



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

EXTERNAL CAVITY WALLS WITH FACING BRICK OUTER SKIN

It is assumed that existing ground floor extension has cavity walls with 70 cavity. To confirm on site. New cavity wall of 100 Celcon Standard lightweight block inner skin. 102 facing brick outer skim. Cavity to match existing (70 approx) with 65 Knauf DriTherm-32 full fill insulation. 72.5 Celotex PL4000 insulation backed plasterboard dot & dabbed to wall with 3 skim. Stainless wall ties 750 horiz, 450 vert & 300 at reveals. Cavity reveals to be closed with Thermabate insulated cavity closers. Openings to have Catnic CG70/100 150 min bearings. Provide thermalite expansion joint to external leaf on spans in excess of 6m.

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.

FIRST FLOOR

150x50 C16 joists at 400 cts. Steel joist hangers. 22mm moisture resistant T&G particle board (18 WBP ply to bathrooms) 5x30 steel restraint straps at 2000 cts over 2 joists & located in brick or blockwork. 200x38 straight strutting between joists. Soffit clad with 9 plasterboard + skim. 100 acoustic quilt between joists

INTERNAL PARTITIONS

75x50 stud. 12.5 plasterboard + skim. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt.

PITCHED MAIN ROOF - WITH PART SLOPING CEILING

100x50 C16 rafters at 400 cts. Spiked & B-mouthed to joists & wall plates. 200x38 ridge board. 150x50 C16 hips. 100x50 C16 ceiling joists at 400cts. 1 layer Tyvek breathable membrane. 19x38 battens. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. Roof tiles to match existing. Chutes to valleys. Pitch to match existing (30 deg approx). 300 fibreglass quilt laid between joists & over joists. Sloping ceiling section of roof to have 90 Celotex GA4000 insulation between rafters & 50 Celotex GA4000 insulation beneath rafters to achieve U-value of 0.15W/m2K. 9 plasterbd + 3 skim to underside of joists. New ridge & hip tiles to be bedded on mortar in addition to a mechanical fixing

VENTILATION

Windows to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent.

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes. Connect to existing SW down pipes.

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 to be toughened safety glass.

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.

30 RODMELL CLOSE YEADING HAYES MIDDX UB4 9RS

FIRST FLOOR EXTENSION

SCALE 1:50 / 1:100 @ A1

AUG 2023

DRG No. 2383.2 REV A

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10.00 METRES @ 1:100

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 OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWINGS/SPED - ENGINEERS DESIGN PREVAILS THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CON CONSULTANT TO ENSURE WORKS COMPLY WITH CON 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

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