

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 & 50 clearance. Foundations exceeding 1500 deep to have 75 claymaster to inside face kept 500 from bottom of excavation. Foundations dug next to neighbouring structures to be constructed in 'hit & miss' sequence. Excavate alternate bays not exceeding 1m long. Fill with concrete and dig next bay after concrete has fully set. Connect pins with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

GROUND FLOOR – SUSPENDED TIMBER CONSTRUCTION

50 lean mix concrete oversite on lapped 1200 gauge DPM. Top of oversite to be at or above external ground level to all sides of extension. 150 void (increase void to 300 if high shrink soil). 200x50 C24 timber joists at 400 cts on steel joist hangers. 18mm moisture resistant T&G particle board. 100 Celotex GA4000 insulation slab between joists held in position with chicken wire under screwed to joists. DPC to be below line of floor joists. Plastic airbricks at 1800 cts to perimeter of extension to ventilate void.

EXTERNAL WALLS TO PORCH (SOLID)

Solid wall of 100 Celcon Standard lightweight block. 440 min reveal length to window/door openings. Class B engineering brick below DPC. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing. Sulphate resisting cement to be used on all work below DPC. Mortar mix 1:1:6. Window and door openings to have Catnic CN45C L lintels to have min 150 bearing. Dry line internally with 47.5 Kingspan K17 insulated plasterboard & 3 skim.

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). Class B engineering brick below DPC to both skins. 95 cavity with 85 Knauf DriTherm-32 full fill insulation to achieve U-value of 0.28W/m2K. Fill cavity with weak mix concrete to 225mm below DPC.. Stainless wall ties 750 horiz, 450 vert, & 300 at reveals. Join to existing building with furfix movement joint. Provide thermalite expansion joint on spans in excess of 6m. DPC to BS743 lapped to existing. Mortar mix 1:1:6. Sulphate resisting cement to be used on all work below DPC. Cavity reveals to be closed with Thermabate insulated cavity closers. Render outer skim blockwork to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Lightweight Gypsum plaster internally - 11 Thistle Bonding Coat + 3 Thistle multi finish skim. Window to have Catnic CG90/100 lintels. Bifold doors to have Catnic CX90/100 lintel. (unless noted otherwise on plan or engineers design). 150 min bearings.

INTERNAL BLOCKWORK PARTITIONS

100 Celcon Standard lightweight block (K=0.15 W/m2K). Class B engineering brick below DPC. Bond into new external walls. Join to existing building with furfix movement joint. DPC to BS743 lapped to existing. Mortar mix 1:1:6. Sulphate resisting cement to be used on all work below DPC.

INTERNAL STUD PARTITION

75x50 timber stud. Lay DPC under sole plates where on concrete ground floor. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt. Chlad partitions with 12 soundblock + 3 skim each side.

STEELWORK

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

PITCHED ROOF (WITH SLOPING SOFFIT) - UNVENTILATED

150x50 C16 rafters at 400 cts spiked & B-mouthed to joists & wall plates. 2no 200x50 C24 bolted together as hip rafters. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 120mm Celotex XR4000 insulation slab between joists & 20mm Celotex TB4000 insulation slab beneath joists to achieve U-value of 0.18W/m2K. 15 degree pitch. 1 layer Tyvek breathable membrane. 19x38 battens. Sandroft 20/20 interlocking clay tiles with 100 headlap laid to suit 15 deg pitch (or similar approved). Tile colour to match existing. 9 plasterbd + 3 skim to soffit. Hip tiles to be bedded on mortar in addition to a mechanical fixing

ROOFLIGHTS – PITCHED ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. 15 degree min pitch for Velux rooflight. Doubled up rafters and trimmers around opening to be bolted together with M12 bolts @ 600cts.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent. 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 minute 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 cast iron frame & cover. Alternatively use Osma preformed IC all to manufacturers spec (only on private non shared drains). Drains shown on drawings are estimated and are to be confirmed on site before any work commences.

SURFACE WATER

112 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

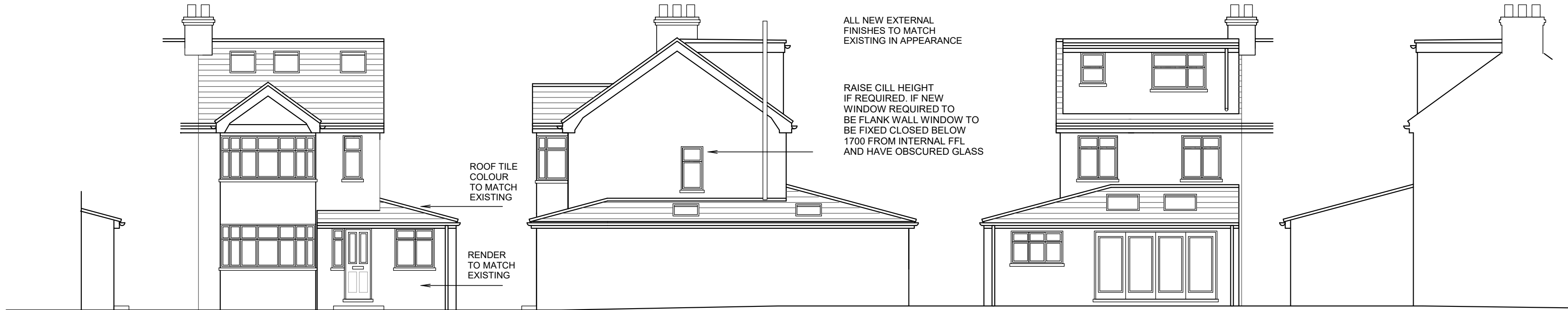
Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. All windows to achieve minimum U value of 1.6 w/m2K. All doors to achieve minimum U value of 1.8 w/m2K. All glass below 800mm and glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

Sink to have 40 dia waste. Basin to have 32 dia waste. All with 75 D/S traps & rodding access at bends. Long & combination wastes 50 dia. WC with low flush cistern & 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgo Valve) to be installed above level of highest fitting that it serves. All 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.



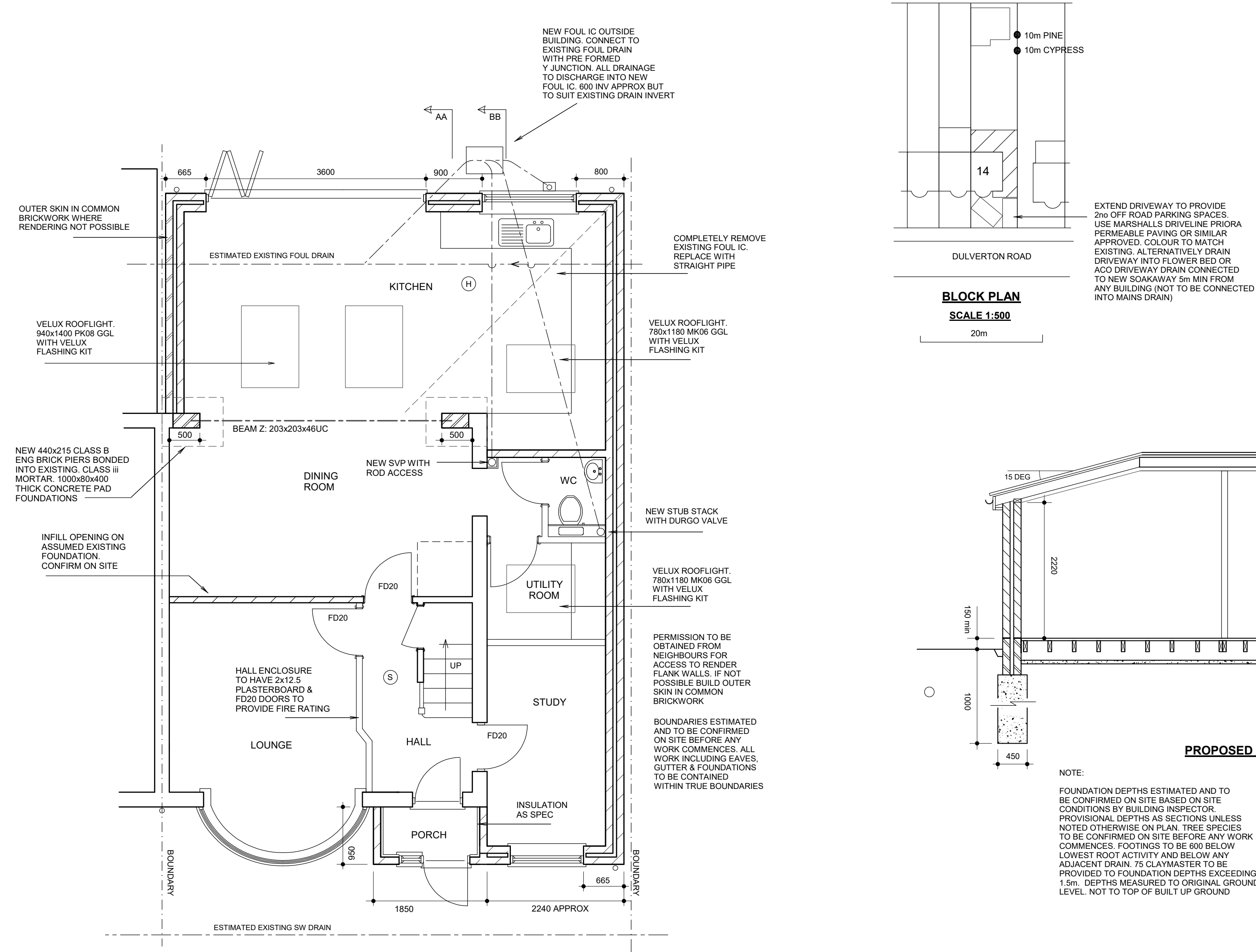
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100

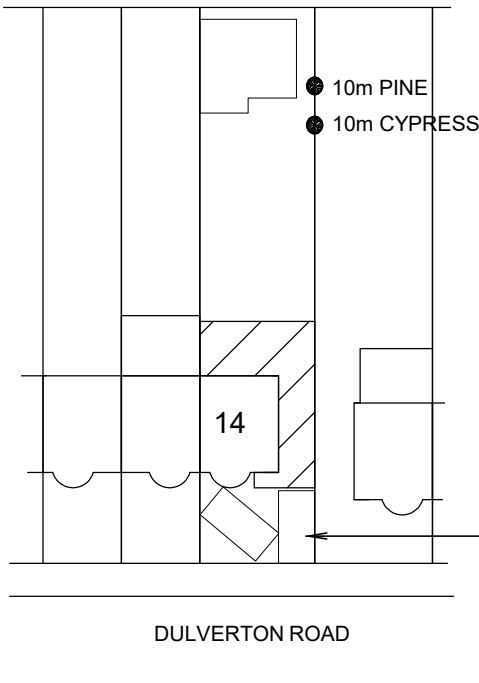
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100



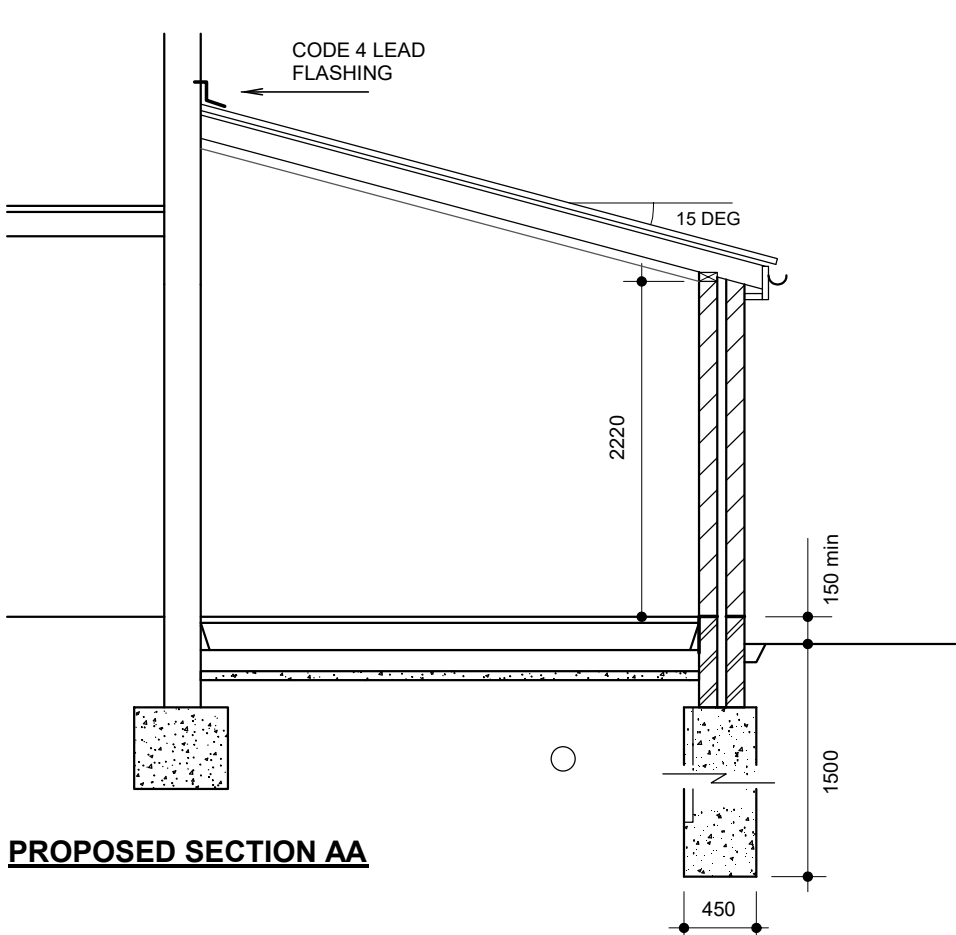
PROPOSED GROUND FLOOR PLAN



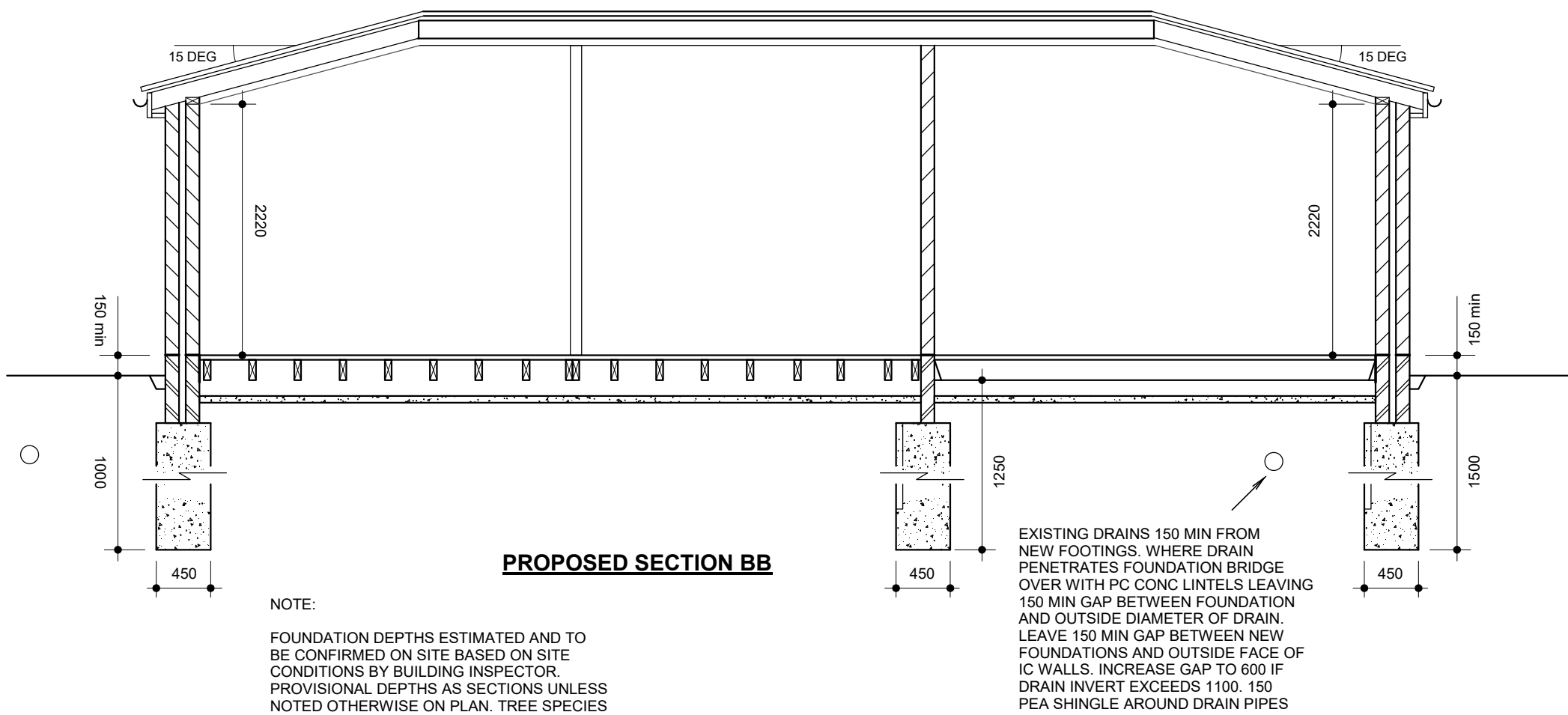
BLOCK PLAN

SCALE 1:500

20m



PROPOSED SECTION AA



PROPOSED SECTION BB

NOTE:
FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE CONDITIONS BY BUILDING INSPECTOR. PROVISIONAL DEPTHS AS SECTIONS UNLESS NOTED OTHERWISE ON PLAN. TREE SPECIES TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. FOOTINGS TO BE 600 BELOW LOWEST ROOT ACTIVITY AND BELOW ANY ADJACENT DRAIN. 75 CLAYMASTER TO BE PROVIDED TO FOUNDATION DEPTHS EXCEEDING 1.5m. DEPTHS MEASURED TO ORIGINAL GROUND LEVEL. NOT TO TOP OF BUILT UP GROUND

HEATING

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

14 DULVERTON ROAD RUISLIP MIDDX HA4 9AD

SINGLE STOREY EXTENSION

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SCALE 1:50 / 1:100 @ A1

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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 LONGBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWINGS SPEC. ENGINEERS DESIGN PREVAILS
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILD/CLIENT TO APPOINT 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 CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS

- (S) SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS
- (H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

ALL FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS TO DOOR OR FRAME. 3no 100mm STEEL BUTT HINGES WITH MELTING POINT IN EXCESS OF 600 DEG C

10.00 METRES @ 1:100

5.00 METRES @ 1:50