

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

## FOUNDATIONS

Concrete deep strip 30 N/mm<sup>2</sup> 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 castmaster 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 piers with M16 MS dowels. Any eccentrically loaded foundation to be 600mm wide with the outer face of wall 60 from foundation edge.

## GROUND FLOOR – SUSPENDED TIMBER CONSTRUCTION

50 lean mix concrete oversite on lapped 1200 gauge DPM. Top of oversite to be above external ground level. 150 void (increase void to 300 if high shrink soil). 200x50 C16 joists at 400 cts on steel joist hangers. 18mm moisture resistant T&G particle board. 150 Celotex XR4000 insulation slab between joists held in position with chicken wire screwed to joists. DPC to be below floor joists. Plastic airbricks at 1800 cts to perimeter of extension to ventilate void.

## EXTERNAL CAVITY WALLS

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m<sup>2</sup>K) inner skin. 100 Celcon Standard lightweight block OR 102 facing brick outer skin to match existing outer skin (refer to plan). 1:1.6 mortar mix. Class B eng brick with sulphate resisting cement base DPC. 100 cavity with 100 Knauf DriTherm™2 full fill insulation. Dryline internally with 52.5 Celotex PL4000 insulation backed plasterboard dot & dabbed to 100 Celcon Standard lightweight block OR 102 facing brick outer skin to match existing outer skin to 225 mm below DPC. Stainless wall ties 750 horiz., 450 vert., & 300 at reveals. Join to existing building with furlex movement joint. DPC to BS7474 laid to existing. Cavity gauge reveals with Thermabate insulated cavity closers. Render outer skin blockwork to match existing 2 x 10 coat 1:1.6 mix + water proof additive BS55262 to blockwork. Stainless steel bell drip at DPC level.

## 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. Lay DPC under sole plates where on concrete ground floor. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt. Clad partitions with 12.5 soundblock + 3 skim each side.

### PITCHED ROOF (WITH SLOPING SOFFIT) - UNVENTILATED

150x50 C16 rafters at 400 cts spiked & B-mouthed to joists & wall plates. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 120mm Celotex XR4000 insulation between rafters & 50mm Celotex TB4000 insulation beneath rafters to achieve U-value of 0.15W/m2K. 15 degree pitch. Tyvek breathable membrane. 19x38 battens. Sandtoft 20/20 interlocking clay tiles with 100 headlap laid to suit 15 deg pitch (or similar approved). Tile colour to match existing. 9 plasterbd & skim to soffit.

## ROOFLIGHTS – PITCHED ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. 15 degree min pitch for Velux rooflight. Triple rafters 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 8000mm<sup>2</sup> min vent. Open plan kitchen diners to have 3x8000mm<sup>2</sup> vents. Install power vent to kitchen to achieve 30 litres/sec if over a cooker or 60 litres/sec if elsewhere. WC 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. Alternatively use Osma 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.

## 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 800mm<sup>2</sup> 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

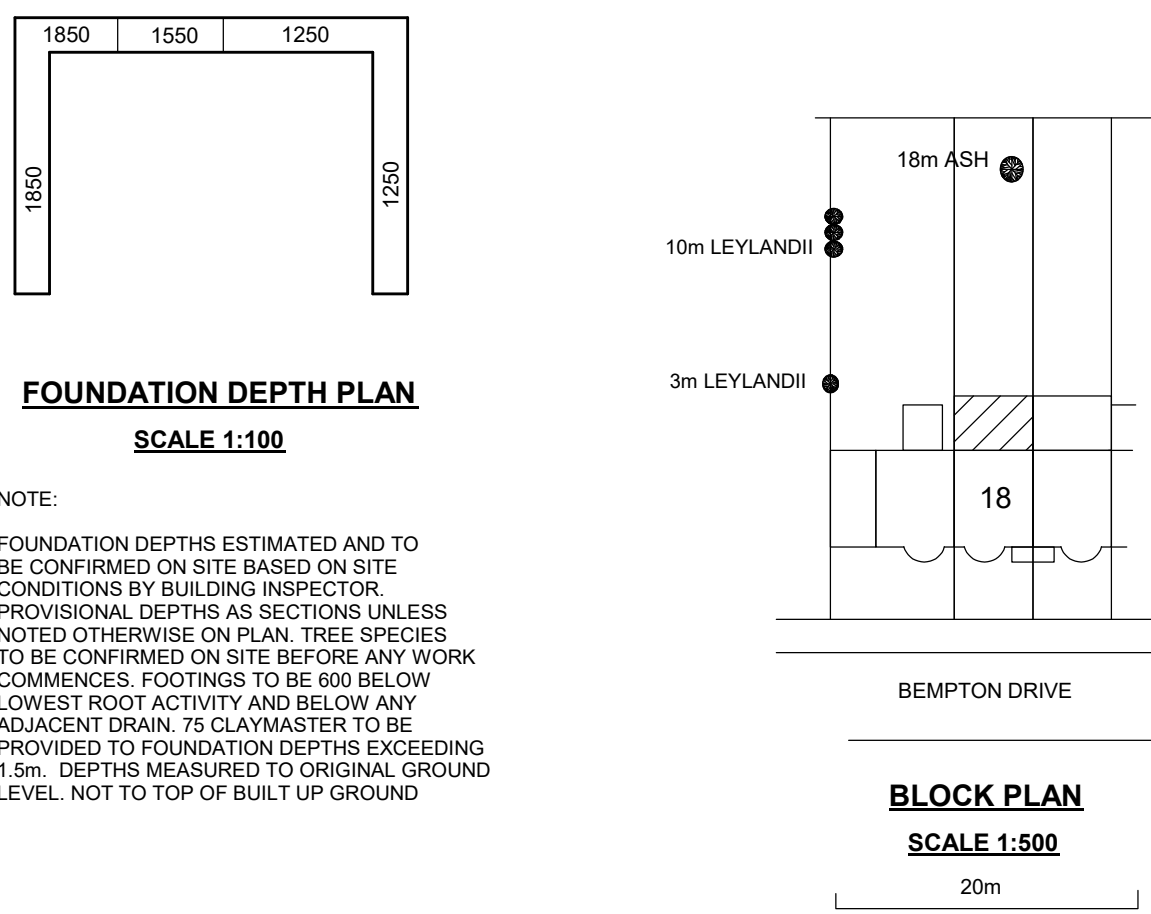
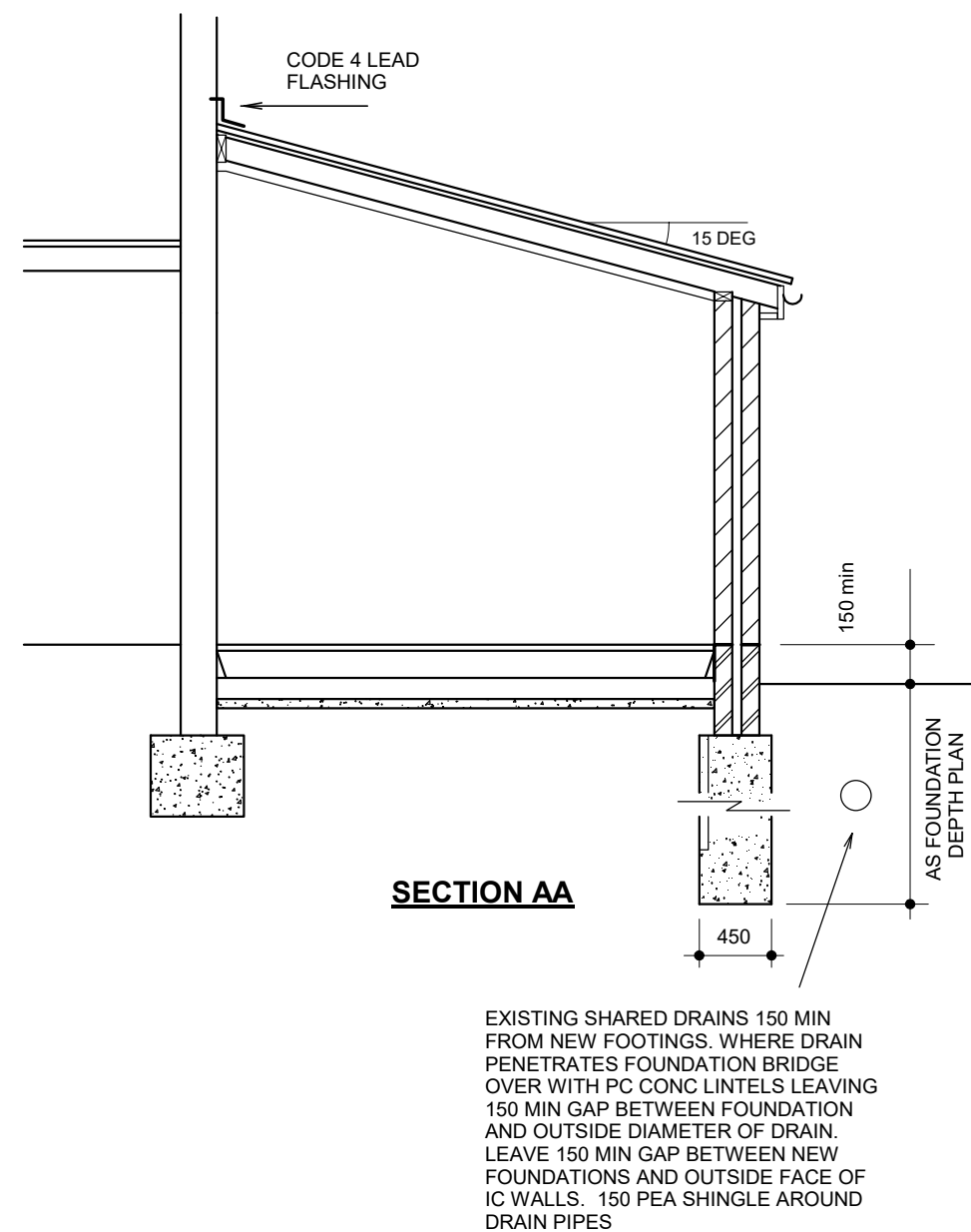
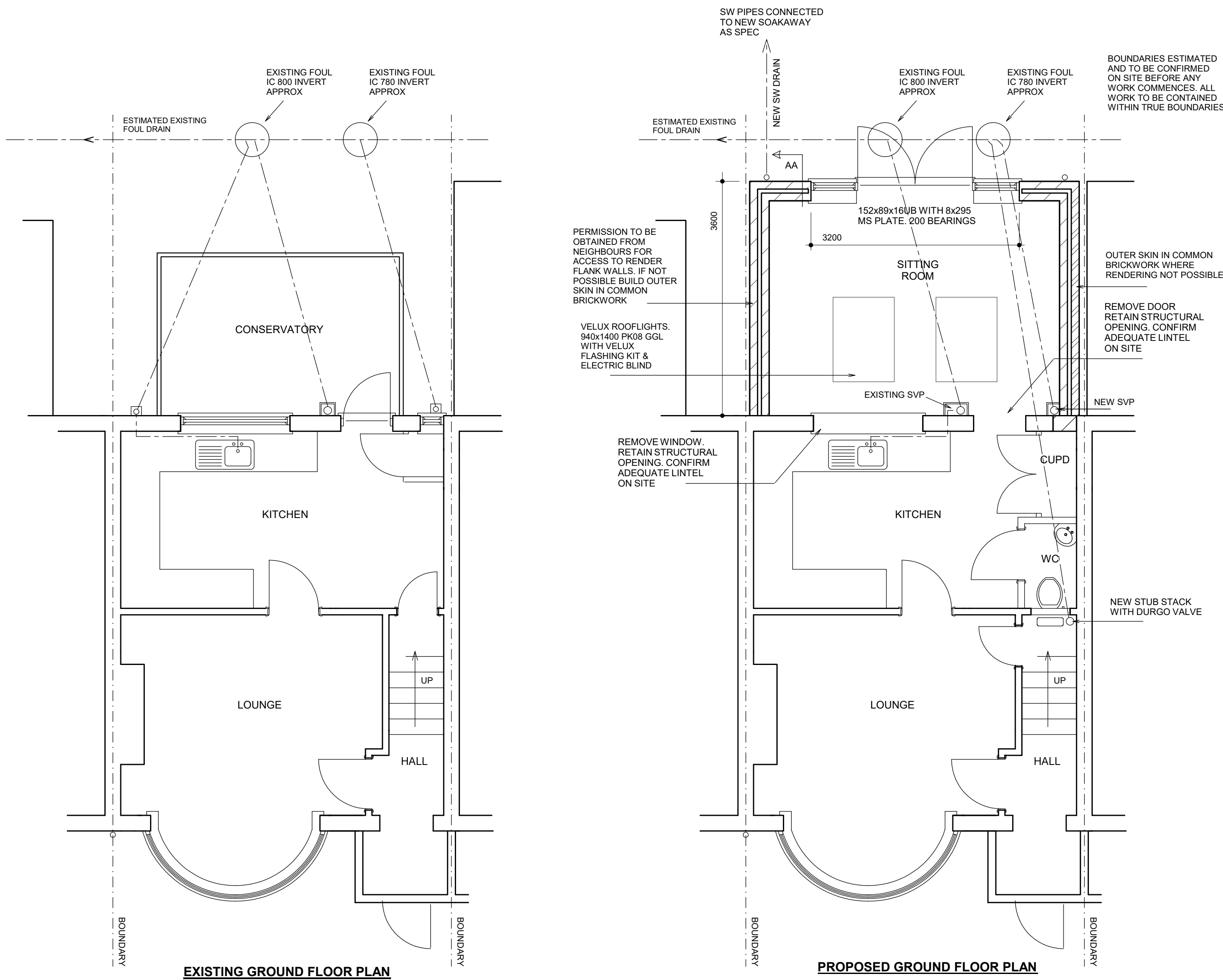
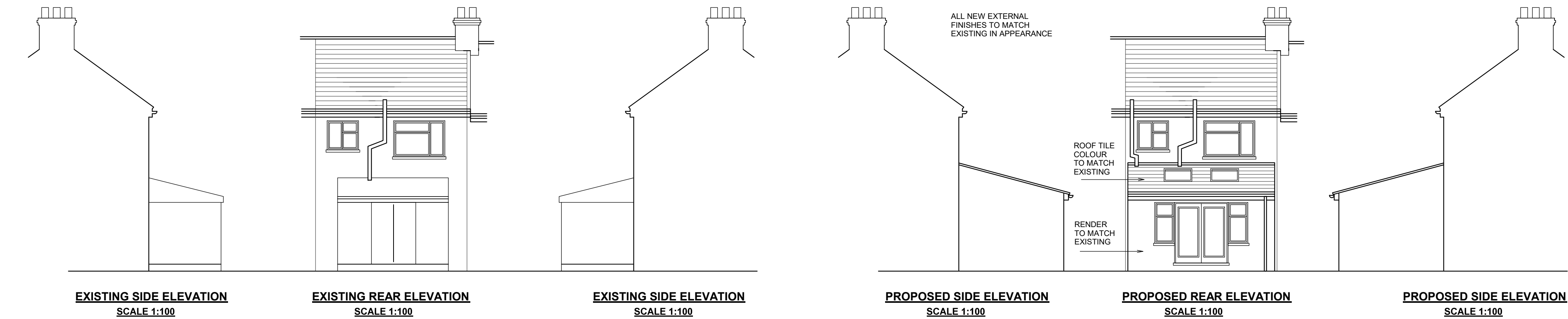
Sink, bath & shower to have 40 dia waste, Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgro) to be installed above level of highest fitting that it serves. SVPPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps.

## 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.



**18 BEMPTON DRIVE RUISLIP MIDDX HA4 9DD**

### SINGLE STOREY EXTENSION

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

JULY 2022

**DRG No. 2325.1**

**JAMES RUSH ASSOCIATES LTD**

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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  
 THIS MUST BE DONE BEFORE ANY REMEDIATION 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/CIENT TO APPPOINT 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  
 VIOLATE ANY EXISTING COVENANTS OR EASEMENTS