

General Notes. 1. This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation. 2. The contractor is to inspect and be familiar with the existing structures prior to commencing works and ensure that all parts and associated parts of the works remain safe during and on completion of the works. 3. All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials. Any discrepancies, errors or omissions are to be reported to the client before proceeding with work. 4. All materials shall be installed in accordance with the manufacturer’s instructions and recommendations and suitable for their intended use. 5. All workmanship and materials to best practice and to comply with Building regulations, British standards, and Codes of practice and NHBC requirements where relevant. 6. The contractor will carry out all works to the satisfaction of the L A Building Control Officer. The contractor will release the required notices in a timely manner to the L A Building Control Officer to allow and then facilitate inspection. 7. The property house is to be kept safe, secure and weathertight during works and out of hours. 8. All external timber is to be preservative treated and primed prior to fixing and any fixings are to be non-corrosive. 9. The client will advise requirements for decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. 10. The contractor is to provide samples of proposed brick, roof tile and other materials etc., for the client, Planning and Building Control Officer’s approval, if requested, prior to ordering. 11. The contractor is to make good any disturbed surfaces etc. whether included in the works or not. 12. The contractor is to comply with the CDM regulations. Foundation. 1. Grade C28/35 BS 5328 concrete strip foundation 200mm deep at min with one-layer A393 mesh at 40mm cover in the btm face. The foundation formation depth (800mm min) to be confirmed by site investigation and agreed with the Engineer/Client. 2. Strip Foundations to project 150mm min each side of supported wall. Foundations to be founded below the invert of any adjacent drain. 3. Depth of foundations to be to the satisfaction of the Building Control Officer. Contractor to ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works. Ground Floor. 1. Timber Floor Construction to achieve 0.18 U value Comprising: – – 19mm T&G floorboards on timber floor joists @400mm ctrs C16 timber to Engineers specification (and to Trada tables). – with 120mm thick Kingspan Kooltherm K103 floor board between rafters on treated timber support battens. 250mm vertical perimeter insulation between end joist and masonry. – 150mm minimum sub floor space, ventilated with cavity installed cranked vents built into external wall at 2m ctrs (see walls). – Joists sat on and wrapped with hyload dpc at ends. – with 150mm min sub-floor space ventilated with cavity installed cranked vents built into external wall at 2m ctrs OR 2. Alternative Beam/Block Floor construction: All to supplier’s spec/details and calculations and to achieve 0.18 U value. – 75mm sand/cement screed on isolating membrane – on 75mm Kingspan Kooltherm K103 floor board on visqueen 1200 super dpm – on beam/block floor structure, with floor beams sat on hyload dpc with dwarf walls as required. 3. Ventilation – 150mm min sub-floor space ventilated with cavity installed cranked vents built into external wall at 2m ctrs – Perimeter insulation to be continuous 25mm Thk – Moisture resistant insulation to be fitted below DPM course and extended to top of foundation	External Walls. 1. Foundation to dpc. – 2 No leaves, 100mm class B engineering with 100 mm cavity or trench blockwork. – 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. 2. Above dpc – Cavity wall construction to give minimum U value of 0.18 w/m2k – Constructed of: – Facing brick OR if rendered 100mm blockwork (lambda λ = 0.15) with K rend or similar including all stop beads, drip beads etc – Cavity 100mm full-filled with Celotex CW4000 insulation board, 100mm thick (lambda λ = 0.022, R Value 4.5) – 100mm inner leaf and for all load bearing walls 7.3N/mm2 block (lambda λ = 0.18) 12.5mm plasterboard and skim on dabs. – 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. – 150mm wide Thermabate insulated vertical dpc to BS743 at cavity closings. Lintels and Beams 1. Structural steel members or IG Lintels see Structural Drawing for details. – Minimum end bearing in accordance with to manufacturer’s recommendation or 150mm. – Weep holes every 4th brick above lintel/flushing. – All existing internal walls, to receive 12.5 mm plasterboard and skim on dabs as required. – Fire stopping between garage and main house achieved by building masonry up to underside of roof and mineral wool fire stopped or stud wall certified system wall to achieve 0.18 U Value Roof Structure 1. Refer to: Structural Drawing for sizes and arrangement details.	Roof Covering 1. New roof tiles to full roof on 38 X 25mm SW treated battens on Tyvek breathable sarking membrane. 100 X 75 mm wall plate strapped to wall at 2000 ctrs. max using 30 X 5 MS straps. 2. 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. 3. 10mm continuous ventilation gap (with insect screen) maintained at eaves. 4. Eaves board – 19mm UPVC on battens fixed to rafters. 5. Gable board – 19mm UPVC at gable, (barge boards fixed to gable ladder). 6. Dry – verge and ridge. 7. New pitched roof/sloping ceiling–rear extension– To give U value of 0.15 w/m²k. 8. Roof tiles on 38 X 25mm SW treated battens on counter battens on Tyvek (or Nivent) breathable sarking membrane. 9. With 100mm Kingspan Koolthem K107 pitched roof board fixed between rafters. thermal conductivity 0.019w/m²k 10. With 62.5mm Kingspan Kooltherm 107 insulated plasterboard (with vapour barrier) fixed under rafters on sw battens. Rainwater goods. 1. 110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes discharging into trapped gully. Gutters to have grill over RWP outlets. Plumbing. 1. Soil pipes and accessories to BS 4514 and BS 5255. New SVP connected to drain run/manhole via rest bend. 2. WCs –100mm dia waste connected to SVP or direct connection to drain run. Shower 76mm deep seal trap ,40mm dia pipe. Basins 76mm deep seal trap ,32 mm dia pipe. SVP to have R.E. 900mm above floor level. 3. 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 walls / openings. 1. 100mm blockwork, built off foundation. DPC at slab level. DPM dressed around step in slab between house floor. 2. Naylor concrete lintels to new openings in existing walls. 3. All lintel to be double boarded to give 30 minutes fire resistance. 4. All new walls to be skimmed on 12.5mm plasterboards on dabs 5. Existing property walls to be skimmed with new ceilings as required 6. Walls fitted with MDF skirtings 6” high & matching door architraves to client requirements	Internal Partitions 1. 100 x 50 sw studs at 600 ctrs. faced with 12.5mm Gyproc wallboard and skim. Provide noggins between floor/ceiling joists for head support. 2. Provide fixing battens for sockets, radiators, fixtures, etc. Provide insulation quilt, minimum 75mm, between studs. Windows 1. Windows and doors to comply with PAS 24:2012 or similar standard. In accordance with Building Regulations – Approved Document Q (ADQ). 2. Windows to be double glazed, to have opening light of 1/20th room area and a frame installed trickle ventilator to give 10000mm2 ventilation, (4000mm2 for bathrooms) 3. Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206 with U value of 1.4w/m²k max. All to comply with Building Regs Part L Roof lights 1. New rooflights to clients choice. Including flashings etc. Exact specification – electric / manual / finish / accessories, all to client choice. To provide a U value of 2.2k/m2k max. All to be double glazed (toughened or laminated solar K glass) Anthracite grey, aluminum framed Doors 1. All to client requirements. 2. External Doors double glazed with toughened or laminated solar K glass. To give a U value of 1.4 w/m²k or better to comply with Building Regulations Part L 3. Composite doors to be Anthracite grey external & white internal 4. Internal doors to be solid core with veneered finish – Incl. all ironmongery as required Electrical Installation 1. All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended. 2. Provide hard wired smoke detector to hall. Mechanical Ventilation 1. Kitchen–provide 60 litres/s extract fan OR if cooker hood over hob 30 litres/s extract fan. 2. Utility–Provide mechanical extract fan to give 30 litres/s. 3. En-suite/ WC–provide mechanical extract fan to give 15 litres/s.	Heating 1. Extend gas fired central heating system utilizing radiators and hot water storage if existing. Gas registered approved. To be confirmed/checked with heating contractor. 2. Meters possibly relocated. Incoming water relocated to garage. Drainage. 1. Expose, check and agree with Building Control Officer, existing drainage system for connecting new rwps, sps, svps etc. 2. Any redundant drains to be removed or sealed in concrete to Building Control Officer recommendations. 3. All drainage to comprise 100 mm dia Supersleeve drain pipes with flexible connectors, inspection chambers etc. Laid to 1 in 40 fall (min). 4. All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete. 5. Provide concrete lintel where pipe passes through wall if required and flexible joints to pipe both sides of wall. 6. Provide fire stopping where penetrations pass through fire rated walls <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>A</td><td>ISSUED FOR PLANNING</td><td>FT</td><td>DEC 23</td></tr></table> client Mr F Testa 2 Albany Drive Bury, BL9 8RD project SINGLE STOREY REAR EXTENSION Status Planning & Building Regs drawing GENERAL NOTES <table><tr><td>drawn by</td><td>FT</td><td>date</td><td>DEC 23</td></tr></table> scale 1:100@A3 <table><tr><td>dwg no</td><td>FT 1008</td><td>rev</td><td>A</td></tr></table>																	A	ISSUED FOR PLANNING	FT	DEC 23	drawn by	FT	date	DEC 23	dwg no	FT 1008	rev	A
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