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. notices are dispatched to the Building Inspector when necessary.

The contractor is to provide samples of 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.

External wall- side wall

Uncover and inspect existing ground floor wall for building above as below.

Provide KIngspan Kooltherm K118 insulated plasterboard and K112 between timbers wall lining system with vapour layer to appropriate thickness to achieve a U value 0.18. Refer U value calculation.

External Walls.

Build up from existing wall 2 No skins, Cavity wall construction; 100mm blockwork with render ,10mm (low emissivity) cavity, 90 mm cavity with 90 mm thick Celotex Thermaclass cavity wall 21 insulation board, 100mm high strength block (H+H Celcon) (lambda=0.18) inner leaf and all load bearing walls. (Or Alternative external wall build up by contractor to be approved by building control inspector). 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.Lintel- IG L 1/S 100 (insulated).To have min end bearings as specified by manufacturer or 150mm min. Weep hole every 2nd brick above lintel/flashing.To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs.

Roof Structure

Flat roof joists. Span is 2000mm. 47x120mm @ 450 ctrs timber joists. All C16 timber .All as Trada span tables.

Roof Construction.

Flat roof to be Polyroof liquid roofing 185 GRP system. Comprising 185 GRP top coat on 185 GRP base resin and polyMat 450 reinforcement on Polyroof approved OSB3 (TG4) deck on 150mm Polyroof Foil-therm insulation (tbc via reference to calculations) on 1000 gauge visqueen AVCL on 12mm OSB3 deck on firrings on timber joists (450mm ctrs). All by approved installer. Installer to confirm detailing, trims etc, to all junctions.

To give U value of 0.15 W/m2K. Firrings to give 1in60 fall with a minimum depth of 50mm where cross firrings. Roof joists on joist hangers and built in. SW noggins/ strutting between joists.

At gable provide 30 X 5 MS straps built into wall and fixed to 3 no joists noggins between and under straps. Flat roof to BS6229:2018.

12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under joists on sw battens.

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.

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.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255. Soil pipes and accessories to BS4514 and BS5255.Stub stack/soil pipe /direct connected to drain run/inspection chamber via rest bend.

WC -100mm dia waste connected to SVP. Bath/shower 76mm deep seal trap ,38 mm dia pipe. Basin 76mm deep seal trap ,32 mm dia pipe. SP to have R.E. 900mm above floor level if applicable. No connection to SVP within 200mm below Wc connection.

Internal door opening.

Provide IG HD box or IG L 1/S 100 lintel or Naylor concrete lintels as required. All beams and lintels to be double boarded to give 30 minutes fire resistance.

Upper Floor

19mm thick SW T & G floorboarding on 47x145 timber floor joists @450mm ctrs. C16 timber on joist hangers/built in. Provide SW battens between joists for supporting 12.5mm Gyproc wallboard and skim. Joists strapped by 30 x 5mm galv MS straps at 2000mm ctrs. built into wall and fixed to 3 no. joists. SW noggins under straps. Provide strutting between joists.

Double joists under wc/bath.Provide 125mm insulation between joists, isolate / protect electric cabling etc.

Ceiling to be under drawn with insulated backed plasterboard.

Windows

Window to be double glazed, to have opening light of 1/20th room area and a frame installed trickle ventilator to give 8000mm2 ventilation . Alternatively air brick to give same ventilation rate. Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. To achieve a whole unit U value of 1.6w/m2K OR a WER band B.

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

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor.

Mechanical Ventilation

Bathroom -provide 15litres / sec extractor.

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 stub stack

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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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 and client are to comply with the CDM regulations 2015.
All dimensions are to be checked on site by the contractor prior to proceeding with any work.

NOTES / KEY:

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client
Mr & Mrs D. Grundy. Meadow Nook, Turton Rd, Bury, BL83QE.

project
Rear first floor extension to provide bathroom. Plus removal of tile hanging and add render.

status Planning & Building regulations

drawing
Proposed specification.

TECH:D LTD

L.A.	Bury	date	Sept 25
drawn by	DD.	scale	nts@A3
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