Formed using GS grade joists at 400mm centres.
i) Flat roof joist size shall be 47 x 200mm C24
ii) Firrings average 50mm to be laid on joists with 100mm gap shall be left in the firrings to provide cross ventilation to the roof,
iii) 18mm plywood deck.
iv) 50mm air gap to be left between the wall and facsia to provide ventilation to the roof.
v) Roof covering to be Sarnafil single ply roofing system, lead look, with rolls.
b) A code 4 lead flashing and cavity tray shall be installed at the abutment between a new roof and an existing roof.
c) Cold roof construction
i) 150mm CELOTEX R-R board type insulation fixed between joists.
ii) 25mm Celotex fixed under joists.
iii) a polythene vapour barrier shall be fixed to the underside of the joists prior to
iv) 25mm batten space then
v) 12.5mm plasterboard and one coat of board plaster

10) PITCHED ROOF CONSTRUCTION.
a) Roof framing upgraded as per engineers design.
b) Refer to separate U value calculations provided to establish the relevant insulation upgrade to the roof dependant upon location.



NOTES:

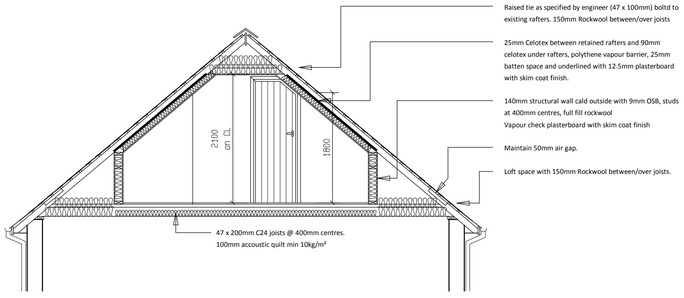
All dimensions must be checked on site and not scaled from this drawing.

This drawing to be read in conjunction with the separate structural engineers drawing and calculations.

E Emergency escape window

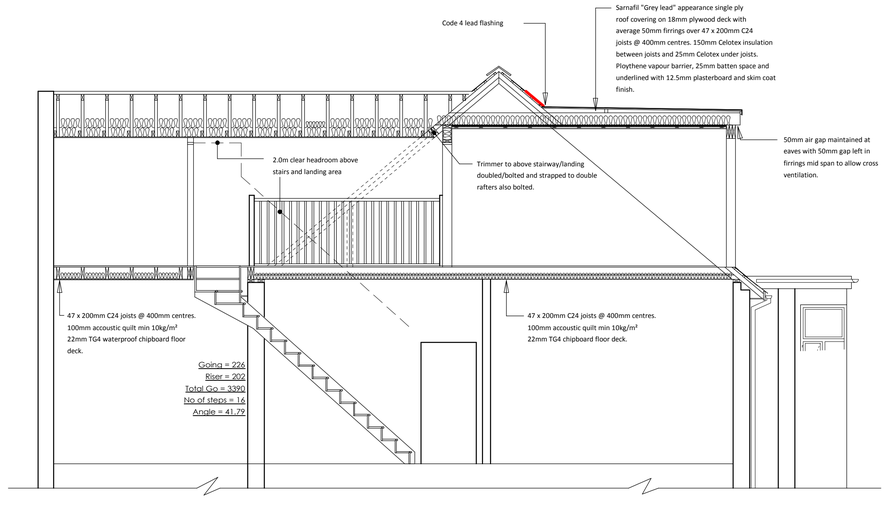
S Interlinked smoke detector

H Interlinked heat detector



Section A - A, Scale 1:50

Attic conversion General Arrangement, Scale 1:50



Section B - B, Scale 1:50

date	rev	description

BRIAN HELPS
• BUILDING DESIGN
• ESTIMATING
• PROJECT MANAGEMENT
• QUANTITY SURVEYING
MInstCES, FCIBC
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Client

Mr & Mrs B Joce

Job Title

13 Coombe Road
Saltash
Cornwall
PL12 4ER

Drawing Title

Proposed Attic Conversion

Scale 1:50

Date Mar 2011 | Drawn by BGH

Dwg Type
Preliminary

Org. No: 1136/10/03 | Rev.