

General Specification Notes

All works are to comply with the requirements of the current Building Regulations, relevant British Standards, Codes of Practice and the requirements of the Local Authority. Unless otherwise agreed, all manufacturer's instructions and recommendations are to be strictly followed.

All new leadwork shall be in lead sheet to BS EN 12588 and is to be fitted in accordance with BS 6915 and the recommendations of the Lead Sheet Association, (as defined and illustrated in 'Rolled Lead Sheet - The Complete Manual').

All references to manufacturers shall be deemed to be of equal and approved.

All dimensions, levels and setting-out are to be checked on site and the exact location, depth and direction of any drain or sewer run which may be affected by the works is to be established on site prior to the commencement of the works.

Foundations
GEN-1 concrete. Assume base to be 1000mm below the natural gl and the width 600mm. Overall depth of foundation to be determined on site and agreed with the Building Control Officer.

Solid Concrete Floor
The floor consists of a 18mm thick water resistant ply on 65mm screed on 100mm thick Kingspan 'Thermafloor TF70' insulation on 1200 gauge Visqueen dpm on a 150mm thick GEN-2 mix concrete slab. The slab is laid over 50mm sand blinding and 150mm thick well compacted hardcore.

Cavity Walls
External wall consists of 102.5mm thick brick outer leaf to match existing, 100mm wide cavity filled with 100mm thick Knauf Drytherm 32 cavity insulation & a 100mm thick 3.0N/m² lightweight block inner leaf finished with a two coat plaster or similar approved. Insert approved cavity wall ties at 450mm vertical and 900mm horizontal centres. Double up around openings.

Structural Beams
See the structural engineer's design calculations and drawings for the new steel beams. The new beams are to be encased in half hour fire proof cladding consisting of a coat of 15mm thick base plaster & 3mm thick finish plaster applied over expanded metal lathing fixed to timber battens or a 15mm thick skin of British Gypsum Finesline plasterboard.

Flat Roof
Flat roof consists of high performance felt over a partially bonded type 3G perforated base layer on 120mm thick Kingspan 'Thermafloor TR27' insulation fully bedded on a fully bonded or nailed type 3B vapour control layer to BS 747:2000. Min. fall 1:80. The vapour barrier is on a 20mm thick marine ply deck on ex 50x50mm sw tan. firings on 50x150mm sw tan. C16 grade roof joists 400mm c/c supported on heavy gauge galvanised joist hangers. Allow for solid nogginns at mid span.

Stud Partitions
New stud partitions consisting of 50x100mm sw tan studs at 400mm c/c & covered both sides with a skin of 15mm thick fire line plasterboard to give a half hour fire rating. The internal cavities are to be filled with rockwool sound insulation.

Internal Floor Finishes
The client is to advise what floor finishes are required to all parts of the new extensions and Toilet/Bathrooms.

Internal Doors
New 1/2 hr fire grade doors are 1981x765x44mm thick fitted with a self closer. Bathroom doors are non fire rated.

Windows & Bifold Doors
New UPVC framed double glazed windows with patent weather/draft seals incorporated into the units, with operating gear, furniture and multi-point locks all fixed and installed in accordance with the manufacturer's recommendations. Obscured glazing is to be fitted to all the toilet and bathroom windows. Background ventilation to new windows and doors are to be provided by means of trickle ventilators. The new bifold doors are to be white aluminium framed double glazed doors fixed with trickle vents.

Services Specification Notes:
Electrical Installation: All new electrical works are to comply with BS 7671, the current edition of the IET Regulations and Approved Document P. All cabling is to be concealed in suitable protection. All new switch and socket plates are to match the existing. On completion of the electrical works the circuits are to be tested and the appropriately signed certificates are to be presented to Building Control.

Heating Installation: Allow for extending the existing heating installation into the new extensions, repositioning the existing boiler and alterations, additions etc. to the existing system.

Hot & Cold Water: Extend and alter the existing cold and hot water supplies within the Kitchen, Utility Room, Bathrooms etc. Allow for isolation valves to all new appliances. Earth bond all copper pipework.

Gas: The new hob is to be reconnected to the existing gas supply. All works are to be carried out by a Gas Safe Engineer and on completion the appropriate signed test certificates issued by Building Control.

Plumbing:
All wastes are to be installed as follows:-
Sink - 38mm dia. with a 75mm deep bottle trap.
Dish Washer (DW) & Washing Machine (WM) - 38mm dia with stand pipe and trap to comply with the manufacturers written recommendations.
WC: 100mm dia. with a 75mm 'S' trap.
Shower - 38mm dia. with a 75mm deep 'P' trap.
WHB - 32mm dia. with a 75mm deep bottle trap.
All upper pipework is to be earth bonded.
Allow for adequate rodding access points, (RA), to all new waste pipes.

Drainage:
SVP1: New 100mm dia. SVP running into a 100mm dia. UPVC drain. SVP1 takes the waste from the Utility Room & first floor Bathroom.
SS1: New 100mm dia. UPVC stub stack fitted with an air admittance valve located in the new Utility Room and running into a 100mm dia drain to MH1.
G1: Existing gully to be removed.
G2 & G3: New back inlet gullies taking the surface water from the new patio and RWP2 & 3. The 100mm dia drain run into the new soakaway.
WP1: Existing waste pipe.
MH1: Existing manhole.
SS1: New 100mm dia. UPVC stub stack fitted with an air admittance valve located in the g.l. Bathroom and running into a 100mm dia drain utilising the existing branch connection.
RWP1: Existing 75mm dia. rain water pipe.
RWP2 & 3: New black UPVC 75mm dia. rain water pipe running into gullies G2 & G3.
RWP4: New black UPVC 75mm dia. rain water pipe running onto the flat roof.

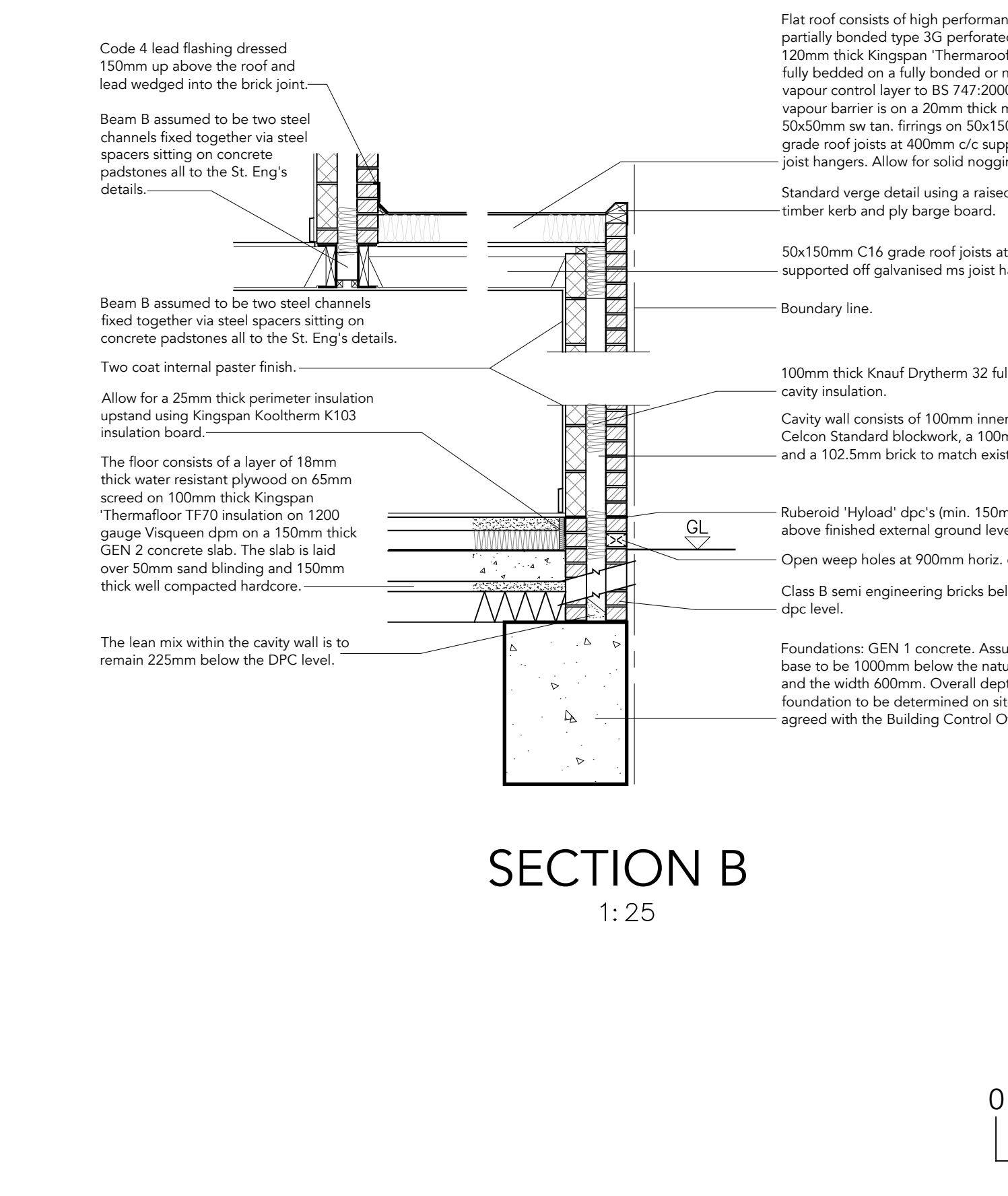
Guttering: 100mm dia. half round black UPVC gutters.

New Soakaway: Plastic soakaway crates installed in accordance with the manufacturers written instructions. Soakaway to be 5m away from any building.

Pressure test all new and existing drains around the new extension and allow for the final test to be witnessed by the Building Control Officer.

External Works:
The extent of the external works shall include the construction of a low level brick wall, steps and a patio area all to the client's requirements.

Kitchen:
The client is to supply all white goods and a flat pack kitchen. The builder is to allow for the complete installation of the same.



M&E LEGEND

- STANDARD LIGHT SWITCH
- PULL CHORD LIGHT SWITCH
- DOUBLE SOCKET AT HIGH LEVEL
- DOUBLE SOCKET AT LOW LEVEL
- SWITCHED SPUR SOCKET
- HEAT DETECTOR
- SMOKE DETECTOR
- EXTERNAL WALL LIGHT
- PENDANT LIGHT
- EXTRACT FAN & DUCT
- NEW RADATOR
- HEATED TOWEL RAIL
- WALL MOUNTED BOILER

PRACTICE NAME
REAR TWO STOREY EXTENSION & SINGLE STOREY REAR EXTENSION
DA17 6ND

TITLE
REAR TWO STOREY EXTENSION & SINGLE STOREY REAR EXTENSION
DETAILED PLANS & SECTIONS

SCALE 1:50 & 1:25 **DATE** JUNE 2021 **DRAWN BY** JD

DWG No. 23SW/2024/04 **REVISION**

0 1 2m
Scale 1:50

0 1 2m
Scale 1:25