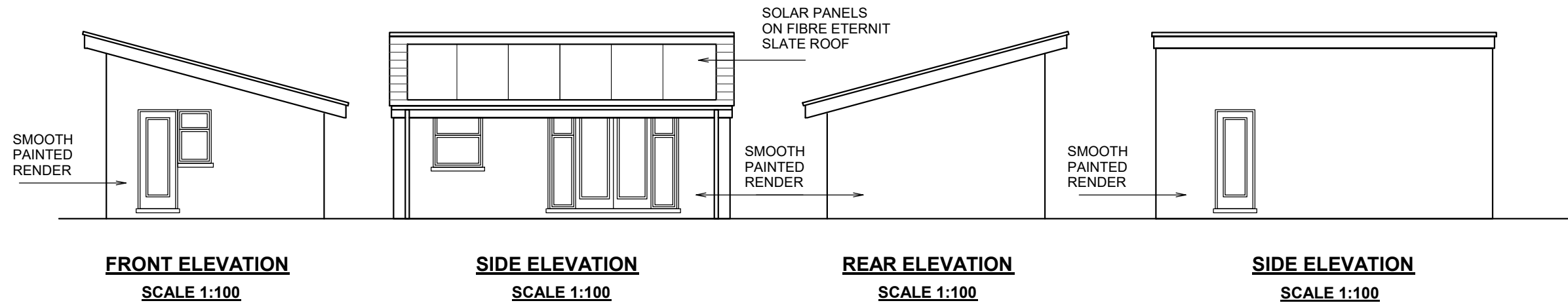
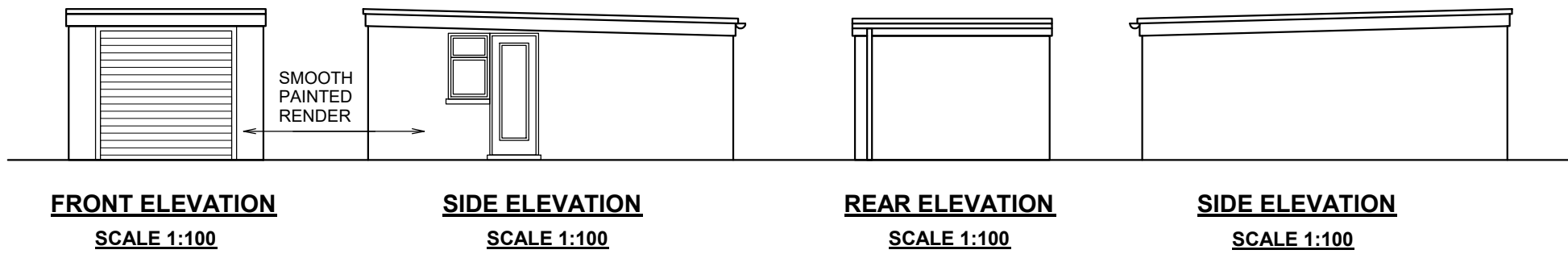


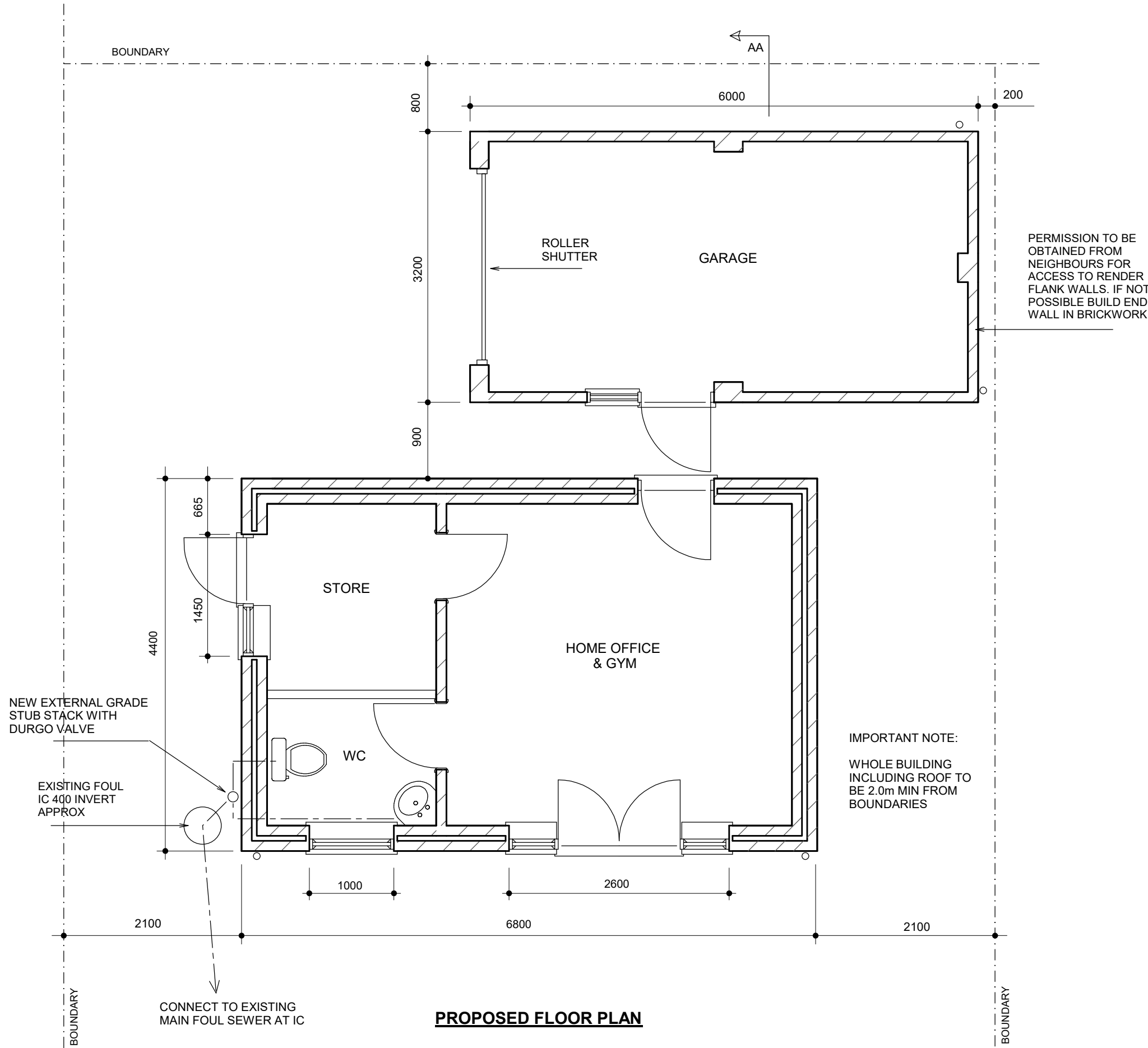
HOME OFFICE ELEVATIONS



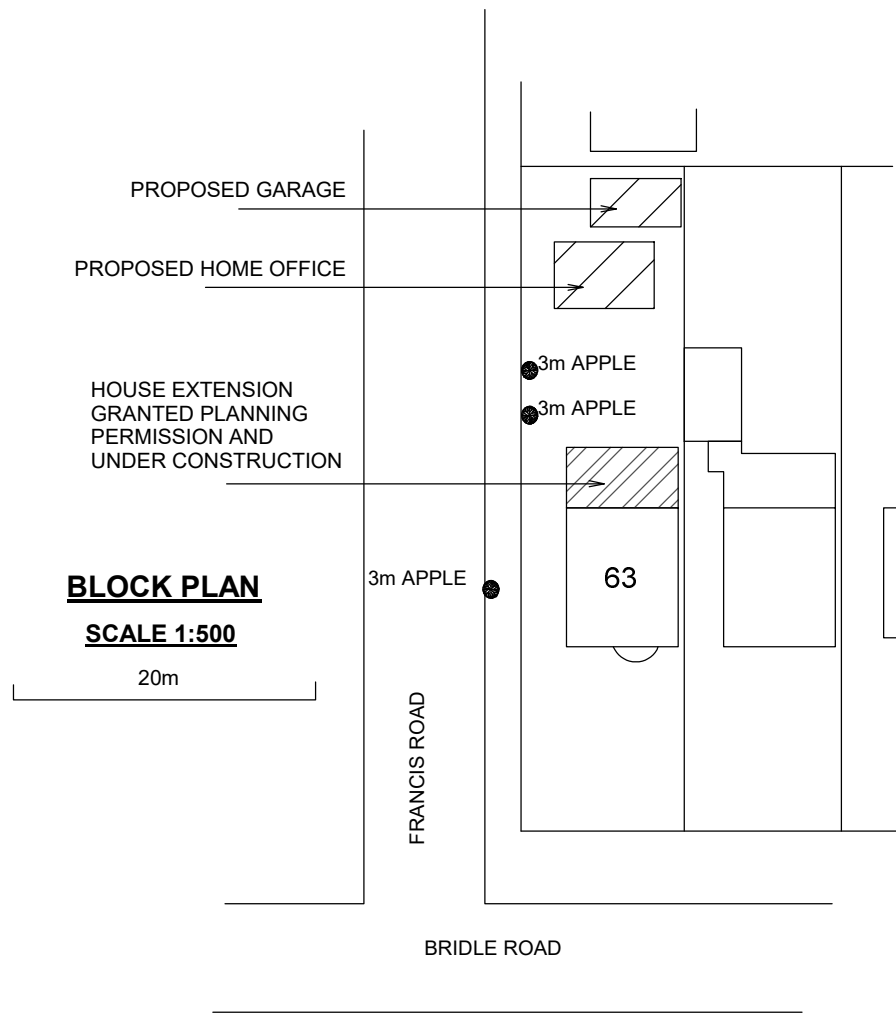
GARAGE ELEVATIONS



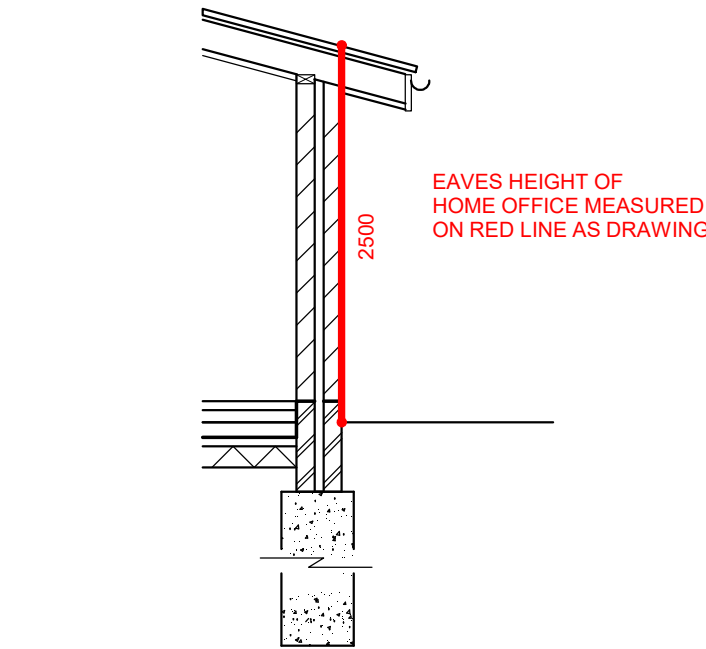
FRANCIS ROAD



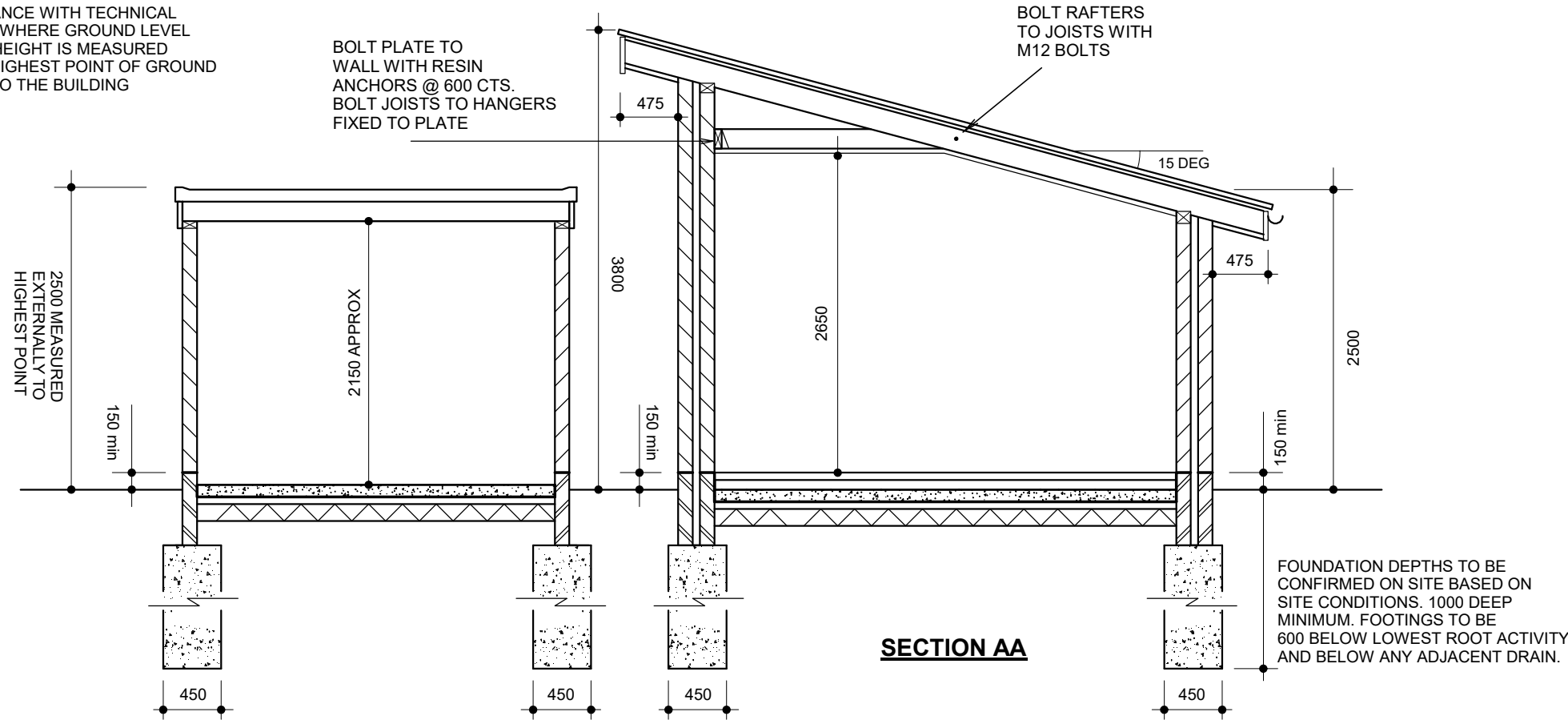
BLOCK PLAN



SECTION AA



IN ACCORDANCE WITH TECHNICAL GUIDANCE - WHERE GROUND LEVEL IS UNEVEN HEIGHT IS MEASURED FROM THE HIGHEST POINT OF GROUND ADJACENT TO THE BUILDING



10.00 METRES @ 1:100

5.00 METRES @ 1:150

63 BRIDLE ROAD PINNER MDDX HA5 2SS

OUTBUILDINGS IN REAR GARDEN

JAMES RUSH ASSOCIATES LTD

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SCALE 1:50 / 1:100 @ A1

OCT 2021

DRG No. 2277.1

GENERAL SPECIFICATION

FOUNDATIONS

Concrete deep strip 30 N/mm² strength sulphate resisting cement. Depth & width provisionally as plan but final depth & width based on site conditions. 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. 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 – GROUND BEARING CONCRETE SLAB

Min 150 rammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete with tamped finish. Office building to have 80 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. 500 gauge polythene separating layer between insulation & screed. Strip of insulation to perimeter of screed.

EXTERNAL CAVITY WALLS TO OFFICE BUILDING

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. 85 cavity with 75 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 steel ties 750 horiz, 450 vert, & 300 at reveals. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers. Render exterior 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. Office doors to have CX70/100 lintels. Other openings to have Catnic CG70/100 lintels. 150 min bearings.

EXTERNAL SOLID WALLS TO GARAGE

Solid wall of 100 Celcon Standard lightweight block. 215 piers as shown on plan including 327x215 (inc wall thickness) piers at max 3000 cts. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. DPC to BS743 lapped to existing. Mortar mix 1:1:6. Side window/door openings to have PCC lintel with min 150 bearing. Render exterior 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level.

INTERNAL BLOCKWORK PARTITIONS

100 Celcon Standard lightweight block (K=0.15 W/m²K). 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. Bond into new external walls. DPC to BS743 lapped to existing. Openings to have PCC lintels.

INTERNAL STUD PARTITIONS

75x50 stud. 12.5 plasterboard + skim. 1981x762 doorways unless shown otherwise on plan. Lay DPC under sole plates. Partitions to contain 75 acoustic quilt.

PITCHED ROOF - UNVENTILATED

100x100 wall plates. 175x50 C16 rafters at 400 cts securely fixed & B-mouthed to wall plates with BAT framing anchors. 5x30x1200 MS anchor straps at 800 max cts screw fixed at three points to both roof structure and wall. 150x50 C16 ceiling joists fixed as drawing. 150mm Celotex XR4000 insulation between rafters & 20mm Celotex TB4000 insulation beneath joists to achieve U-value of 0.18W/m²K. 15 degree pitch. Tyvek breathable membrane. 19x38 battens. Eternit slates suitable for low pitch with headlap laid to suit 15 deg (or similar approved). 9 plasterbd + skim to soffit. Solar panels fixed all as manufacturers instructions.

FLAT ROOF (COLD DECK CONSTRUCTION)

150x50 C24 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 between joists with 50 ventilation gap over. Ceiling 9 plasterboard + skim. 25 continuous vent at eaves and abutment.

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 steel frame & cover. Alternatively use 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 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. Windows to achieve U value of 1.6 w/m²K. Doors to achieve U value of 1.8 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

Basin with 32 dia waste 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.

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.

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 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.