

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. notices are notified to the Building Inspector when necessary. The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering.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 external timber to be preservative treated and primed prior to fixing. All fixings to be non-corrosive.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 is to confirm load bearing structure prior to works commencing. Agree intrusive inspection/survey with client if required.

Foundation.

(Subject to site investigation) 200 min. thickness C20 mix to BS 5328 concrete strip foundation. One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750m min. cover to foundations. Foundations taken below invert of any adjacent drain. Depth of foundations to be to the satisfaction of the Building Inspector.Ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works. Foundations tied in to existing.

Ground Floor

65mm sand/cement screed on 500 gauge dpm membrane on 90mm kingspan Kooltherm K103 floorboard on visqueen 1200 super dpm on beam/block floor structure.150mm min sub-floor space ventilated with cavity installed cranked vents built into external wall at 2m ctrs. Floor beams sat on hyload dpc. Dwarf walls on foundation if required. All to suppliers spec/details and calculations and allowing for flags to terrace area. All installed strictly to manufacturers instructions.All to achieve 0.16 U value.

Junction between existing ground floor and new to be checked on site. Terrace does not require screed or insulation. Confirm levels on site. External Walls. Build up from foundations to dpc level with 2 No skins, 100mm class B engineering or trench blockwork. With 90 mm cavity up to dpc. Lean mix cavity fill up to 225mm below dpc, Weep hole every 4 bricks. Horizontal dpc to BS743 to all walls positioned 150mm min. above finished ground level.Cavity wall construction; facing brick ,90 mm cavity with 90 mm thick full fill Celotex Thermaclass cavity wall 21 insulation board, .100mm 7 N/mm2 block (lambda=0.18) inner leaf and all load bearing walls. 12.5mm plasterboard and skim on dabs. To give minimum 0.18 w/m2k U value. Stainless steel cavity ties as recommended for insulation batt every 900 mm horizontally and every 450mm vertically to give 5 No ties/M2 min. Additional ties at 225 mm ctrs vertically adjacent to openings.Cavity closer to be Dacatie supafix or Thermabate 150mm wide insulated vertical dpc,s to BS743 at cavity closings.Lintels- IG L 1/S 100 (insulated),to have min end bearings as specified by manufacturer or 150mm min. Weep hole every 4th brick above lintel/flushing.To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs.Top of parapet wall to have Artstone coping or similar to match stone on main house. Coping on 2 course eng brick or membrane dpc with cavity tray under.Coping fixed with mechanical fixings, hidden dowel/ straps.

Roof Structure

Span-2780mm. 47x170mm flat roof joists @ 450mm ctrs. All C16 timber .All as Trada span tables.

Roof Construction.

Warm flat roof-Single ply non-bituminous membrane installed by approved subcontractor or/as manufacturers instructions.On 140mm thick Kingspan Thermarroof TR26 to give U value of 0.15 W/m2K. 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. Roof joists on joist hangers. SW noggins/ strutting between joists. . At gable provide 30 X 5 MS straps built into wall and fixed to 3 no joists noggins between and under straps. Insulated upstands at parapet etc in accordance with manufactures details. 12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under joists on sw battens.

Rainwater goods.

Hopper (lead lined) formed through parapet wall.68mm dia. rainwater pipe (to match existing) discharging into trapped gully.Grill over RWP outlet._Cutters to have grill over RWP outlets.

Roof lantern

Roof lantern to clients choice. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to clients choice.To have opening light. Supplier to check loads and confirm structure.

Flashings.

Lead or Nicholsons Masterform alternative to lead installed to manufacturers recommendations. At roof /wall abutments (stepped where required) provide code 4 lead flashings,treated with patination oil.150 mm min cover .150mm min laps. 25mm into existing brickwork joint with lead joint wedges and clips (bottom edge) at 500mm max ctrs and pointed with caulking compound. Max sheet lengths 1500mm,minimum laps of 150mm. Copper clout nails.Cavity trays built into existing wall and to new parapet wall with weep holes. All in accordance with the Lead Sheet Association.

Internal openings.

All lintels to be double boarded to give 30 minutes fire resistance.

Windows

Window to be double glazed with frame installed trickle ventilator to give 8000mm2 ventilaton .To give a U value of 1.4 w/m2k or better.Band B minimum Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. Windows and doors to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs.

Doors

Sliding/folding/swing door to client requirements.

Double glazed with toughened or laminated solar K glass. To give a U value of 1.4 w/m2k or better.Band B/ C minimum.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended.

Heating

Extend 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 rwp etc.

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 and flexible joints to pipe both sides of wall. ACO slot drain (doors threshold) and gullies to terrace area.

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NOTES / KEY:



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project

REAR SINGLE STOREY EXTENSION AND TERRACE

status

Planning & Building regulations

drawing

SPECIFICATION.

L.A.

Bury MBC

date

JULY 22

drawn by

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scale

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