

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 Client is gain written & signed (including witnessed) approval from neighbouring properties in accordance with the Party Wall Act 1996 where the specific works affect the party wall or boundary wall.

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.

Ground Floor Slab- garage infill .

Check existing construction/flooring.Prepare/scabble existing slab top to suit levels.Lay screed or boarding on 90mm Kingspan Thermaflor K103 floorboard insulation on Visqueen 1200 super dpm on sand blind.25mm rigid board insulation to perimeter of slab and screed. Dpm's lapped/sealed with existing. Floor level to match main house.All to achieve 0.16 U value.

External wall- side wall

Uncover and inspect existing external front wall,wall lining and report. 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. Check side and if required wall and board with insulation backed plasterboard.

Roof Structure

Flat roof joists. Span is 5000mm (front to back). 63x220mm @ 450 ctrs timber joists. All C16 timber .All as Trada span tables.

Roof Construction.

Warm flat roof-Single ply non-bituminous membrane installed by approved subcontractor or/as manufacturers instructions.On 140mm thick Kingspan Thermarroof TR26 to give U value of 0.15 W/m2K. 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. Roof joists on joist hangers. 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. Insulated upstands at parapet etc in accordance with manufactures details. 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. 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 Partitions

Check existing partition. If required 75 X 50 sw studs at 600 ctrs. faced with 12.5mm Gyproc moisture resistant wallboard and skim. Provide noggins between ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide insulation quilt, minimum 25mm, between studs .

Internal walls / openings.

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.

Doors

Double glazed with toughened or laminated solar K glass. To give a U value of 1.4 w/m2k or better.

Windows

Existing window to be checked.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 C.

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. Broadband network extended.

Mechanical Ventilation

Wc -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. Option for underfloor heating to clients choice.

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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NOTES / KEY:



Architectural Designer

27 Oakham Close,Bury BL81XJ
t: 07887876428
ddriver@techdLtd.co.uk
www.techdLtd.co.uk

client

Ms P. Johnson, 201 Parr Lane, Unsworth, Bury, BL9 8JW.

project

Garage conversion, with front window/door. Render to front. Roof replaced.

status

Planning & Building regulations

drawing

Proposed specification.

L.A.

Bury

date

Apr 25

drawn by

DD.

scale

NTS@A3

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rev .

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