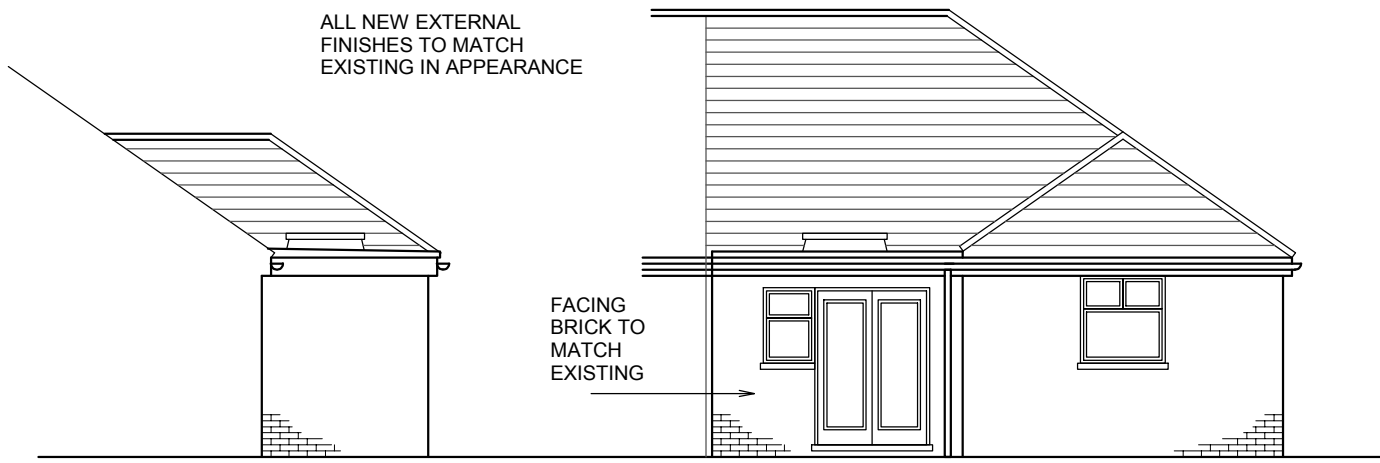




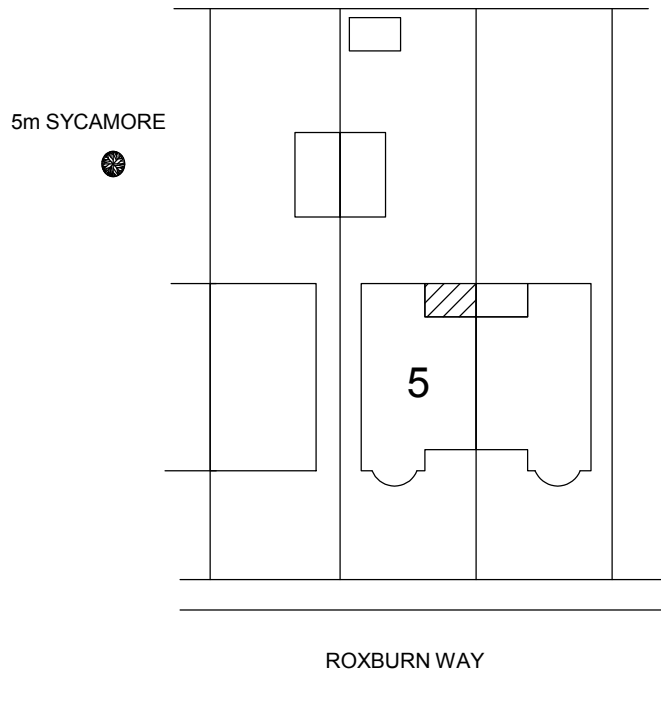
EXISTING SIDE ELEVATION
SCALE 1:100

EXISTING REAR ELEVATION
SCALE 1:100

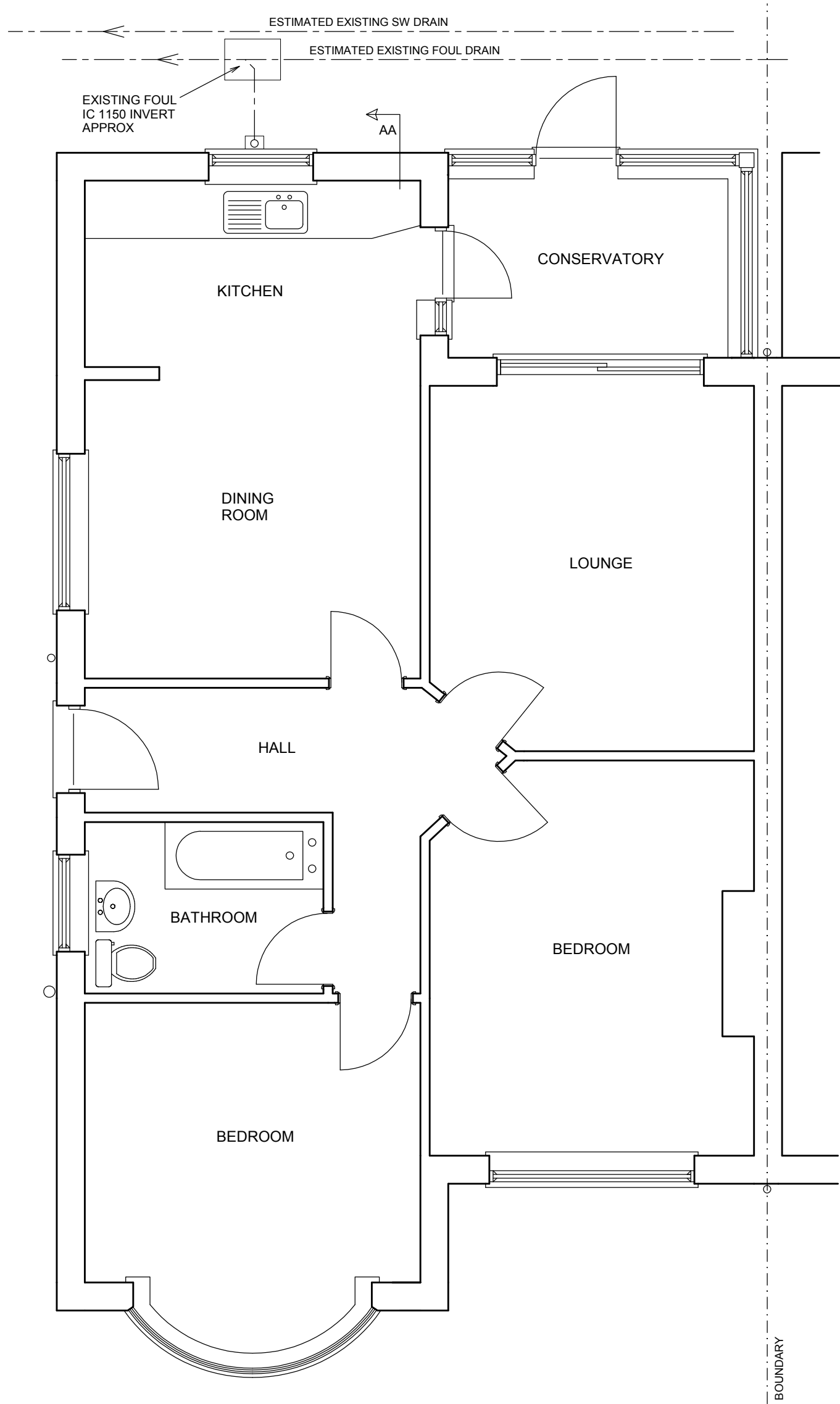


PROPOSED SIDE ELEVATION
SCALE 1:100

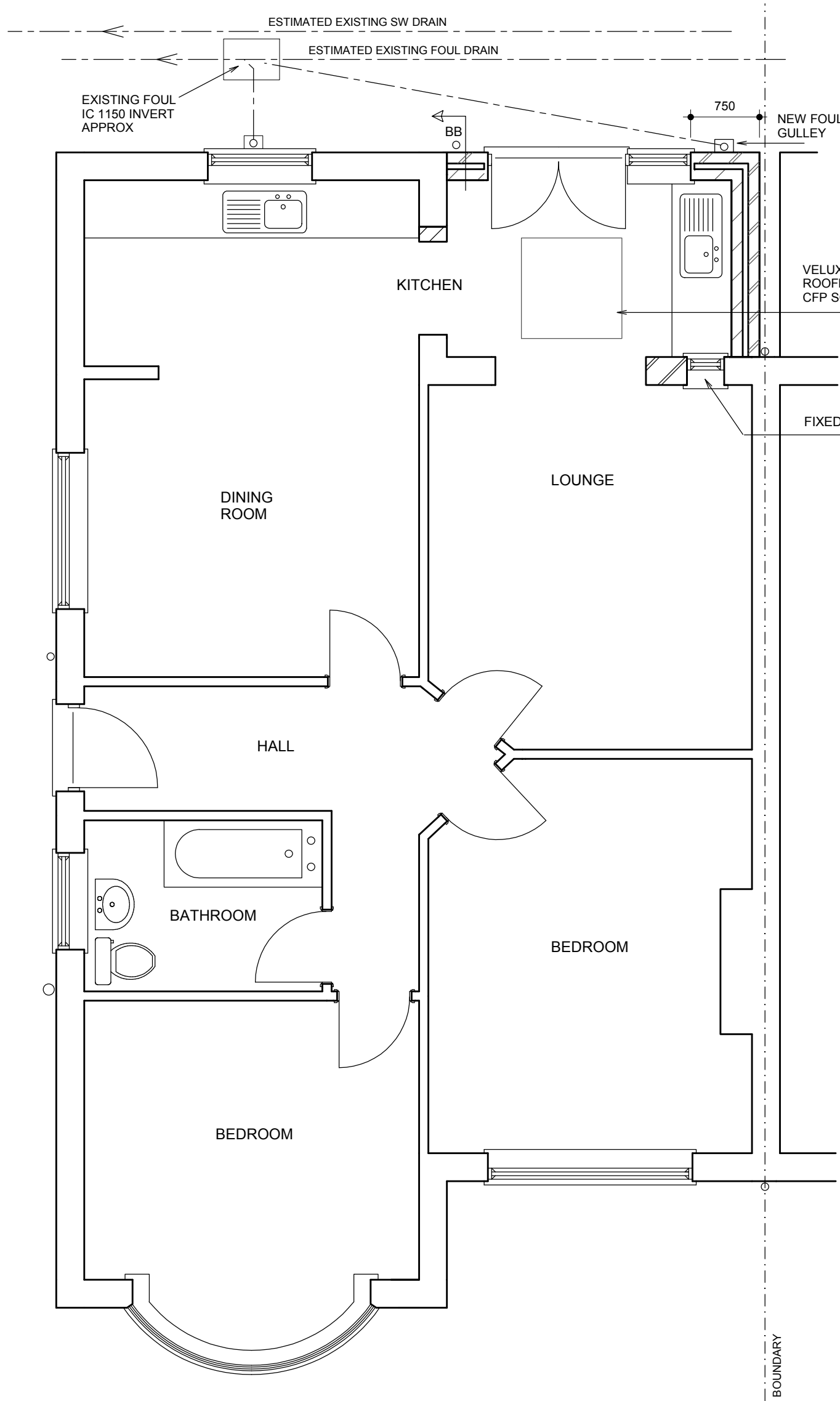
PROPOSED REAR ELEVATION
SCALE 1:100



BLOCK PLAN
SCALE 1:500



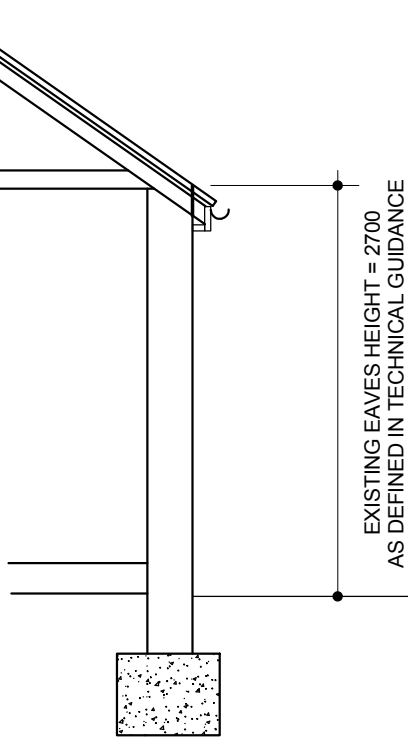
EXISTING GROUND FLOOR PLAN



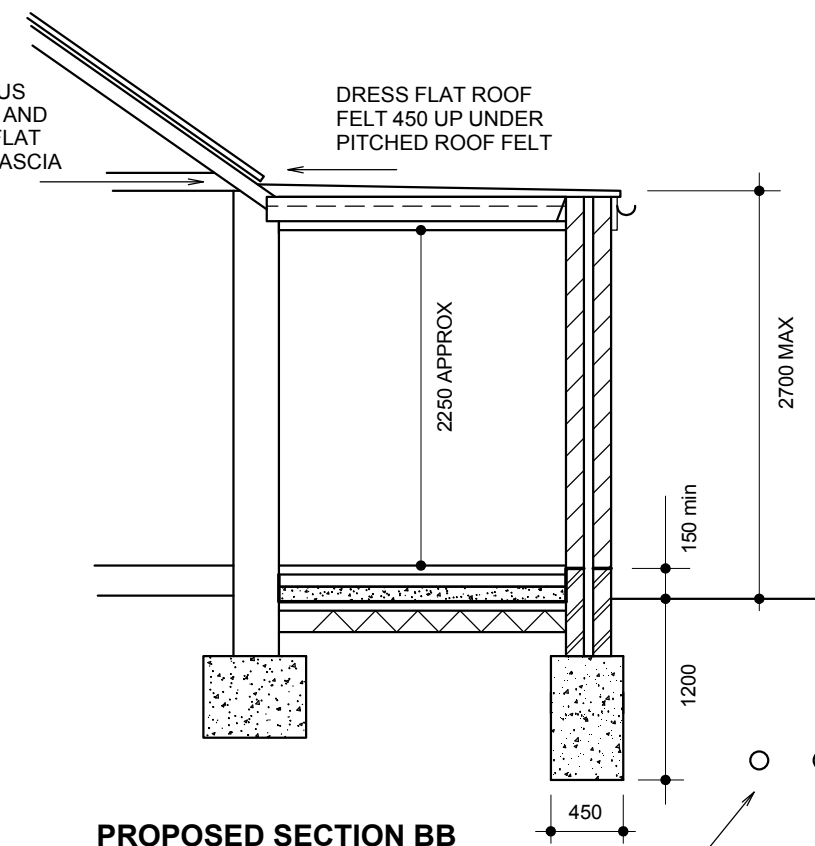
PROPOSED GROUND FLOOR PLAN

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. ALL WORK INCLUDING EAVES, GUTTER & FOUNDATIONS TO BE CONTAINED WITHIN TRUE BOUNDARIES

MAINTAIN 50 CONTINUOUS VENT FROM MAIN ROOF AND THROUGH COLD DECK FLAT ROOF TO VENTILATED FASCIA



EXISTING SECTION AA



PROPOSED SECTION BB

EXISTING DRAINS 600 MIN FROM NEW FOOTINGS. IF PUBLIC DRAIN PENETRATES FOUNDATION BRIDGE OVER WITH PC CONC LINTELS LEAVING 600 MIN GAP BETWEEN FOUNDATION AND OUTSIDE DIAMETER OF DRAIN

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

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.

GROUND FLOOR – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 80 Celotex GA4000 insulation slab. 75 screed finish reinforced with chicken wire mesh. 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 WITH FACING BRICK OUTER SKIN

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m²K) inner skin. 102 facing brick outer skin to match existing outer skin. 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 (225 long) 750 horiz, 450 vert & 300 at reveals. 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. Cavity reveals to be closed with Thermabate insulated cavity closers. Lightweight Gypsum plaster internally - 11 Thistle Bonding Coat + 3 Thistle multi finish skim. Window and door openings to have Catnic CG90/100 lintels. 150 min bearings.

FLAT ROOF (COLD DECK CONSTRUCTION)

150x50 C16 joists at 400 cts on steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood fired to fall min 1 in 40. 3 layers roof felt to BS747 hot bonded to ply decking. Finish with bitumen bedded stone chippings covering the whole surface to a depth of 12.5mm. 100mm Celotex GA4000 insulation slab between joists with 50 ventilation gap over. 45 Celotex TB4000 below joists. Ceiling 9 plasterboard & 3 skim. 25 continuous vent at eaves and abutment. Roof to achieve U-value of 0.18W/m²K.

ROOFLIGHTS – FLAT ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Doubled up joists 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. Vent to be ducted at ceiling level to outside air.

DRAINS

Osma 100 dia 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. Osma channel fittings in 1:3 mortar benching. 600x450 cast iron frame & cover. 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. Construct new soakaway if required. If not possible connect into existing surface water drain.

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 with 75 D/S traps & rodding access at bends. Long & combination wastes 50 dia. Plumbing to comply with British Standards. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. All hot taps to baths & showers to be thermostatically controlled to ensure water does not exceed 48 degrees C

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 high efficiency lamps with luminous efficacy greater than 40 lumens per circuit watt. Extensions to have energy efficient lighting in accordance with Approved Document L1B (2010) para 43-48. Energy efficient lights to be not less than 75% of the total number of light fittings. New light fittings to have high efficiency lamps with luminous efficacy greater than 45 lumens per circuit watt. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

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.

5 ROXBURN WAY RUISLIP MDDX HA4 6HR

SINGLE STOREY EXTENSION

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SCALE 1:50 / 1:100 @ A1

JAN 2017

DRG No. 1680.1 REV A

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORK 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 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 DRAWING/SPEC - ENGINEERS DESIGN PREVAILS
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/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