



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.

70mm sand / cement screed on 125mm concrete slab on separation layer on 90mm Kingspan Thermaflor K103 floorboard on Visqueen 1200 super dpm on sand blinded hardcore.25mm rigid board insulation to perimeter of slab and screed. Dpm's lapped/ sealed with existing. Floor level to match main house.Assumed a ground bearing slab as above pending site investigation. If the ground is unsuitable then an alternative floor solution to be adopted. All to achieve 0.16 U value. 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: facing brick ,90 mm cavity with 90 mm thick full fill Celotex Thermaclass cavity wall 2i 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- 1C L 1/5 100 (insulated).To have min end bearings as specified by manufacturer or 150mm min. Weep hole every 4th brick above lintel/ flashing.To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs

Roof Structure

To structural engineers details. All C16 timber .All as Trada span tables.

Roof Construction.

New roof tiles/slates to suit roof pitch (i.e.Redland-Melodie,Mendip or Wessex OR slate-Siga65slate,Liteslate) 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. 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. 12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under rafters on sw battens.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 nogjins between and under straps.10mm continuous ventilation gap (with insect screen) maintained at eaves. Eaves board either 19mm treated SW,plywood or UPVC (to clients choice) on battens fixed to rafters.

19mm treated SW,plywood or UPVC at gable. (barge boards fixed to gable ladder). Dry verge/ridge.

Rainwater goods.

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

Roof lights

New rooflights to clients choice. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to client choice.To have opening light.

Flashings.

Lead or Nicholson's 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.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255.SVP connected to drain run/manhole via rest bend. WC -100mm dia waste connected to SVP. Shower 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 32 mm dia with 76mm deep seal trap.To discharge to drain.

Internal openings.

Steel beams to structural engineers details. All beams/lintels to be double boarded to give 30 minutes fire resistance.

Internal Partitions

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

Windows

Window to be double glazed with frame installed trickle ventilator to give 8000mm2 ventilation .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 24:2016 or similar standard. In accordance with ADQ-bld reg's.

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

Provide mains wired smoke detector to hall and mains wired heat detector in kitchen. All interlinked with battery back up.

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

Mechanical Ventilation

Utility & kitchen-Provide mechanical extract fan to give 60 litres/second extraction. Or to kitchen cooker hood with 30 l/s extraction

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. New boiler position to clients choice.

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 superslave 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.

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NOTES / KEY:



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Project

REAR & SIDE SINGLE STOREY
EXTENSION.

status

Planning & Building regulations

drawing

SPECIFICATION

L.A.

Bury MBC

date

OCT 22

drawn by

DD.

scale

NTS@A3

dwg no

22-09-02

05. rev.

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