

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 750mm 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 75mm Kingspan Theraflor TFR70 floorboard on Visqueen 1200 super dpm on sand blinded hardcore.25mm rigid board insulation to perimeter of slab and screed. All to achieve 0.22 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 a suspended timber or beam/block floor solution to be adopted.

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 40 mm thick partial fill Celotex CW4000 insulation board. 50 mm clear cavity .100mm 7.3N/mm2 block (lambda=0.18) inner leaf and all load bearing walls. 12.5mm plasterboard and skim on dabs. To give minimum 0.28 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 - IC L 1/5 100. 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

Rafters (span 2900mm)47x150mm @450 mm ctrs -C16 timber .All as Trada span tables. Upper monopitch ridge 75x225mm timber anchor bolted to the existing brickwork .

Roof Construction.

New roof tiles/slates to suit roof pitch (approx 16deg) (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 60mm Kingspan Kooltherm K7 pitched roof board on rafters. A further 60mm Kingspan Koolthem K7 pitched roof board fixed between and toward top of rafters on battens between rafters. To give U value of 0.16 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 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 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.

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 wall. All in accordance with the Lead Sheet Association.

Roof lights

New rooflights to clients choice. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to client choice.To have opening light of 1/20th room area.

Plumbing.

AS EXISTING BUT IF REQUIRED-Soil pipes and accessories to BS4514 and BS5255. Sink waste pipe 32 mm dia with 76mm deep seal trap.To discharge to drain.

Internal openings.

Existing wall removed between rooms if loadbearing provide lintel if required to be IC HD box lintel. All lintels to be double boarded to give 30 minutes fire resistance.

Windows

Window to be double glazed, to have a frame installed trickle ventilator to give 8000mm2 ventilation .To give a U value of 1.6 w/m2k or better.

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

Re-use existing or new to clients choice.

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. If required provide log burner with flue on non-combustible hearth all to building regulations and specialist installation.

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.

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NOTES / KEY:

A	Roof tiles spec note and	DD	Z50322	



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Project
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status Building Regs
drawing
SPECIFICATION

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drawn by	DD.	scale	NTS@A3
dwg no	22-03	04.	rev A