

REVISION:	DATE:	NOTE:
A	Nov. 2019	Plan amended
B	Oct. 2020	Detail & notes added
C	Jan. 2021	Design amended
D	Jan 2021	Plan amended -wc

WORK TO DPC

New foundations to external walls to extension to be 600mm wide in-situ deep strip concrete to level shown or to 600mm below any exposed roots, all to approval of Local Authority Inspector.
Foundation to flank wall along side boundary to be excavated and poured in 1.0m long alternate sections with 600mm clearance to provided to existing drain run. Completed sections of concrete to be allowed to set for 48 hours before adjacent pit is excavated.

All foundation excavation and construction works to be carried out in accordance with the terms of any Party Wall Award Agreements with Adjoining Owners. Client to provide contractor with copies of all relevant documents prior to the commencement of the works.

Contractor to allow for investigating to establish exact detail of the existing foul and stormwater drainage runs on site prior to the commencement of the new building works. Home Plans to be advised of any variance required to the detail shown on plans.

Any existing drain runs to be retained within the building area to be exposed for inspection. Drains to be repaired or replaced as necessary and encased in 150mm in-situ concrete for full length under building.

Provide 50mm horizontal and 12mm vertical polystyrene movement joint where new foundations abut existing.
Foundation concrete to be stopped each side of new or any existing drain runs to be retained within building area with 300mm clearance provided.
All foundation concrete to be 1:2:4 mix. Use sulphate resistant cement if required on inspection of existing ground.

New external walls to dpc level to side and rear to be of 300mm cavity construction with 100mm semi-engineering brick to outer leaf, 100mm cavity and 100mm dense concrete blockwork to inner leaf.
Outer leaf where visible above finished ground level to be in facing brick to match existing.
Provide sand/cement fill to cavity to be min 225mm below dpc level.
Provide Hydrex polymer dpc to both leaves, level with and bonded to existing dpc.
Build in 2 no. 100 x 75 reinforced concrete lintels to walls to bridge over drain runs if necessary, with 50mm clearance around.

If foundation depth up to 1.5m, new floor to extension to be constructed of 75mm sand cement screed finish on 100mm Thermalfloor or similar on 150mm ground bearing concrete floor slab to whole area.

Slab laid on 1200 gauge polythene dpm to whole area turned up to all walls and bonded to new and existing dpcs.
Provide hardcore sub-base under floor slab in 200mm consolidated layers with 50mm sand blinding over.
Build in 2 no. upvc air ducts in subbase to ventilate existing underfloor void to existing building if required on inspection. Provide periscope air bricks to external rear wall below dpc.
Provide perimeter service duct in floor screed where required to accommodate heating pipe runs, with removable cover.
New floor to finish level with existing.

WORK TO EXISTING

Contractor to allow for taking up existing floor to kitchen area. Relay new floor in conjunction with rear extension area with 75mm sand cement screed on 100mm Celotex or similar rigid insulation with 500 gauge polythene vapour barrier between.
Insulation on 150mm in-situ concrete ground bearing slab with 25mm Celotex upstand to perimeter at external walls.
Slab on layer 1200 gauge dpm to whole area dressed up to all new and existing walls and bonded to dpc.
Provide 150mm consolidated hardcore sub - base with 50mm sand blinding over.
New floor to finish level with existing.

Contractor to allow for forming new wc cubicle under stairs and for enlarging existing shower room as shown on plans.
New partitioning to be in 100mm studwork or lightweight blockwork with door openings as noted.
Studding to be of 100mm uprights at 400cc with 100 x 50 sole and head plates secured at floor and ceiling level. Provide double upright to each side of door.
Studding to be insulated with 100mm quilt tacked between uprights and lined each side with 12.7mm plasterboard and skim finished.
New blockwork to be secured to existing walls with Furriflex metal connectors at 450cc and finished with 15mm internal plaster an skim finished.

Contractor to install new sanitary ware as shown on plan and to client's requirements. Provide 38mm dia. upvc wastes to shower and wash basins with 75mm deep sals trap to each fitting.
Wastes to connect to new 100mm dia. upvc internal and external soil stacks as shown on plan.
Provide slow bend to base of stacks with new 100mm dia. Upvc drain connections to access chamber in side access way.

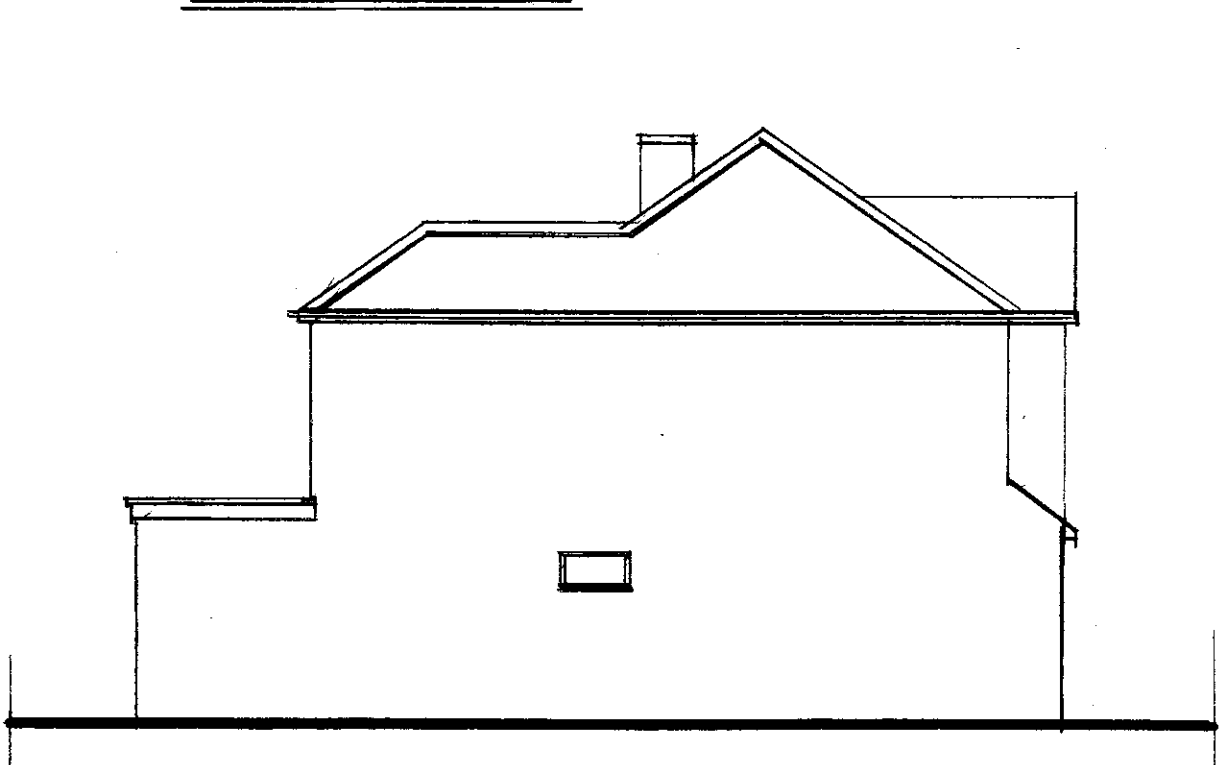
Provide 30L/sec extract fans to wc and shower room with ducts to external air. Fan to shower room to be switched with light and set with minimum 15 minute over run.

Contractor to allow for altering existing drainage as shown on plan subject to inspection.
Existing drain run from internal soil stack to kitchen to be extended to rear with new access chamber provided outside extension area as shown. Provide new drain connection to existing main sewer run as shown with new access chamber provided as shown.
New drains outside building area laid in 150mm pea shingle bed and to 1:40 fall.
Backfill all trenching and make good all damage to existing paving.

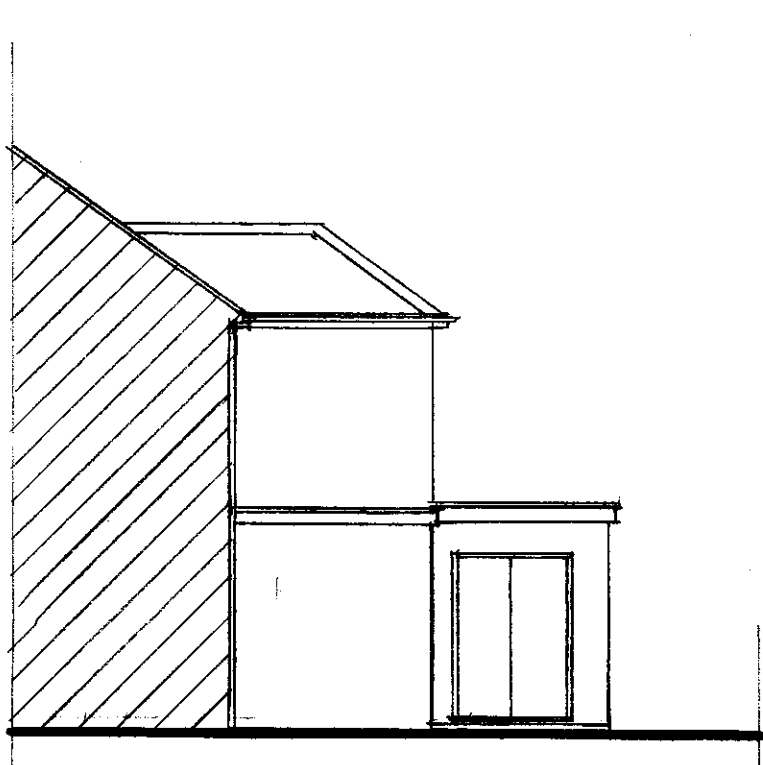
EXISTING ELEVATIONS



REAR VIEW



SIDE VIEW TO NO.123



SIDE VIEW TO NO.119

GENERAL

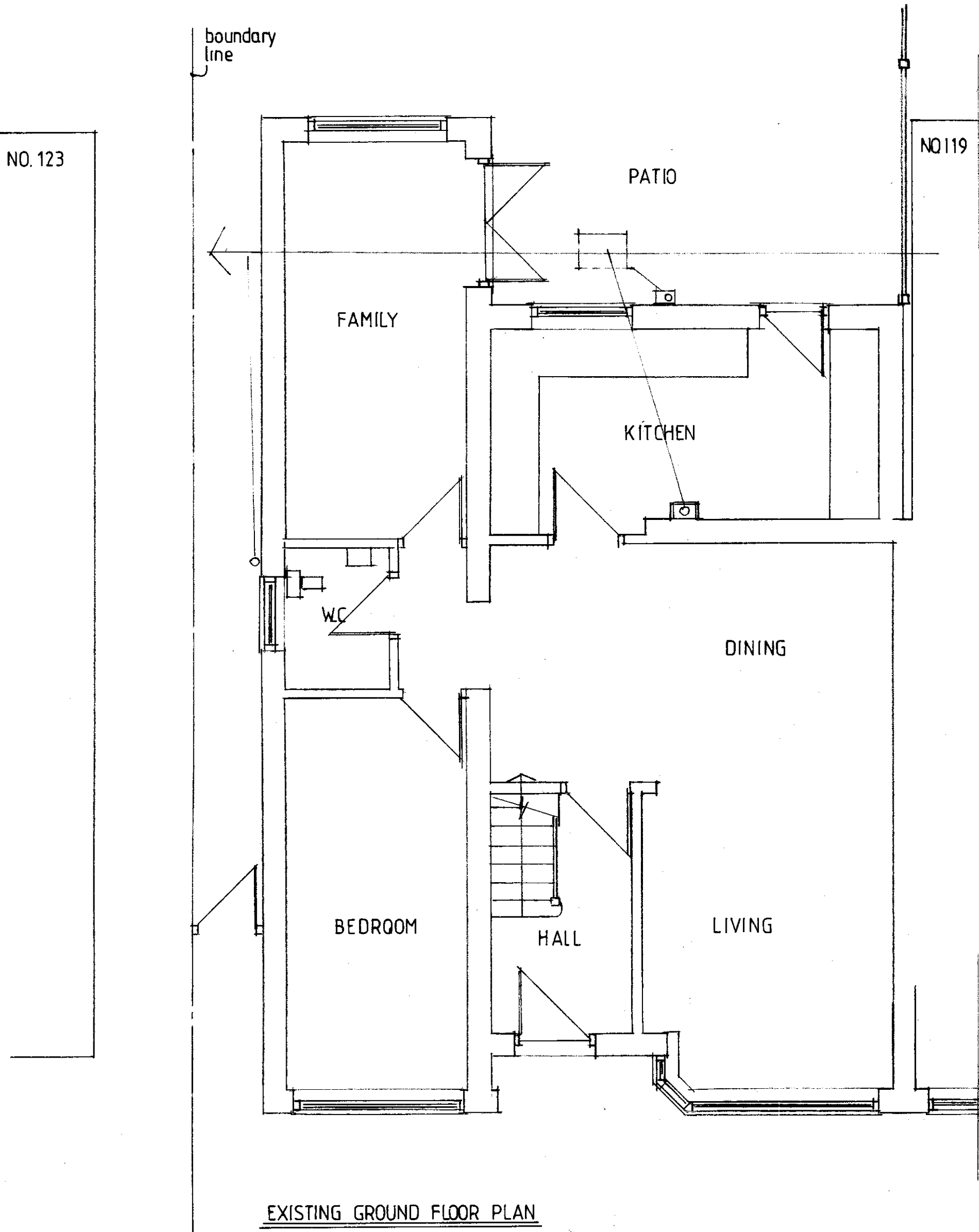
All dimensions, levels and detail of existing structure indicated on the drawing to be checked on site by the main contractor before commencing the work and any variance noted to be immediately reported to client or Home Plans.
All demolition work to be carefully carried out and all unwanted material to be cleared from site as soon as is practical.
Main contractor to be fully responsible for maintaining the stability and weathertightness of the existing structure during the work and any damage caused as the result of inadequate precautions taken to be made good at his expense.
Main contractor to be responsible for notifying the Local Authority of the commencement of the work and for arranging for required stage inspections to be carried out during the work.
All new structural timber to be Grade C24 unless otherwise stated. All new timber to be pressure treated with preservative.
All new structural steel to be cut, drilled and fully primed before delivery to site.

All new internal and external materials and finishes to be selected to match existing wherever possible unless otherwise specified or required by client. Sample bricks and tiles to be submitted to Architect for approval.

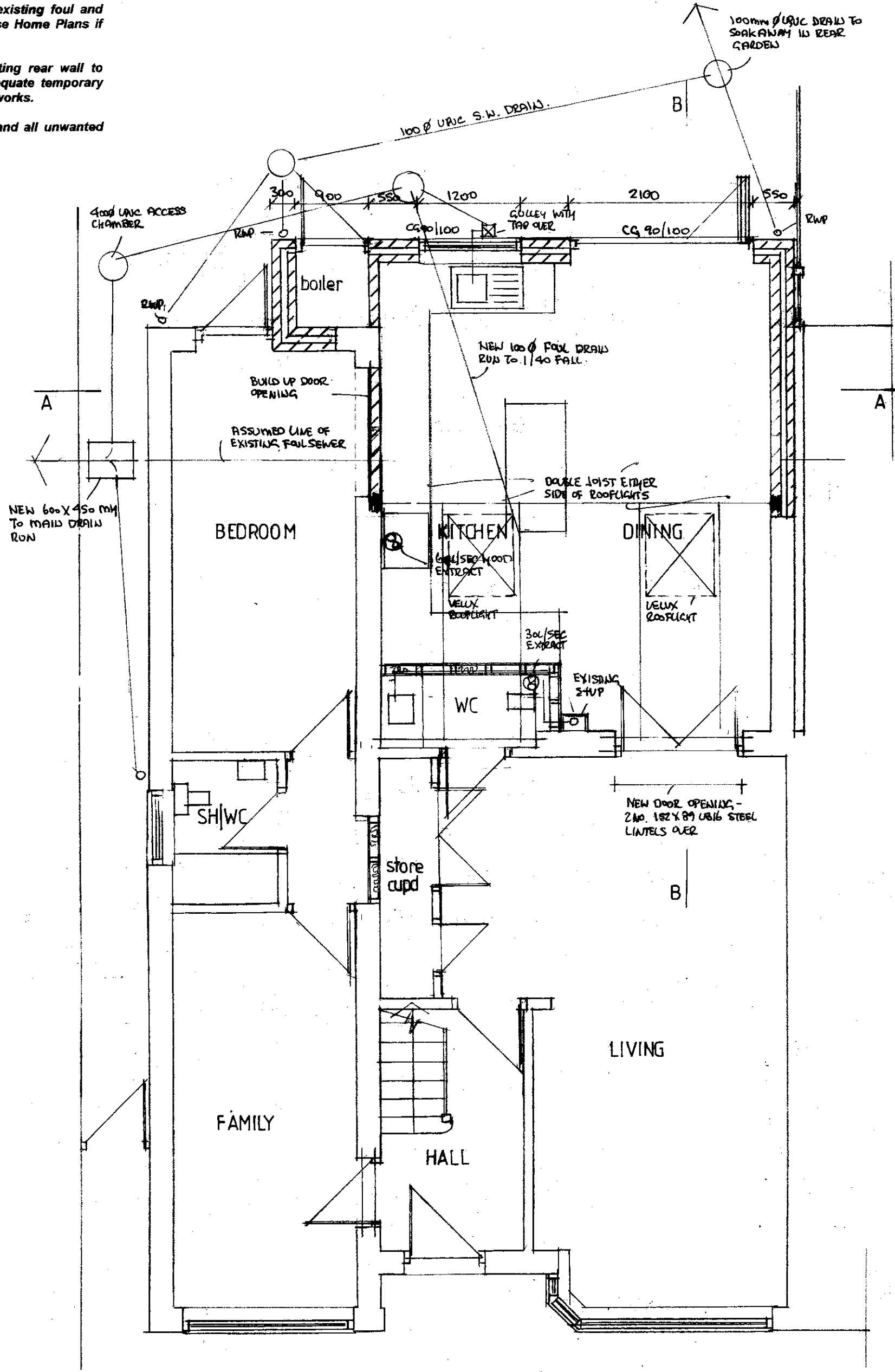
Contractor to allow for investigation on site to confirm detail of existing foul and storm water drainage runs and Client or Contractor to advise Home Plans if drainage differs from that shown on plans.

Contractor to allow for removing flat roof and taking down existing rear wall to existing kitchen area. Contractor to allow for providing adequate temporary protection to existing building ahead of proposed demolition works.

All hardcore to be stored on site for reuse under floor and patio and all unwanted materials to be cleared from site.



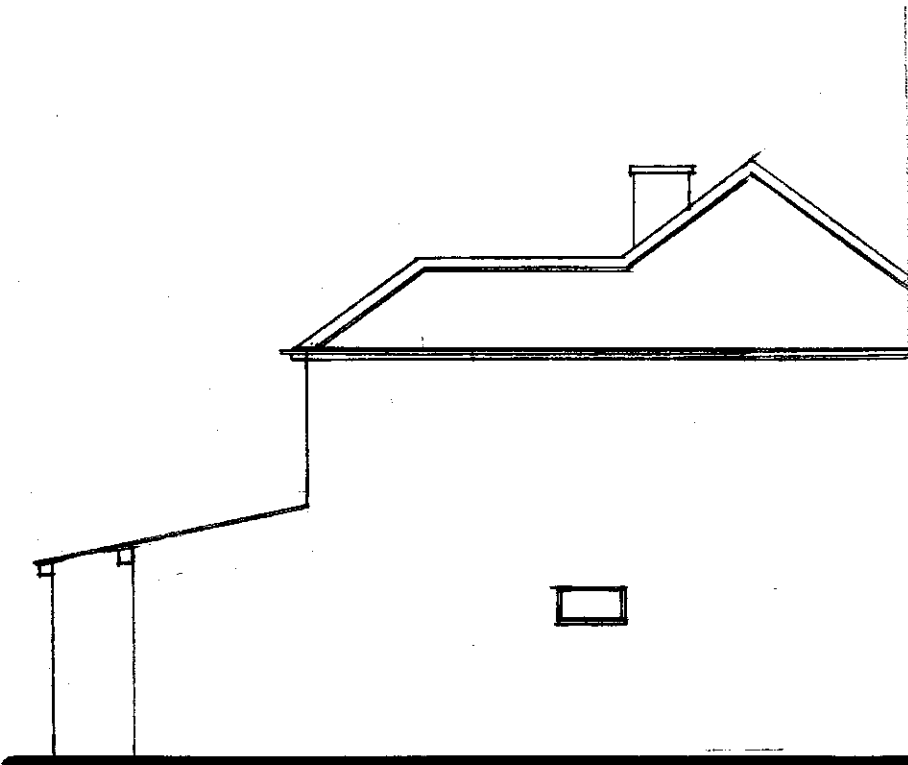
EXISTING GROUND FLOOR PLAN



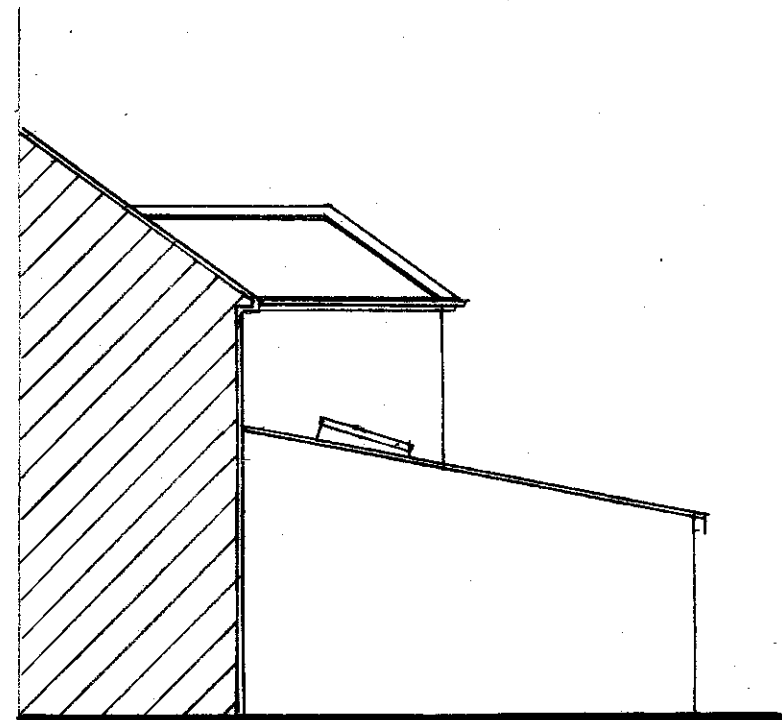
PROPOSED GROUND FLOOR PLAN



REAR VIEW



SIDE VIEW TO NO.123



SIDE VIEW TO NO.119

PROPOSED ELEVATIONS

homeplans

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CLIENT: MR & MRS LOGARAJAH

PROJECT: 121 WHITBY ROAD
RUISLIP

TITLE: DESIGN PROPOSAL - REAR EXTENSION
PLANS & ELEVATIONS

DRG NO:
2083|1

DATE:
AUG 2019

SCALE:
1:50|1:100 AT A1

DRAWN:

A B C D

