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. "cards" and/or notices are dispatched 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, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.

External Walls.
Build up from existing wall. At junction provide horizontal cavity tray/weephole every 4th brick. In cavity if possible with full fill insulation.100mm 7.3N/mm2 block (lambda=0.18) inner leaf. 12.5mm plasterboard and skim on dabs to inside wall room faces. Stainless steel cavity ties as recommended for insulation batt every 900 mm horizontally and every 450mm vertically to give 5 No ties/M2 min.

Dormer walls.
Refer to details. Dormer walls structure to Structural engineers details. Insulation between stud wall dormer cheeks as details. To be Kingpsan K112. 120mm thick insulation between studs and 37.5mm insulation backed plasterboard. To give U value of 0.15 w/m2k at worst. Kingspan Nilvent breather membrane where indicated.

Floor Construction.
Refer to structural engineers details. Provide 100mm mineral wool between and fixed to joists with 22mm t&g floor boards or 15mm flooring chipboard.

Roof Construction-pitched.
Re-use roof tiles and make up with new on 38 X 25mm SW treated battens on counter battens on Tyvek breathable sarking membrane. On rafters as existing (100mmx50) and noted on structural engineers details(to comply with Trada Span tables). 70mm Kingspan Koolthem K7 pitched roof board fixed between rafters. Battens between rafters to maintain air gap. 72.5 mm thick Kingspan Kooltherm K118 under rafters. Plaster skim finish. Same spec for vertical stud wall forming room.
All to give U value of 0.15 w/m2k
10mm continuous ventilation gap (with insect screen) maintained at eaves. Gable board either 15mm treated SW,plywood,UPVC or aluminium (to client's choice) on battens fixed to rafters. Dry ridge or to suit existing.All insulations to be continuous.

Flat roof construction -Dormer.
Refer to detail.Single ply non-bituminous membrane installed by approved subcontractor or/as manufacturers instructions.On 100mm thick Kingspan Thermaroof 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. 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 SW, 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.

Velux roof lights
Rooflights, 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.

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.

Flashings.
Lead or Nicholsons Masterform alternative to lead installed to manufacturers recomendations. At roof /wall abutments (stepped where required) provide code 4 lead flashings,treated with patination oil.150 mm min cover .150mm min laps. Lead joint wedges and clips (bottom edge) at 500mm max ctrs with sheet lengths 1500mm,minimum laps of 150mm. Copper clout nails.Cavity trays installed in existing brick outer leaf. All in accordance with the Lead Sheet Association.

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 1.6w/m2K OR a WER band C.
Window to bedroom dormer to have escape opening lights of 450mm wide and 750mm high.
Windows to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs. Re-use windows if compliant, where indicated.
Door to loft and first floor bedrooms to be FD30s fire resistant door/frame sets with intumescent strips and fire rated hinges (3no grade 7/door).

Stairs
Stairs to clients requirements-floor to floor=2590mm.,215mm rise (12), 239mm going (11) , pitch 41.9 deg. All to be checked on site prior to manufacture.2000 mm clear headroom , 900mm high handrail/ balustrade to stairs,99 mm max gap between balusters.

Internal Partition
75 X 50 sw studs at 600 ctrs. faced with 2 layers 12.5mm Gyproc acoustic wallboard and skim. Moisture resistant board to en-suite.Provide noggins between floor/ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide insulation quilt, minimum 25mm, between studs.

Plumbing.
Soil pipes and accessories to BS4514 and BS5255 connected to new 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.
Sink waste pipe 32 mm dia with 76mm deep seal trap.

Electrical Installation
All installation to comply with the current IEE regulations. Part P qualified contractor.
Broadband network extended.
Mains wired interlinked fire alarm giving smoke alarms to ground & first floor hallways.
Smoke alarm to the bedrooms. Heat alarm in the kitchen.

Mechanical Ventilation
En-suite-Provide mechanical extract fan to give 15 litres/sec extract rate.

Heating
Extend heating system utilizing radiators. Relocate boiler as agreed with client.

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This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation.
Any discrepencies, errors or omissions are to be reported to the originator before proceeding with work.
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 is to comply with the CDM regulations.
All dimensions are to be checked on site by the contractor prior to proceeding with any work.

NOTES / KEY:

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Architectural Designer
27 Oakham Close,Bury BL81XJ
t: 07887876428
ddriver@techdltd.co.uk
www.techdltd.co.uk

client
Ms L.Booth, 2 Kershaw Ave, Prestwich, Bury,M25 9YT.

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status Planning & Building regulations

drawing
SPECIFICATION.

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