

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 be preservative treated 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 detail.

Floor Construction.

Refer to structural engineers details.

Roof Construction.

Roof tiles suitable for pitch 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.Rafters as noted on structural engineers details(to comply with Trada Span tables). A further 60mm Kingspan Kooltherm K7 pitched roof board fixed between and toward top of rafters on battens between rafters. To give U value of 0.16 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. 12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under rafters on sw battens.

Flat roof construction.

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 0.20. 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 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. 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 ventilation . Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206.

Windows to bedroom dormer windows to have escape opening lights of 450mm wide and 750mm high.

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

Door to loft to be FD30s fire resistant door/frame/intumescent strip/ironmongery. Ensure doors to first floor bedrooms are solid and have a minimum of rising butt hinges.

Stairs

Stairs to clients requirements-floor to floor=2650mm.,204mm rise (13), 227mm going (12) , 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 existing 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.

This drawing is ©TECH:D Ltd and is not to be copied, reproduced or re-distributed either in whole or in part without the prior permission of the originator. The originator shall have no responsibility for any liability, loss, cost, damage or expense arising from or relating to any use of this document other than for its intended purpose on this project.

This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation.

Any discrepancies, errors or omissions are to be reported to the originator before proceeding with work.

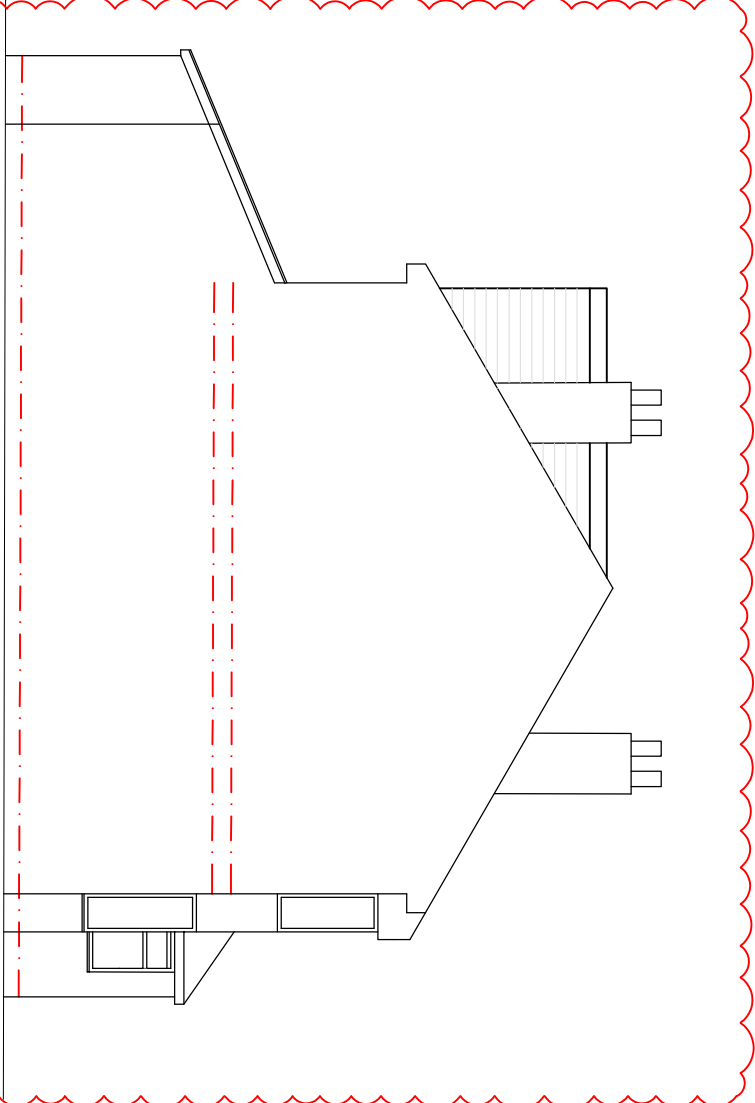
This drawing is for Local Authority submission only.

The client is to seek approval from the land fresholder 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.



SIDE ELEVATION 1:100

A	SIDE ELEVATION ADD	DD	30/2/21		



Architectural
Designer

27 Oakham Chase, Bury
BL8 1XJ
T: 07889 787628
www.techd.co.uk

client
MR & MRS M.KUMAWU, 2 ELTON
VALE RD, BURY, BL825A.

Project
LOFT CONVERSION WITH
DORMER.

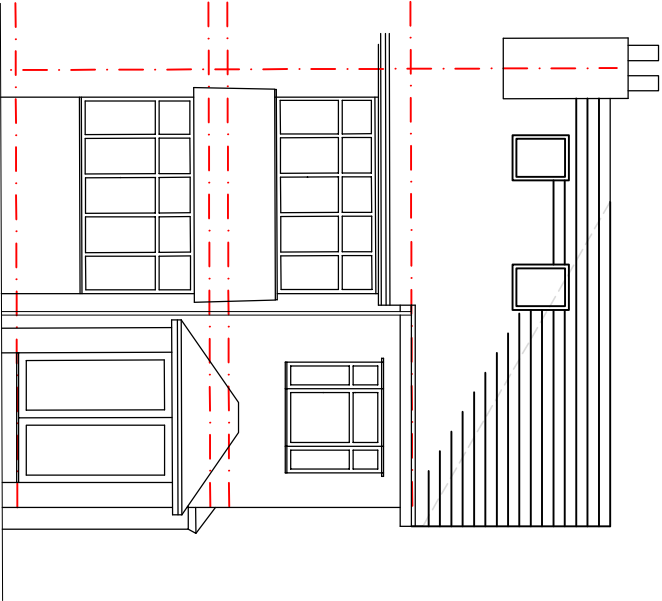
status: Planning & Building Regs

drawing
SPECIFICATION
+PROPOSED ELEVATIONS

L.A. Bury MBC date NOV 21

drawn by DD. scale 1:100@A3

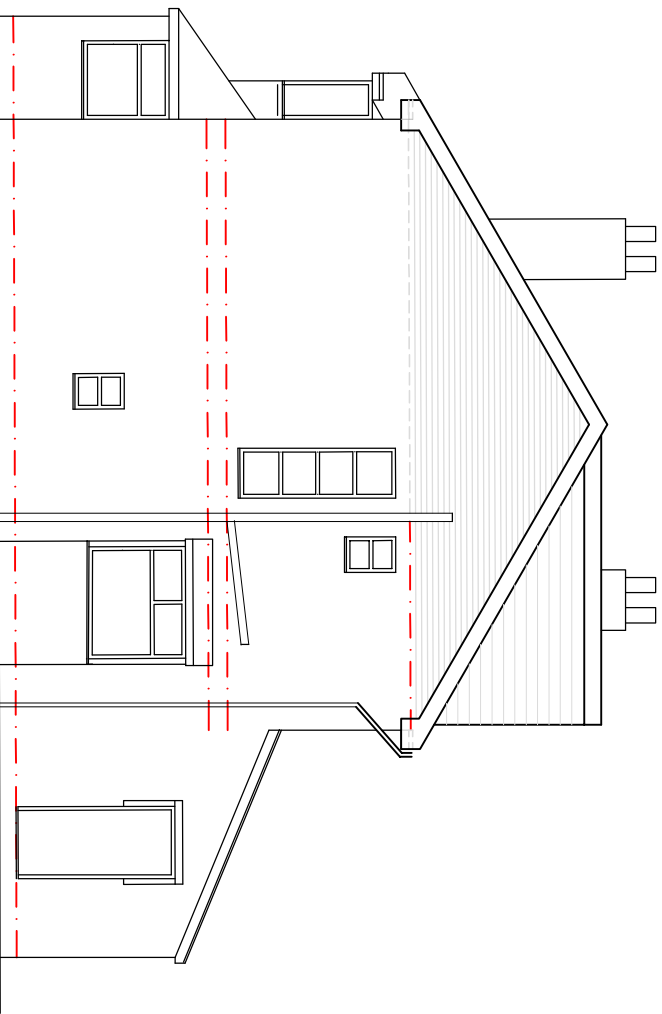
dwg no 21-10 05. rev A



FRONT ELEVATION 1:100



1:100



SIDE ELEVATION 1:100