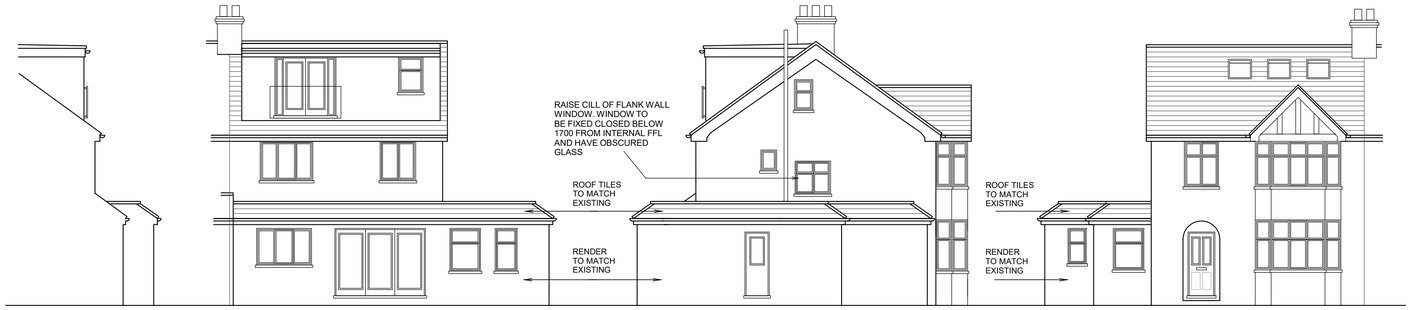
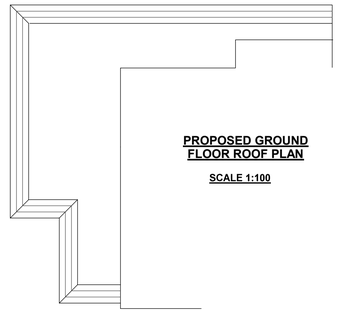



**PROPOSED SIDE ELEVATION**
SCALE 1:100

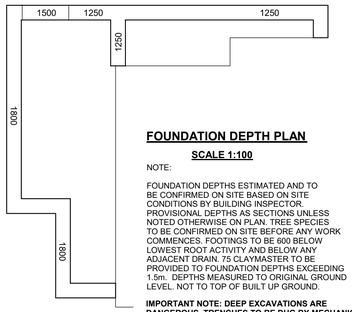
**PROPOSED REAR ELEVATION**
SCALE 1:100

**PROPOSED SIDE ELEVATION**
SCALE 1:100

**PROPOSED FRONT ELEVATION**
SCALE 1:100



**PROPOSED GROUND FLOOR ROOF PLAN**
SCALE 1:100




**FOUNDATION DEPTH PLAN**
SCALE 1:100

NOTE:

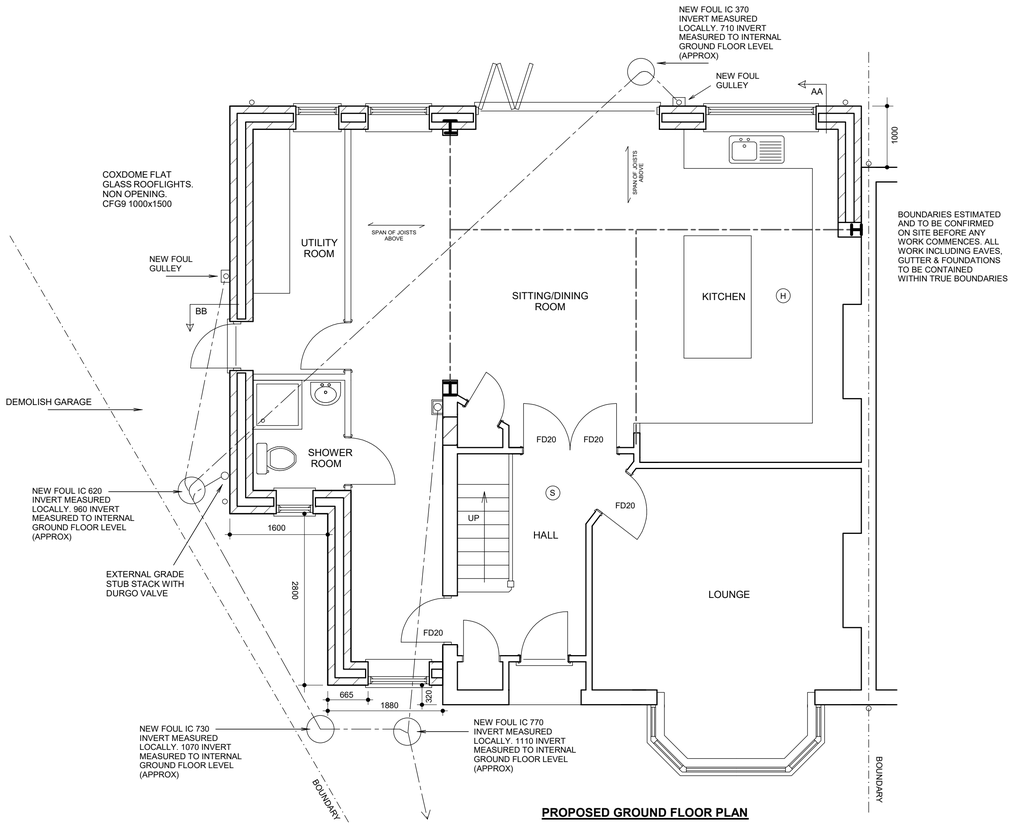
FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE CONDITIONS BY BUILDING INSPECTOR. PROVISIONAL DEPTHS AS SECTIONS UNLESS NOTED OTHERWISE ON PLAN. TREE SPECIES TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. FOOTINGS TO BE 600 BELOW LOWEST ROOT ACTIVITY AND BELOW ANY ADJACENT DRAIN.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

**IMPORTANT NOTE: DEEP EXCAVATIONS ARE DANGEROUS. TRENCHES TO BE DUG BY MECHANICAL DIGGER UNLESS NOT POSSIBLE. NO PERSON TO ENTER A TRENCH UNLESS ADEQUATE EARTHWORK SUPPORT IS CONSTRUCTED. NO PERSON TO ENTER A TRENCH WITHOUT SUPERVISION.**

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

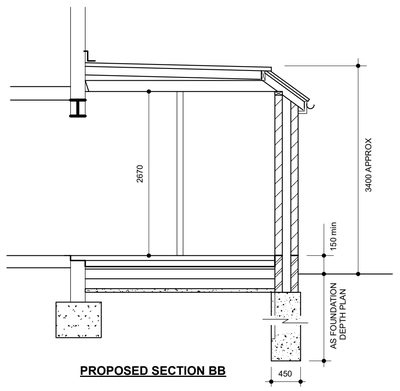
(H) HEAT DETECTOR INTERLINKED WITH SMOKE DETECTORS

ALL FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS TO DOOR OR FRAME. 3no 100mm STEEL BUTT HINGES WITH MELTING POINT IN EXCESS OF 800 DEG C

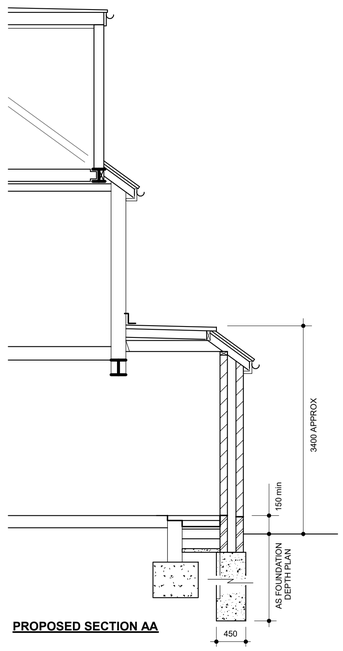



**PROPOSED GROUND FLOOR PLAN**

(S) INTERLINKED OPTICAL SMOKE DETECTOR ALSO FITTED TO FIRST FLOOR LANDING




**PROPOSED SECTION BB**




**PROPOSED SECTION AA**

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

### FOUNDATIONS

Concrete deep strip 30 N/mm$^2$ 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 deep to have 75 claymaster to inside face kept 500 from bottom of excavation.

### GROUND FLOOR – BEAM & BLOCK

50 lean mix concrete oversite on lapped 1200 gauge DPM. Top of oversite to be above external ground level to all sides of extension. 225 void. 155mm T155 concrete beams by Milbank Concrete or similar approved. Beams spaced at 525mm centres. Medium density concrete 440x215 block infill. Grout joints with 4:1 sand cement worked well into joints. 1200 gauge DPM. 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed finish. 500 gauge polythene separating layer between insulation & screed. Plastic airbricks at 1800 cts to perimeter of extension to ventilate void.

### EXTERNAL CAVITY WALLS WITH RENDERED EXTERNAL FINISH

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) to inner & outer skin. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 150 cavity with 150 Knauf DriTherm-32 full fill insulation. Dryline internally with 12.5 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 horiz, 450 vert, & 300 at reveals. Join to existing building with furfix movement joint. Provide thermalite expansion joint to external leaf on spans in excess of 6m. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers. Render exterior to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Bifold to have Catnic CX150/100 lintel. Other openings to have Catnic CG150/100. 150 min bearings.

### 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 unless shown otherwise on plan. Lay DPC under sole plates. All partitions to contain 75 acoustic quilt. Clad with 12.5 soundblock + 3 skim each side.

### GROUND FLOOR ROOF

Pitched roof with 100x50 C16 rafters at 400 cts Spiked & B-mouthed to wall plate. Pitched roof with 1 layer Tyvek membrane. 19x38 battens. Tiles to match existing. Pitch to match existing. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 75mm Celotex GA4000 insulation between rafters with 25 air gap over. 75 Celotex GA4000 insulation below rafters. Separate flat & pitched roof with strip of 1200 gauge DPM sheet.

Flat roof with 175x50 C16 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. Roof covering to achieve AA, AB or AC surface spread of flame rating.

### VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm$^2$ min vent. Open plan kitchen diners to have 3x8000mm$^2$ 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/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. Osma preformed IC all to manufactures 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. Construct new soakaway if required. If clay found use crate system soakaway. If not possible connect into existing surface water drain.

### 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 8000mm$^2$ 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 & shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. 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. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. Baths & shower taps to be thermostatically controlled to ensure water does not exceed 48 deg 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 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.

**5 MAPLE CLOSE RUISLIP MIDDX HA4 8TD**

**SINGLE STOREY EXTENSION**

**SCALE 1:50 / 1:100 @ A1**

**FEB 2024**

**DRG No. 2412.2**

**JAMES RUSH ASSOCIATES LTD**
**54 JOINERS LANE CHALFONT ST PETER**
**BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761**
**EMAIL: jameswrush@hotmail.com**



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

BATS ARE PROTECTED BY LAW. STOP WORK IF BATS FOUND ON SITE.

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