

General Notes.

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturers instructions.

All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials.

All works to be to the satisfaction of the Building Inspector.

The contractor is to ensure the appropriate L.A. notice is submitted to the Building Inspector when necessary.

The contractor is to make good any disturbed surfaces etc. whether included in the works or not.

The main house is to remain secure and weathertight during works and out of hours.

All decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.

The contractor/ SE is to confirm load bearing structure prior to works commencing.

The Client is to gain written & signed (including witnessed) approval from neighbouring properties in accordance with the Party Wall Act 1996 where the specific works affect the party wall or boundary wall.

Roof Structures

Refer to structural engineers details.

Dormer Flat roof.

Refer to detail.Single ply non-bituminous membrane installed by approved subcontractor or/as manufacturers instructions.On 135mm thick Kingspan Thermaroom TR26 to give U value of 0.15. On vapour control layer. On 18mm wbp exterior quality ply. On firrings to give 1in60 fall with a minimum depth of 50mm where cross firrings. Flat roof joists as described on structural engineers details supported from beam ridge on dormer roof. SW noggins/ strutting between joists.

100 X 75-100 mm wallplate (to suit roof level) strapped to wall at 2000 ctrs. max using 30 X 5 MS straps. At gable provide 30 X 5 MS straps built into wall and fixed to 3 no joists noggins between and under straps.10mm continuous ventilation gap (with insect screen) maintained at eaves. Eaves /gable board either 15mm treated timber, plywood, UPVC or aluminium (to client's choice) on battens fixed to joists. 12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under joists on sw battens.

All to BS6229:2018.

Alternative if head height not achievable- use cold roof build up.

Insulation between joists.

Dormer walls.

Refer to details. Dormer walls structure to Structural engineers details. Ventilated timber facing cladding or as required by planning authority.Insulation between stud wall dormer cheeks as details. To be Kingspan K112. 120mm thick insulation between studs, ply sheathing, kingspan nilvent breather membrane and 37.5mm insulation backed, Kingspan K118, plasterboard. To give U value of 0.15 w/m2k at worst. Note fire boarding as noted on dormer walls facing neighbours.

Loft.

Existing rafters-Carry out repairs etc as required.

Provide felt/breather membrane. Between rafters fit (towards bottom of rafter) 90mm Celotex GA4000.Spacer batten to u/s rafter if required. To the underside of rafters provide 72.5mm (60+12.5mm) Celotex PL4060 insulation/plasterboard. Joints taped as VCL. Or lay 2 layers over (ceiling) joists to ensure continuous insulation envelope. Ensure 2.2m finished headroom.

Upper Floor

19mm thick SW T & G floorboarding on existing timber floor joists. New beams (to split span) etc to structural engineers details. Provide new stairwell in first floor to structural engineers details.Joist hangers. Provide SW battens between joists for supporting 12.5mm Gyproc wallboard and skim. Joists strapped by 30 x 5mm galv MS straps at 2000mm ctrs. Built into wall and fixed to 3No joists. SW noggins built under straps. Provide strutting between joists. Double joists under upper floor partitions, bath etc. Provide 100mm acoustic insulation between joists, isolate/ protect electric cabling etc.

Stairs

Form stairwell with double trimming and trimmer joists .All bolted together. To structural engineers details.

Stairs to clients requirements-floor to floor=2520mm (tbc on site/joist sizing).210mm rise (12), 234mm going (11) , pitch 41.9 deg. All to be checked on site prior to manufacture.1900 mm clear headroom , 900mm high handrail. Width indicated on drawing as 600mm.

Internal Partitions.

75 X 50 sw studs at 600 ctrs. faced with 1 layer 12.5mm Gyproc acoustic/soundbloc wallboard and skim. Moisture resistant board to bathroom.25mm Isover insulation roll between studs. (30 mins fire resistance).Provide noggins between floor/ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide insulation quilt, minimum 25mm, between studs.

Windows/ Doors

Windows to be double glazed, to have opening light of 1/20th room area and a frame installed trickle ventilator to give 8000mm2 ventilaton . Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. To achieve a whole unit U value of 1.4w/m2K OR a WER band B.

Windows to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs. Windows to upper floor bedrooms to have escape opening lights of 450mm wide and 750mm high. 0.33m2. Bottom of opening window a maximum of 1100mm above the floor.Doors to be fire doorset to FD30 (as indicated) including intumescent strip.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255 connected to SVP. WC -100mm dia waste connected to SVP. Shower- 76mm deep seal trap,40mm dia pipe. Basin -76mm deep seal trap ,32 mm dia pipe. No connection to SVP within 200mm below Wc connection. Refer drawing for routing of soil pipe/duct (under floor structure) to ground and connecting to existing manhole.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended. Mains wired interlinked fire alarm smoke alarms to ground & first floor (SD) . Heat detector to kitchen area (HD).

Lighting to be low energy light fittings with each lamp having a minimum luminous efficacy of 75 light source lumens per circuit-watt. Downlighters installed in ceiling to be fire rated or protected to 30 minutes minimum fire resistance.

Mechanical Ventilation

Shower room, provide mechanical extract fan to give 15 litres/sec extract rate with overrun.

Heating

Gas fired central heating system utilizing radiators and hot water storage if existing. Gas registered approved. To be confirmed/checked with heating contractor.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new.

Any redundant drains to be removed or sealed in concrete to Building Inspectors recommendations.

Comprising 100 mm dia supersleve drain pipes with flexible connectors,inspection chambers etc. Laid to 1 in 40 fall (Min).

All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete. Provide concrete lintel where pipe passes through wall if required.

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NOTES / KEY:



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project
Loft conversion with
dormers.

status
Planning & Building regulations

drawing
Specification.

L.A. Bury MBCdate July 25

drawn by DD.scale NTS@A3

dwg no 25-06-01 06. rev .

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