

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 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 Client's requirements.

Foundation.

(Subject to site investigation) 200 min. thickness C20 mix to BS 5328 concrete strip foundation. One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750m min. cover to foundations. Foundations taken below invert of any adjacent drain. Depth of foundations to be to the satisfaction of the Building Inspector. Ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works.

Ground Floor.

19mm T&G floorboards on timber floor joists 47x120mm@450mm ctrs C16 timber to Trada tables). 110mm thick Kingspan 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. All to achieve 0.22 U value.

OR 65mm sand/cement screed on 500 gauge dpm membrane on 70mm Kingspan Kooltherm K103 floorboard on visqueen 1200 super dpm on beam/block floor structure. 150mm min sub-floor space ventilated with cavity installed cranked vents built into external wall at 2m ctrs. Floor beams sat on hyload dpc. Dwarf walls if required. All to suppliers spec/details and calculations. All installed strictly to manufacturers instructions.

All to achieve 0.22 U value.

Contractor to provide price for both for client consideration.

If required by building control provide a gas membrane to be continuous under floor, wrapped/sealed to existing and extend to new outer brick leaf.

External Walls.

Build up from foundations to dpc level with 2 No skins, 100mm class B engineering or trench blockwork. With 90 mm cavity up to dpc. 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. Cavity wall construction, facing brick, 90 mm cavity with 40 mm thick partial fill Celotex CW4000 insulation board, 50 mm clear cavity, 100mm 7.3N/mm2 block (lambda=0.18) inner leaf and all load bearing walls. 12.5mm plasterboard and skim on dabs. To give minimum 0.28 w/m2k U value. 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. Cavity closer to be Dacatie supafix or Thermabate 150mm (Min). All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete. wide insulated vertical dpc.s to BS743 at cavity closings. Lintels- IG L 1/5 100. Refer also to structural engineers details. To have min end bearings. Provide concrete lintel where pipe passes through wall if required and flexible joints to pipe both sides of wall as specified by manufacturer or 150mm min. Weep hole every 4th brick above lintel/flushing. To existing walls, now internal, 12.5 mm plasterboard and skim on dabs.

Roof Structure

Refer to drawing and to structural engineers details. Contractor to note any lead in times for fabricated steel and programme/order accordingly.

Roof Construction.

New roof tiles; Marley Edgemere Roofing slates, Marley modern roof tiles or similar suitable for pitch of 20 deg 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 to structural engineers details. 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.

12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under rafters on sw battens. 100 X 75 mm wallplate 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 rafters at ridge and eaves level with SW noggins between and under straps. 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). Dry verge/ridge.

Rainwater goods.

110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes (to match existing) discharging into trapped gully. Cutters 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. 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 wall. All in accordance with the Lead Sheet Association.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255. New SVP connected to drain run/manhole via rest band.

WC -100mm dia waste connected to SVP or direct connection to drain run. Shower 76mm deep seal trap, 40mm dia pipe. Basin 76mm deep seal trap, 32 mm dia pipe. SVP to have R.E. 900mm above floor level. No connection to SVP within 200mm below WC connection. Sink waste pipe 38 mm dia with 76mm deep seal trap to discharge to drain.

Internal walls / openings.

All beams and lintels to be double boarded to give 30 minutes fire resistance.

Internal Partitions

75 X 50 sw studs at 600 ctrs, faced with 2 layers 12.5mm Gyproc moisture resistant wallboards suitable for shower room and skim. Provide 3 floor joists for base +noggin between floor/ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide insulation quilt, minimum 25mm, between studs.

Windows

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.

Roof lights

New rooflights to clients choice. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to client choice.

Doors

To client requirements.

External doors double glazed with toughened or laminated solar K glass. To give a U value of 1.8 w/m2k or better.

Electrical Installation

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

Provide mains wired smoke detector to hall. All interlinked with battery back up.

Mechanical Ventilation

Shower room and utility-provide mechanical extract fan to give 15 litres/sec extract rate, fifteen minutes overrun.

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 rwps, sps, syvs etc. Any redundant drains to be removed or sealed in concrete to Building Inspectors recommendations.

Comprising 100 mm dia superseve 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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NOTES / KEY:



Architectural
Designer
BL9 5NZ
www.techd.co.uk

27 Oakham Chase, Bury
BL9 7XJ
t. 0789 876428
www.techd.co.uk

client
MR & MRS TWEEDALE
4 CRAG AVE, BURY
BL9 5NZ.

project
SINGLE STOREY SIDE
EXTENSION-PORCH, SHOWER
ROOM & UTILITY
status Planning & Building Regs

drawing
NOTES.

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