

General Notes.

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 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. notices are notified 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 Clients requirements.

The contractor is to confirm load bearing structure prior to works commencing. Agree intrusive inspection/survey with client if required.

Ensure no encroachment onto neighbours demise without written agreement.

Foundation.

(Subject to site investigation) 200 min. thickness C20 mix to BS 5328 concrete strip or trench fill foundation to suit ground conditions/trench depth and H&S working practices . 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. Foundations tied in to existing.

Ground Floor .

70mm sand / cement screed on 125mm concrete slab on separation layer on 90mm Kingspan Thermaflor K103 floorboard on Visqueen 1200 super dpm on sand blinded hardcore.25mm rigid board insulation to perimeter of slab and screed. Dpm's lapped/sealed with existing. Floor level to match main house.Assumed a ground bearing slab as above pending site investigation. If the ground is unsuitable then an alternative floor solution to be adopted.

All to achieve 0.16 U value.

Upper Floor

65mm sand/cement screed on 500 gauge dpm membrane on beam/block floor structure. Floor beams sat on hyload dpc. All to suppliers spec/details and calculations. All installed strictly to manufacturers instructions.e. DPM to overlap and sealed to dpc and be continuous with cavity tray/ external leaf dpc. Junction between existing ground floor and new to be checked on site for level. Plasterboard ceiling below. OR Timber joist as structural engineers details.

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; 102 mm facing brickwork to match existing,90 mm cavity with 90 mm thick full fill Celotex Thermaclass cavity wall 21 insulation board, 100mm 7 N/mm2 block (lambda=0.18) inner leaf and all load bearing walls. 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.Lintels- IG L 1/S 100 (insulated).To have min end bearings 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 structural engineers details.

Roof Construction.

Roof tiles suitable for pitch (i.e.Marley edgemere or modern) on 38 X 25mm SW treated battens on counter battens on Tyvek breathable sarking membrane. On 70mm Kingspan Kooltherm K7 pitched roof board on rafters.Rafters as noted on structural engineers details(to comply with Trada Span tables). A further 70mm Kingspan Koolthem K7 pitched roof board fixed between and toward top of rafters on battens between rafters. To give U value of 0.15 w/m2k

Gable board either 15mm treated SW,plywood,UPVC or aluminium (to client's choice) on battens fixed to rafters. Dry ridge or to suit existing. 12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under rafters on sw battens.

Velux roof lights

Opening Velux rooflight, to clients choice.Glazing structure- "-66". To give a U value of 1.00. Including flashings etc. Exact specification - electric / manual / finish / accessories, all to client choice.

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.

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.

Plumbing.

Adjust svp drop in new position.

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

Sink 38mm waste with 76mm deep seal trap. SP to have R.E. 900mm above floor level. No connection to SVP within 200mm below Wc connection. Washing machine waste pipe 32 mm dia with 76mm deep seal trap.To discharge to drain.

Internal Partitions

75 X 50 sw studs at 600 ctrs. faced with 12.5mm Gyproc wallboard and skim. Provide noggins between floor./ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide insulation quilt, minimum 25mm, between studs .Partition in garden room to be 2layers 12.5mm plasterboard both sides of studs to give 30 minutes fire resistance.Perimeter gaps filled with intumescent sealant.

New Internal openings.

Steel beams to structural engineers details. All beams/lintels to be double boarded to give 30 minutes fire resistance. IG 100 lintels to new opening. All lintels to be double boarded to give 30 minutes fire resistance.

Stairs

Stairs to clients requirements-floor to floor=2200mm.220mm rise (10), 245mm going (9) , pitch 41.9 deg. All to be checked on site prior to manufacture.2000 mm clear headroom , 900mm high handrail to stairs,

Doors

Door to stairs from garden room to be FD30s, 30 minutes fire resisting door, frame and ironmongery set, including self closer.

External door.To give a U value of 1.4 w/m2k or better. Band B minimum.

Glazing to be toughened or laminated glass to BS6206. To comply with PAS 24:2016 or similar standard. In accordance with ADQ-bld regs.

Window

Window 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. To achieve a whole unit U value of 1.4w/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. Provide mains wired smoke detector in bedroom. Heat detector in kitchen All interlinked with battery back up.

Mechanical Ventilation

Kitchen/utility, provide mechanical extract fan to give 60 litres/second extraction. Or to kitchen cooker hood with 30 l/s extraction.

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 rwp and svp

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,rodding eye 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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Any discrepancies, 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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project

2 STOREY REAR EXTENSION.

status

Building regulations

drawing

PROPOSED SPECIFIATION

L.A. Bury

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