

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 sent to the Building Inspector when necessary. The Client is 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. 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.

Foundation.

Existing brick work and foundation to the side elevation retained.(Subject to site investigation)New 200 min. thickness C20 mix to BS 5328 concrete strip foundation to inner leaf tied to existing foundation to structural engineers details.New 200 min. thickness C20 mix to BS 5328 concrete strip foundation elsewhere. 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.

Ground Floor .

Existing floor to existing extension retained.To new extension-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 (designed by supplier-provide details for building inspectors approval).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. All installed strictly to manufacturers instructions. All to achieve 0.16 U value. If relevant maintain ventilation to existing sub-floor space by inserting air bricks to existing wall. Junction between existing ground floor and new to be checked on site for level.

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; 102 mm facing brickwork,90 mm cavity with 90 mm thick full fill Celotex Thermaclass cavity wall 21 insulation board with self adhesive dpc tape at corners. 100mm 3.6 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 min horizontally and every 450mm min vertically to give 5 No ties/M2 min. Additional ties at 225 mm ctrs vertically adjacent to openings. Wall ties to retained brickwork, mechanically fixed. 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) where indicated. To have min end bearings as specified by manufacturer or 150mm min. Weep hole every 2nd brick above lintel/flushing.To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs.

Roof Structure

Rafters to structural engineers details. Trimmed opening for roof light if required. Trussed rafter roof.Designed (by supplier),Provide details for building Inspectors approval. manufactured and installed to Eurocode 5,BSEN1995-1-1:2004+A1:2008, BSIPD6693-1:2012 and BS8103-3:2009. With loose timber make up as required.Details to be submitted by truss manufacturer /contractor for Building control approval prior to delivery and installation.Bracing to TRA recommendations as required. Additional strapping as required.

Roof Construction.

Lower roof; Roof tiles to match existing suitable for pitch on 38 X 25mm SW treated battens on counter battens on Tyvek breathable sarking membrane. On 70mm Kingspan Kooltherm K7 pitched roof board on rafters.Rafters as noted on structural engineers details(to comply with Trada Span tables). A further 70mm Kingspan Koolthem K7 pitched roof board fixed between and toward top of rafters on battens between rafters. To give U value of 0.15 w/m2k Gable board either 15mm treated SW,plywood,UPVC or aluminium (to client's choice) on battens fixed to rafters. 12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under rafters on sw battens.

Roof tiles/slates to match existing on 38 X 25mm SW treated battens on Tyvek breathable sarking membrane. On trussed rafters. 2 or 3 layers mineral wool over ceiling joists to give U value of 0.15 w/m2k. 100 X 75 mm wallplate 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 rafters at ridge and eaves level with SW noggins between and under straps.10mm continuous ventilation gap (with insect screen) maintained at eaves. Eaves board either 19mm treated SW,plywood or UPVC (to client's choice) on battens fixed to rafters. 19mm treated SW,plywood or UPVC at gable, (barge boards fixed to gable ladder). Dry verge. Ridge tiles mechanically fixed to BS5534:2014 and ventilation to BS5250:2021.

Rainwater goods.

110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes (to match existing) discharging into trapped gully. Gutters to have grill over RWP outlets.

Velux roof lights OR similar

Opening Velux rooflight, to clients choice.Glazing structure- "-66". To give a U value of 1.00. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to client choice.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255. New SVP connected to drain run/manhole via rest bend. WC -100mm dia waste connected to SVP. Shower and sink 76mm deep seal trap ,40mm dia pipe. Basin 76mm deep seal trap ,32 mm dia pipe. SVP to have R.E. 900mm above floor level. No connection to SVP within 200mm below Wc connection. Sink waste pipe 40 mm dia with 76mm deep seal trap to discharge to drain /B.I.G. gully.

Upper Floor

19mm thick SW T & G floorboarding on timber floor joists to structural engineers details @450mm ctrs. C16 timber on 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 3 no. joists. SW noggins under straps. Provide strutting between joists.

Double joists under upper floor partitions and wc/shower if relevant.Provide 100mm acoustic insulation between joists, isolate / protect electric cabling etc.

Internal openings.

Beams/piers/ lintels to structural engineers details. On concrete padstones. Beams,columns and lintels to be double plaster boarded with staggered joints to give 30 minutes fire resistance.

Internal Partitions/walls

75 X 50 sw studs at 600 ctrs. faced with 12.5mm Gyproc moisture resistant wallboard and skim. Provide noggins between floor./ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide sound insulation quilt, minimum 25mm, between studs.

Windows

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 upper floor bedroom to have escape opening lights of 450mm wide and 750mm high. 0.33m2. Bottom of opening window a maximum of 1100mm above the floor.

Windows to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs..

Doors

Sliding/folding/swing to client requirements.

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

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 hall/landing,dining, all bedrooms . Heat detector to kitchen area.

Lighting to be low energy light fittings with each lamp having a minimum luminous efficacy of 75 light source lumens per circuit-watt.

Mechanical Ventilation

Kitchen & Utility-Provide mechanical extract fan to give 60 litres/second extraction. En-suite provide mechanical extract fan to give 15 litres/sec extract rate .

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.

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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This drawing is for Local Authority submission only. The client is to seek approval from the land freeholder and all parties who may have an interest in the land. All materials shall be suitable for their purpose and installed in strict accordance with the manufacturers instructions. All workmanship and materials to comply with Building regulations, British standards, Codes of practice and NHBC requirements where relevant. The contractor and client are to comply with the CDM regulations 2015. All dimensions are to be checked on site by the contractor prior to proceeding with any work.

NOTES / KEY:



Architectural Designer

t: 07887876428

d: driver@techdLtd.co.uk

www.techdLtd.co.uk

27 Oakham Close,Bury BL81XJ

client			
Mr L. Berry, 26 Carrwood Hey, Ramsbottom, Bury, BL0 9QT.			
project			
1 & 2 STOREY REAR EXTENSION.			
status			
Planning & Building regulations			
drawing			
PROPOSED SPECIFICATION			
L.A.	Bury	date	Oct 24
drawn by	DD.	scale	NTS@A3
dwg no	24-09.02	09.	rev .

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