

Notes relating to Extension to 155 Featherstall Road, Littleborough

Notes to be read in conjunction with drawings, details and stuctural drawings..

General

All dimensions must be checked on site and shall be the responsibility of the contractor. All discrepancies must be notified to the client immediately. All variations from the specification shall be agreed in writing prior to works being carried out.

All notification to Local Authority Building Control for the purposes of stage notices shall be the responsibility of the contractor.

Noted prepared for pricing, Structural Engineer to calculate the steelwork sizes and details prior to Building Regulations submission of building.

Structural Work

As noted on drawings. At this stage the steelwork sizes are for pricing and will be checked by a Structural Engineer before submitting for Building Regulations approval or for strat of building work. Foundations on existing and adjacent building to be exposed to check there suitability for use with new construction propoced this to be done prior to constuction begining and to be approved by the LA Building Inspector. New concrete bases to be 1:3:9 mix minimum 300 deep. Steelwork to be 254 x 254 x 101 kg UC used as columns and beams where seated on brickwork there should be a 150 thick padstone set on brickwork.

Builders work

Excavation for new construction

Footings for brickwork below patio doorsExcavate to a minimum depth of 900mm from local ground level or to suitable load bearing strata as agreed by Local Authority Building Control. Provide level bed and cast new strip foundation 600mm wide and 200mm deep in grade C30 concrete.

New floor

150 trowel finished concrete slab (C30 mix) on 100mm Kingspan type K103 insulation on 1200 guage visqueen on 150 min well compacted hardcore . Visqueen to be lapped onto DPC. Also lapped 300 onto existing DPC's where applicable. All to approval of LA Building Inspector on site. Floor finish to be minimum 150 above ground level and level with existing.

New Roof

New roof covering to be Natural slates as existing 50 x 35 treated SW battens and counterbattens on rafters at 450 centres in complaince with the BS and purlin225 x 50 mid span.. Single layer roofing felt.. Pitch to be 22.5°. Rafters to be 150 x 50 with 100 x 75 treated SW wallplates secured with 1000 galvanised steel anchors at max 1800 cantres. Edges to have lateral support provided by galvanised straps at 1200 centres fixed across 3 rafters, provide timber blocking between rafters and wall. Underside of rafters to be lined with 12 plasterboard with 3mm skim coating. Insulation to be 100mm thick Kingspan K106 above and 75 thick between 150 x 50 SW joists at 450 centres, 50 ventilation gap to be maintained between felt and insulation. Provide proprietary ventilation to side of roof adjacent to adjoining property and provide 25mm strips to soffit boards. Facia to be 16 thick x 200 plywood to match existing.

All flashings and weatheringto be code 4 lead. Located at junction of roof with existing and new walls.

Work to Walls

Plastering

To existing stone external wall, 12 plasterboard on 75 x 50 studs at 600 centres with skim coat of 3mm Gypsum plaster. Fit 100 insulation between studs and seperate from existing brickwork by one layer of breathable felt. Prepare plaster ready to receive painted decoration.

Joinery Works

Skirtings and Architraves

To new room, allow for supplying and fixing new sw skirtings and architraves 100 x 20 sw skirting.. Include for making good joinery to all areas disturbed by the demolition and proposed work. Allow for providing for concealing all service pipework. Form access points as agreed with resident. Access panels to be fixed in place by using brass cups and screws into softwood framework.

Rooflights and Patio Doors

All rooflight and patio doors to be white uPVC and to be similar style and sections to existing. Double glazed using glazing units using K glass with 16mm air gap filled with argon to meet the Building Regulation minimum insulation requirements of 1.6W/m2. Any glazing occuring within 800 of FFL to conform to BS6206. Rooflights to be weathered with Code 4 lead flashings. Opening to be formed with timber trimmed and trimming joists as existing sizes. All glazing in critical locations (as defined by the Building Regulations) to be toughended or laminated safety glass.

Drainage

Below Ground Drainage

Existing drain run assumed to be across the rear of existing property. Where pipes pass through walls they should be bridged with 150 RC lintol to 300 x 300 opening. Provide new aluminum box gutter 150 x 250 with 68mm dia downpipes to discharge into new trapped gullys with rodding access, connected to 100mm clay pipes laid to a minimum fall of 1 in 40 and to connect to drainage system. Existing SVP redirected and connected to drain run via polypropelene inspection chamber. To be approved on site by Building Inspector

Ventilation

New patio doors and window to be fitted with trickle vents 8000sq mm...Full opening sash to window in gable wall existing and providing adequate ventilation.

Lighting & Power

All new light fittings to be capable of taking energy efficient lamps

Allow for three double sockets to Dining/Kitchen.

Smoke alarms in accordance with BS 5839-6 2004 Grade B Category LD3 standard to be provided to kitchen, these are to be powered by the mains supply with battery back up (72 hours).

All works shall be carried out by an approved electrician in accordance with Part P of the Building Regulations and other relevant documents. A safety certificate shall be provided upon completion.

Heating

One radiator positioned to in new extended area of kitchen Radiator to be on the existing system

Internal Finishes

General

To new plastered walls and ceiling, provide 1No. undercoat and 2 No. finishing coats of emulsion paint. Colour to be agreed with client by Contractor. To all new architraves, skirtings and doors, provide 1.No undercoat and 2.No. gloss finishing coats. Colour to be agreed with client by Contractor. Allow for touching-up existing paint finishes.

External Works

As directed by client.

Cleanliness

Care should be taken at all stages of the work to ensure the client is happy with the cleanliness of work and works as the job proceeds

Title

General Notes

Job

155 Featherstall Road,
Littleborough

Client

Dwg No

16027/2

Scale

DJ Hancock Design

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Bacup

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