

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 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.

GROUND FLOOR - GROUND BEARING CONCRETE SLAB

Min 150 rrammed hardcore blinded with 50 sand 1200 PVC DPM lapped to DPC. 100 concrete. 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. 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

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m²K) 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 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 outer skim blockwork to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BS5262 to blockwork. Stainless steel bell drip at DPC level. Bifold doors to have Catnic CX150/100 with 200 min bearings. Other openings to have Catnic CG150/100 lintels with 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. Lay DPC under sole plates where on concrete ground floor. All partitions to contain 75 acoustic quilt. Clad partitions with 12.5 soundblock + 3 skim each side.

FLAT ROOF (WARM DECK CONSTRUCTION) TO EXTENSION

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.

FLAT ROOF TO GARAGE

150x50 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). Loose lay venting layer. 3 layer felt to BS747 hot bonded to decking. Roof covering to achieve AA, AB or AC surface spread of flame rating.

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. Open plan kitchen diners to have 3x8000mm² 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 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. 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. If clay found use grate system soakaway.

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, glass in doors or within 300mm of a door to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

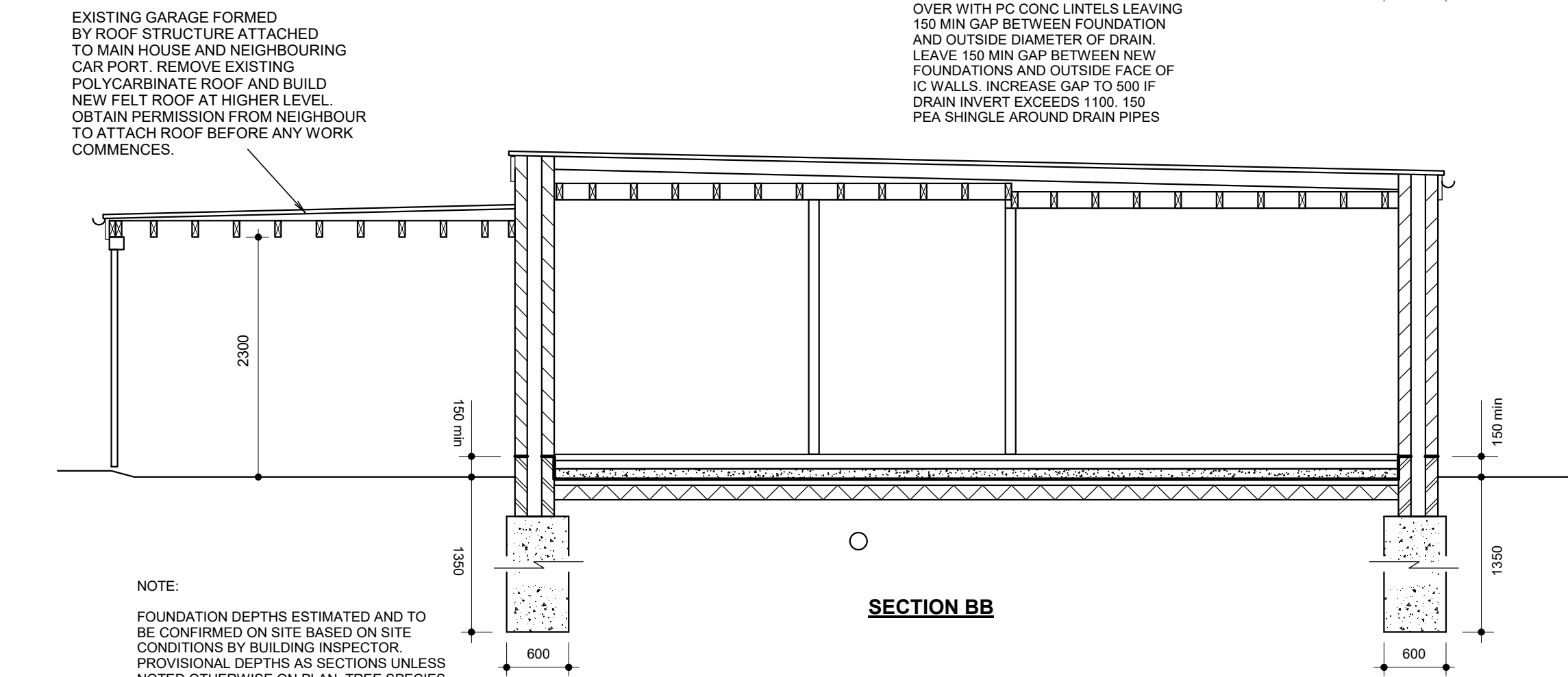
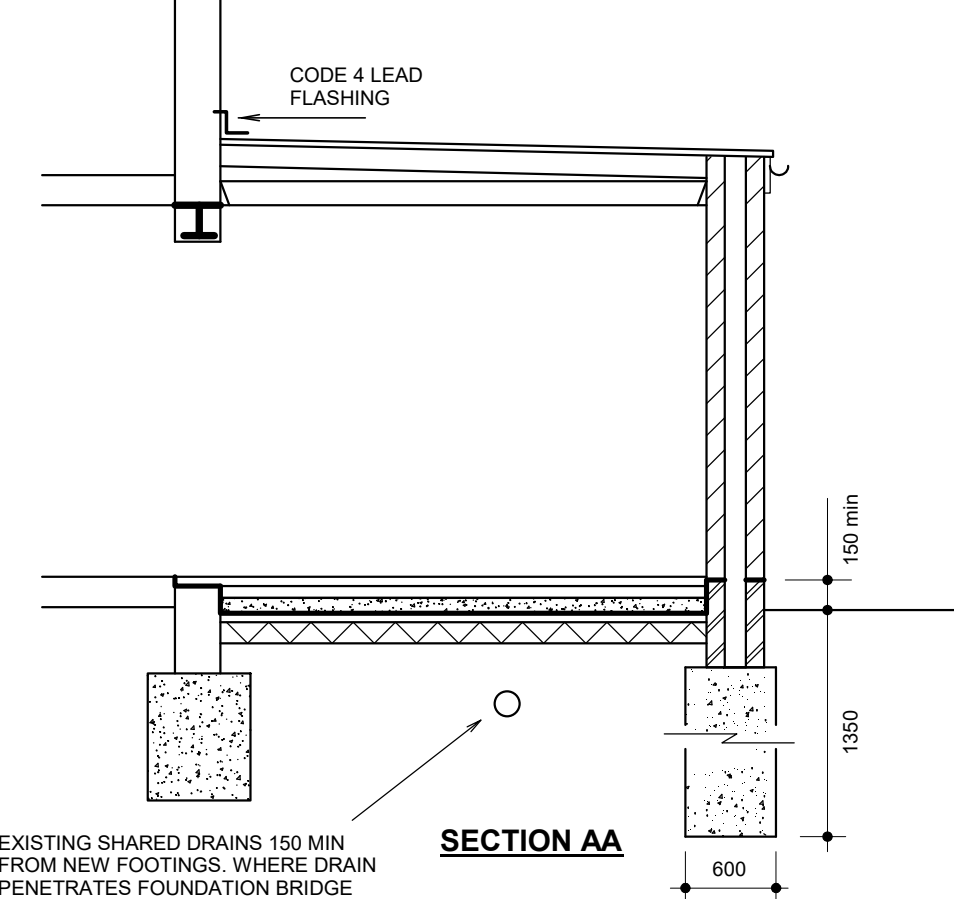
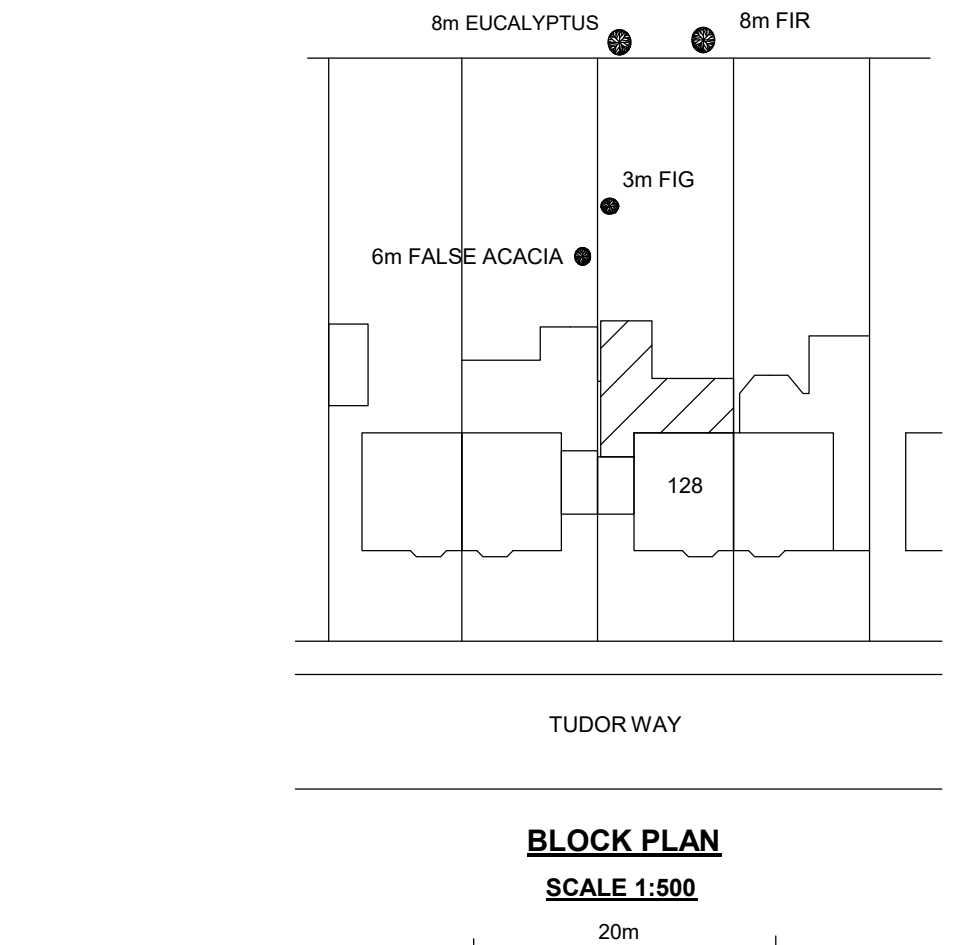
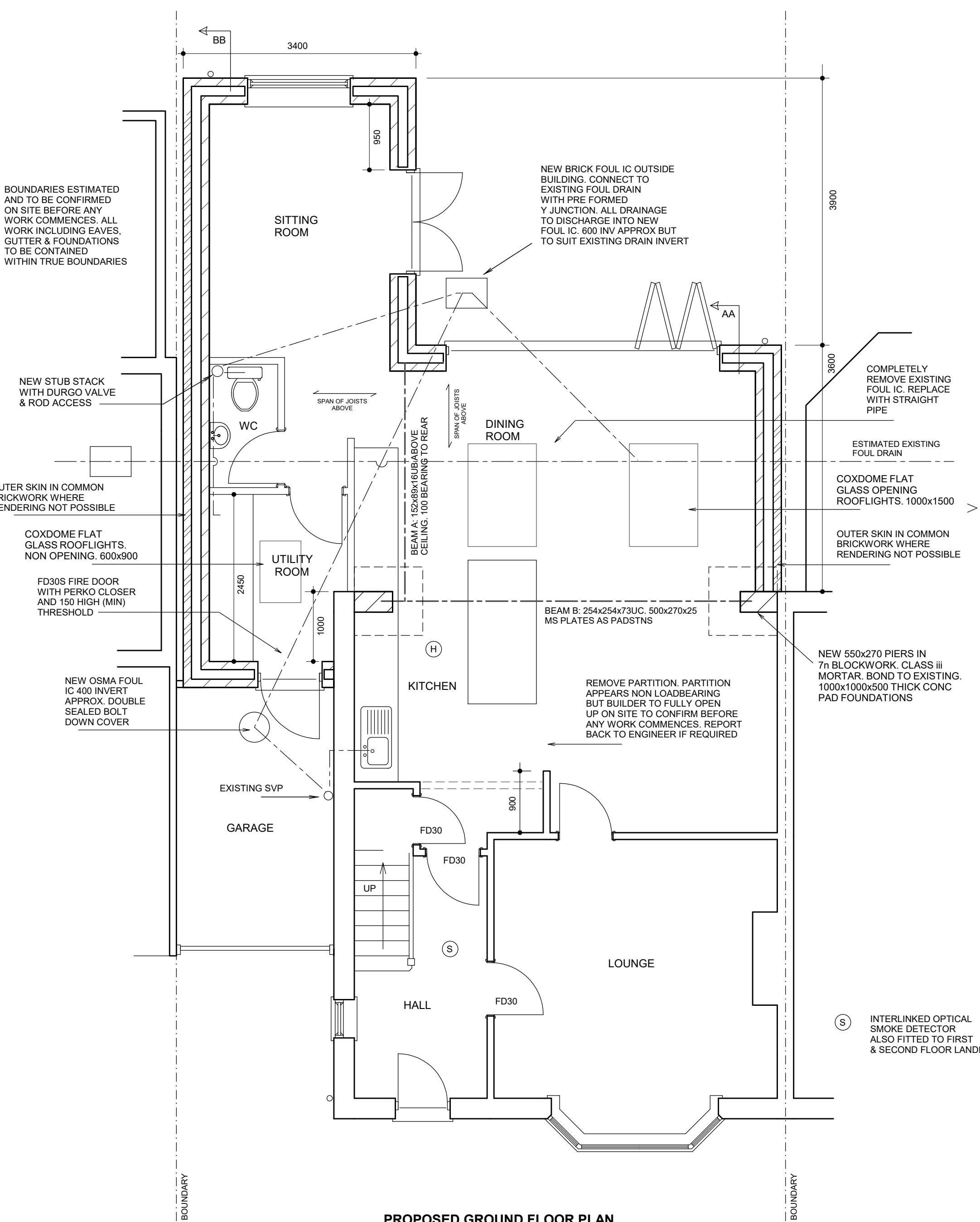
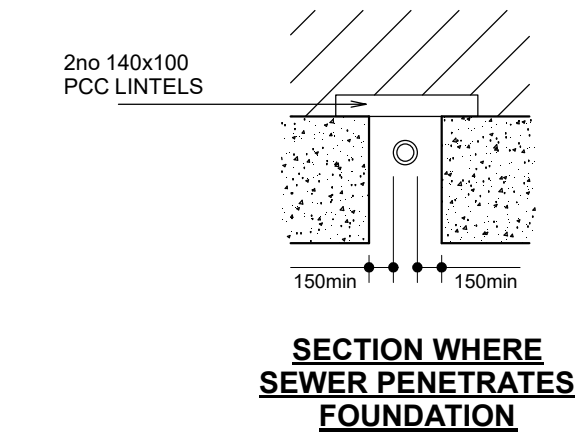
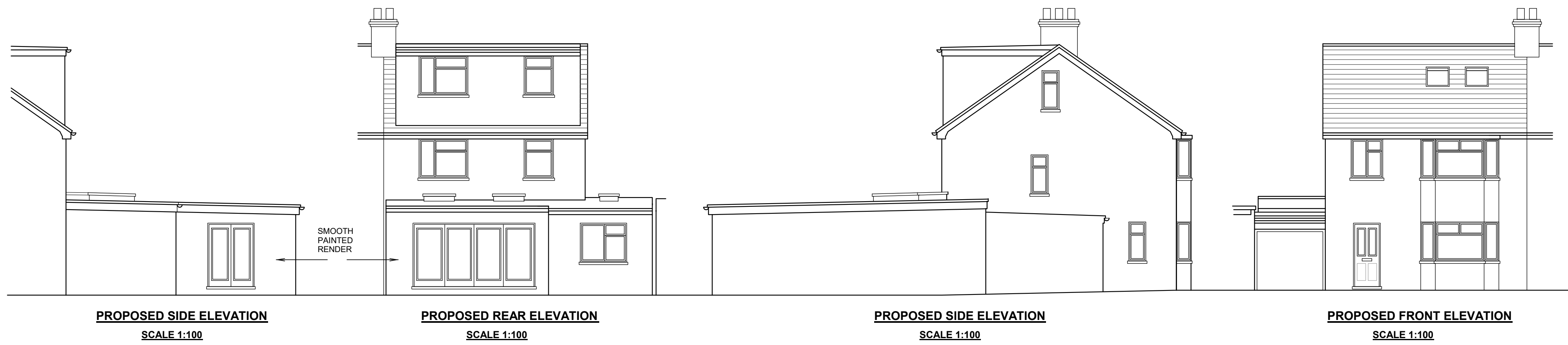
Sink to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgo) to be installed above level of highest fitting that it serves. Wholesome water (ie water provided by statutory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

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.



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

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

NEW BRICK FOUL IC OUTSIDE BUILDING. CONNECT TO EXISTING FOUL DRAIN WITH PRE FORMED Y JUNCTION. ALL DRAINAGE TO DISCHARGE INTO NEW FOUL IC. 600 INV APPROX BUT TO SUIT EXISTING DRAIN INVERT

NEW STUB STACK WITH DURGO VALVE & ROD ACCESS

OUTER SKIN IN COMMON BRICKWORK WHERE RENDERING NOT POSSIBLE

COXDOME FLAT GLASS ROOFLIGHTS. NON OPENING. 600x900

FD30S FIRE DOOR WITH PERKO CLOSER AND 150 HIGH (MIN) THRESHOLD

NEW OSMA FOUL IC 400 INVERT APPROX. DOUBLE SEALED BOLT DOWN COVER

EXISTING SVP

EXISTING GARAGE FORMED BY ROOF STRUCTURE ATTACHED TO MAIN HOUSE AND NEIGHBOURING CAR PORT. REMOVE EXISTING POLYCARBONATE ROOF AND BUILD NEW FELT ROOF AT HIGHER LEVEL. OBTAIN PERMISSION FROM NEIGHBOUR TO ATTACH ROOF BEFORE ANY WORK COMMENCES.

REMOVE PARTITION. PARTITION APPEARS NON LOADBEARING BUT BUILDER TO FULLY OPEN UP ON SITE TO CONFIRM BEFORE ANY WORK COMMENCES. REPORT BACK TO ENGINEER IF REQUIRED

NEW 550x270 PIERS IN 7n BLOCKWORK CLASS III MORTAR. BOND TO EXISTING. 1000x1000x600 THICK CONC PAD FOUNDATIONS

INTERLINKED OPTICAL SMOKE DETECTOR ALSO FITTED TO FIRST & SECOND FLOOR LANDING

BEAM B: 254x254x73UC. 500x270x25 MS PLATES AS PADSTNS

SPAN OF JOISTS ABOVE

SPAN OF JOISTS ABOVE

CEILING. 100 BEARINGS TO BEAR

COMPLETELY REMOVE EXISTING FOUL IC. REPLACE WITH STRAIGHT PIPE

ESTIMATED EXISTING FOUL DRAIN

COXDOME FLAT GLASS OPENING ROOFLIGHTS. 1000x1500

OUTER SKIN IN COMMON BRICKWORK WHERE RENDERING NOT POSSIBLE

NEW BRICK FOUL IC OUTSIDE BUILDING. CONNECT TO EXISTING FOUL DRAIN WITH PRE FORMED Y JUNCTION. ALL DRAINAGE TO DISCHARGE INTO NEW FOUL IC. 600 INV APPROX BUT TO SUIT EXISTING DRAIN INVERT

BRITISH GEOLOGICAL SURVEY MAP IDENTIFIES THE SITE TO HAVE CHALK SUBSOIL. IF SHRINKABLE CLAY FOUND FOUNDATION DEPTHS TO BE RE ASSESSED ON SITE AND CONSTRUCTED AS INSTRUCTED BY BUILDING INSPECTOR

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.

128 TUDOR WAY RICKMANSWORTH HERTS WD3 7HL	SCALE 1:50 / 1:100 @ A1	DRG No. 2421.2 REV C	JAMES RUSH ASSOCIATES LTD	10.00 METRES @ 1:100	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 TO BE TAKEN FROM STRUCTURAL CALCULATIONS ALL DRINK & 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.
SINGLE STOREY EXTENSION	APRIL 2024		64 JOINERS LANE CHALFONT ST PETER BUCKINGHAMSHIRE SL9 9AT TEL: 01923 775 761 EMAIL: jamesvrush@hotmail.com	5.00 METRES @ 1:50	

- (S) 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
 - (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

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 APPROPRIATE 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