

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.

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.

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.

Ensure no encroachment onto neighbours demise without written agreement.

Foundation.

(Subject to site investigation) 200 min. thickness C20 mix to BS 5328 concrete strip or trench fill foundation to suit ground conditions/trench depth and H&S working practices . 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. All to achieve 0.16 U value.

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 AS BELOW.

65mm sand/cement screed on 500 gauge dpm membrane on 90mm kingspan Kooltherm K103 floorboard on visqueen 2000 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. All installed strictly to manufacturers instructions.All to achieve 0.16 U value. DPM to act as gas membrane to overlap and sealed to dpc and be continuous with cavity tray/ external leaf dpc. 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; 100 mm natural sandstone as planning requirements to match existing,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 min horizontally and every 450mm min 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/flashing.To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs. Works to existing walls, ensure use of lime mortar.

Roof Structure

Refer to structural engineers details. Trimmed at "inverted dormer detail".

Roof Construction.

Roof slates as planning requirements suitable for pitch (or use "Easy Slate" System from Permavent). 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.

Inverted dormer comprising marine quality ply boarding to cheeks and flat roof over trimmed roof to structural engineers details. Lead lined (code 4 or 5) cheeks and over flat. Side edge turned ont Flat to have expansion roll if required. lead lapped over rafters/board and copper nailed at 50mm ctrs. Lead tacks at base of sheets. 150mm min Apron carried down roof pitch from flat, Sill apron under cill.

Velux roof lights

Opening Velux conservation grade 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 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.

Svp drop position adjusted.

New Internal openings.

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

IG 100 lintel to new opening. All lintels to be double boarded to give 30 minutes fire resistance.

Doors

New doors. Style/type to client choice 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 be toughened or laminated glass to BS6206. To comply with PAS 24:2016 or similar standard. In accordance with ADQ-bld regs.

Glazing calculation: Existing glazing area (windows & door)= 3.8 m2. Proposed extension floor area= 12 m2. Total allowable glazing=(0 .25 x12)+ 3.8m2 = 6.8m2. New door approx glazed area= 4.8m2 + rooflights of 1.5m2= Total new glazing of 6.3m2.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended. Provide mains wired smoke detector in living room. Heat detector in kitchen All interlinked with battery back up.

Mechanical Ventilation

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.

Drainage.

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

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,rodding eye 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

SINGLE STOREY REAR EXTENSION.

status

Planning,listed building consent & Building regulations

drawing

PROPOSED SPECIFICATION

L.A.

Bury

date

May 24

drawn by

DD.

scale

NTS@A3

dwg no

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