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.The contractor to check and confirm load bearing structure (intrusive survey) prior to main works commencing.

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, 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 with client if required.

Roof Structure

Refer to structural engineers details.

Roof Construction.

New roof tiles on 38 X 25mm SW treated battens on counter battens on Kingspan Nilvent or Tyvek breathable sarking membrane. 12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under ceiling joists .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). Mineral wool insulation above ceiling joists. To give U value of 0.16 w/m2k.

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 or a combination of insulation between studs and insulation backed plasterboard. To give U value of 0.28 w/m2k at worst. Kingspan Nilvent breather membrane where indicated.

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.

Valley gutter/ Flashings.

Code 4 or 5 lead on gutter boarding,tilting fillets,lead saddle,welts etc.Max sheet lengths1500mm,minimum laps of 150mm. Copper clout nails. All in accordance with the Lead Sheet Association.To discharge into rainwater hopper /rwp.

Beam supports to structural engineers detail.

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. 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.

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

Internal Partitions

75 X 50 sw or metal studs at 600 ctrs. faced with 2 layers 12.5mm Gyproc acoustic wallboard and skim. Moisture resistant board to bathroom and 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 SVPs. WC -100mm dia waste connected to SVP. AAV if preferred to svp's.

Shower and bath 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.

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.

Mechanical Ventilation

Bathroom & En-suite-Provide mechanical extract fan to give 15 litres/sec extract rate.

Heating

Extend heating system utilizing radiators. Radiator positions to clients choice.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new rwps, sps, svps 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 chamber 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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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:



APPROXIMATE POSITION OF ESTABLISHED BUILDING LINE ALONG CLIFF AVENUE 1:500

A.	Building line add -cliff ave	DD	150322

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project
DORMER EXTENSION TO EXISTING LOFT

status Building Regs

drawing
SPECIFICATION

TECH:D LTD

L.A.	Bury MBC	date	FEB 22
drawn by	DD.	scale	NTS@A3
dwg no	22-01	11.	rev A