



- (S) SELF CONTAINED MAINS OPTICAL SMOKE DETECTOR WITH BS5839 OR BS5446 BACK UP DETECTORS 30
- (H) HEAT DETECTOR INTERL

52 ABBOTSBURY GARDENS PINNER MIDDY HA5 1SX

SINGLE STOREY EXTENSION

SCALE 1:50 / 1:100 @ A1 DRG No. 2333.2 REV A

SEPT 2022

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5.00 METRES @ 1:50

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE, ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN

ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS

DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE

ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS

ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES

CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES

ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES

DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM. ALL WORK MUST BE IN ACCORDANCE WITH THE FOLLOWING:

- IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWING/SPEC, ENGINEERS DESIGN PREVAILS

THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDERC/CLIENT TO APPPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES

SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRADICT THE DEEDS OF THE PROPERTY. THE CONTRACTOR ACCEPTS NO LIABILITY FOR THIS.

GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width to be agreed on site with building inspector. Drains running through foundations or under new walls to have 150 RC lintel over with 50 clearance. Foundations exceeding 1500 depth to have 75 claymaster to inside face kept 50mm from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'lift & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect joints with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. 500 gauge polythene separating layer between insulation & screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed.

EXTERNAL CAVITY WALLS

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m²K) inner skin, 100 Celcon Standard lightweight block OR 102 facing brick outer skin to match existing outer skin (refer to plan). 1:1.6 mortar mix. Class B brick being replaced with sulphate resisting cement below DPC. 100 cavity with 100 Knauf DriTherm-32 full fill insulation. Dryline internally with 52.5 Celcote PL4000 insulated backed plasterboard dot & dabbed to wall with 3 skim. Wall to achieve U-value of 0.18W/m²K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties 750 north, 450 vert, & 300 at reveals. Join to existing building with furris movement joints. 100 Celcon Standard lightweight block OR 102 facing brick outer skin to match existing outer skin (refer to plan). Existing. Cavity reveals with Thermabate insulated cavity blockers. Render outer skin blockwork to match existing. 2 x 10 coat 1:1.6 mix + waterproof additive BS5262 to clover. Stainless steel bll drip at DPC level. Bifold doors to have Catnic CXL290 with 200 min bearings. Openings to have Catnic CG90/100 lintels. 150 min bearings.

INTERNAL BLOCKWORK PARTITIONS

100 Celcon Standard lightweight block (K=0.15 W/m²K). 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. Bond into new external walls. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing.

STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

INTERNAL PARTITIONS

75x50 stud. 1981x762 doorways. Lay DPC under sole plates where on concrete ground floor. All partitions to contain 75 acoustic quilt. Clad partitions with 12.5 soundblock + 3 skim each side.

FLAT ROOF (WARM DECK CONSTRUCTION)

175x50 C24 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts.1 in 40 firrings. 12 WBP ply. Bond vapour control layer to ply (Alutrix 600 or similar). Fully bond 150mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer. 3 layer felt to BS747 hot bonded to OSB decking. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.15W/m2K.

ROOFLIGHTS – FLAT ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Doubled up joists and trimmers around side extension rooflights. Triple joists and trimmers around rear extension rooflights. Bolt together with M12 bolts @ 600cts.

VENTILATION

Windows/doors to match existing and provide vent of min 1/20 floor area & built in adjustable 8000mm² min vents. Open plan kitchen diners to have 3x8000mm² vents. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. Utility room to achieve 30 litres/sec. WC/Bath/shower room to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.

DRAINS

Clay 100 dia pipe laid in 150 pea shingle to fall min 1 in 40. Inspection chambers 150 concrete base. 215 shaft of engineering bricks type B flat pointed. Clay fittings in 1:3 mortar benching. 600x450 steel frame & cover. Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

12 dia PVC gutters. 68 dia PVC downpipes. Surface water downpipes connected to soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Windows & doors to achieve U value of 1.4 w/m²K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

sink, bath & shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at pannels. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgo) to be installed above level of highest fitting that it serves. SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.