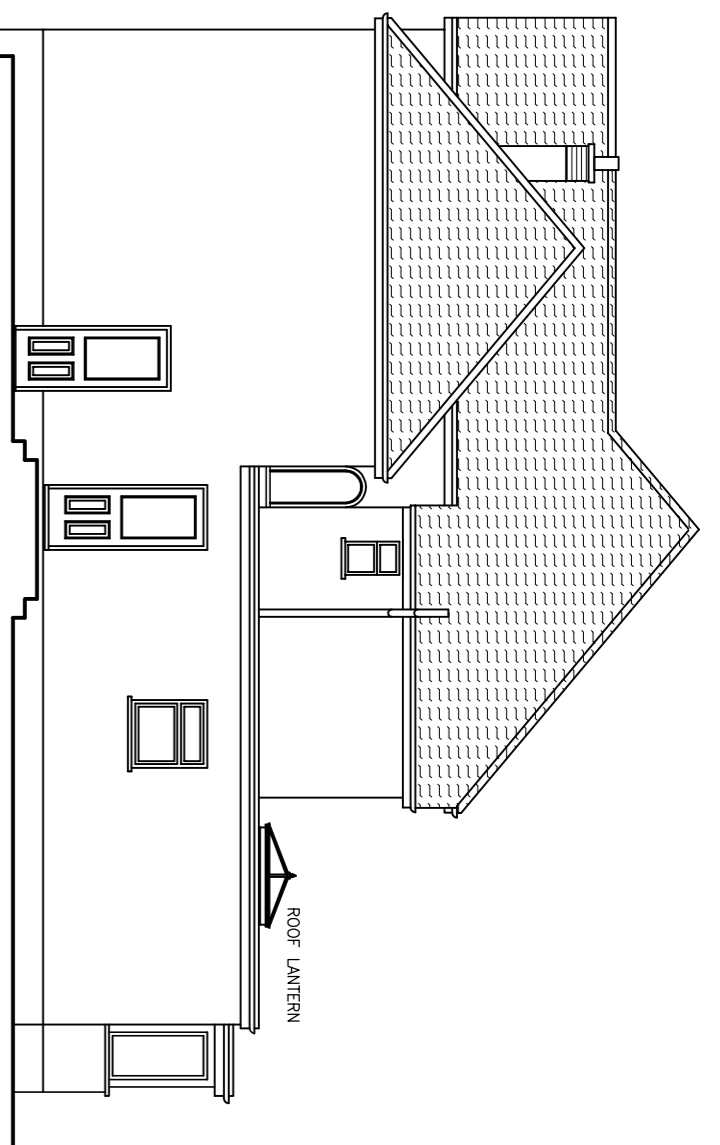
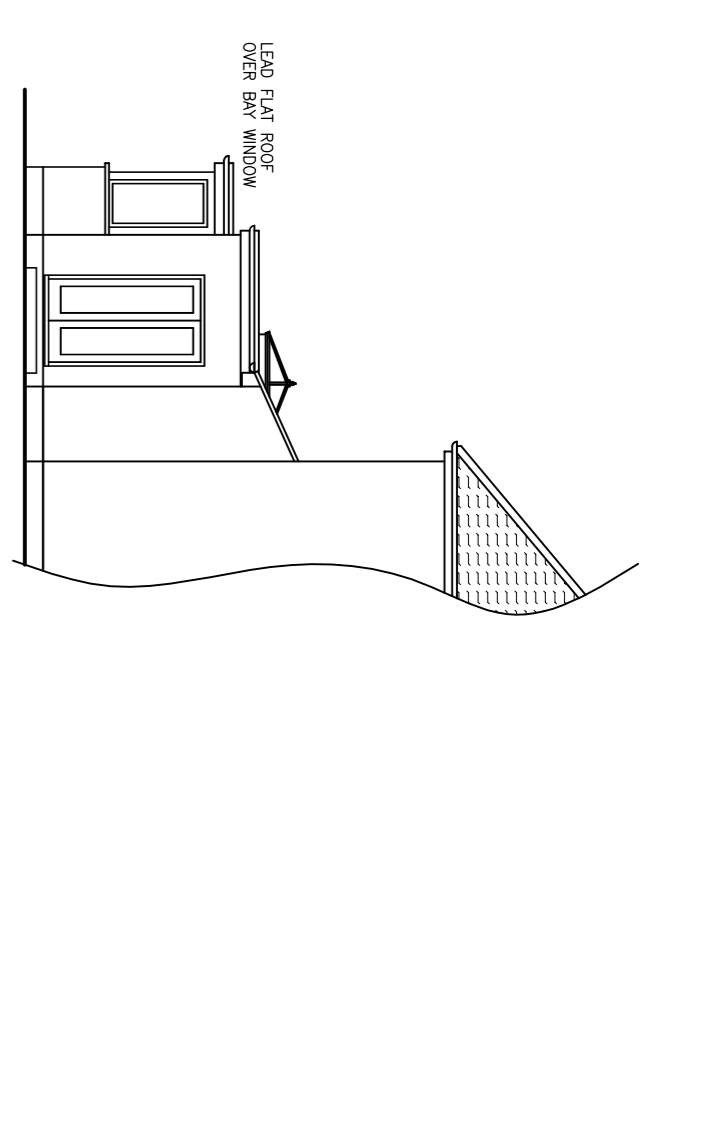


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED PART SIDE ELEVATION

SPECIFICATION NOTES

(ALL TO BE CONFIRMED AND AGREED ON SITE)

DRAINAGE All new drainage to BS5330-1. Carefully locate all existing drain runs prior to commencement of the works in concrete. Excavate and form new manhole chambers on 150mm concrete slab, bed new channels and 3/4 spigoted bands set in bedding trowelled to form. Chamber 600mm x 750mm if invert level < 1000mm above ground level and 300mm centres. Precast concrete and PVC chambers to be used with Local Authority approval.

To existing manhole chambers with new drain connections form new channels as described above.

All new drain runs to be 100mm diameter/pressure flexible of min. 1.40m. All drains beneath buildings to be protected by FC inlets of wall intersections. Manholes and gullies within building to be fitted with bolt down. New back-sight gullies set on concrete bed to be roddable. Rounder gullies to be connected to existing soakaway. All wastes to BS5357Z. Gullies with large radius bend at base in the ground and to terminate in coped terminal min. 1000mm above highest eaves level. Wash head basin and urinal wastes to be 50mm dia. with 75mm deep degree bends and base of stack. All stub stacks are to be provided with rodding access.

FOUNDATIONS (SUBJECT TO LOCAL AUTHORITY APPROVAL)

All foundations to be formed at a minimum level of 1300mm below ground level or below any existing drains if greater, to be agreed on site. Design and depth of foundations to take account of any adjacent concrete mix. 12:4 sulphate resisting cement, generally 600mm wide deep strip foundations except where noted otherwise.

DAMP PROOF COURSE

Bitumous dpc to be installed in external walls minimum 150mm above adjacent ground level and lined to existing dpc. Damp proof course to be applied to masonry walls within ground bearing slab.

FLOOR CONSTRUCTION

Externally finish with 20mm waterproof render, 2 coat applied. Gully wells to have an external lead of 100mm Durox blockwork with 50mm wide cavity filled with 50mm thick Rockwool cavity wall bats. Below d.p.c. level both spaces to be in semi-engineering brickwork with weak mix cavity fill to ground level.

WALL CONSTRUCTION

Externally finish with 20mm waterproof render, 2 coat applied. Cavity walls to have an external lead of 100mm Durox blockwork with 50mm wide cavity filled with 50mm thick Rockwool cavity wall bats. Below d.p.c. level both spaces to be in semi-engineering brickwork with weak mix cavity fill to ground level. All new work to be bonded to existing by metal profiles fixed strictly in accordance with BS5628-3. Internally finish with 12.5mm lightweight plaster, 2 coat applied. Dpc is to be installed below coping stone.

STEEL BEAMS

New steel beams to be encased with 1 layer of 19mm Gyproc plank & 1 layer of 25mm Gyproc freestone board. Studwork to joists to be lined with fireproofing quilt fixed vertically between the studs.

WINDOWS / DOORS

MANUFACTURE TO AGHIEVE A U VALUE OF 1.8

MANUFACTURE 16mm AIR GAP, LOW E GLASS USING UPVC WINDOWS.

All windows as indicated on drawings to have a minimum of 1/20 floor area. New windows fixed by galvanised lugs set into brick / blockwork, bed into on dpc and rain mastic in reveals. Bed threshold on dpc and rain mastic in reveals. Safety glazing to be included in critical areas inside building. These areas are as follows :-

- 1500 doors and door side lights between finished floor level and 1500 doors and external walls and partitions between finished floor and 800mm high.

NOTE: all safety glazing to comply with BS6206.

GLAZING (double glazing to achieve a U-value of 1.8)

All glazing in windows within 800mm of floor level to be safety glass conforming to BS6206:1981, light 300mm either side of a door with 1500mm of floor level to be safety glass on dpc.

VENTILATION

All windows to be fitted with opening of at least 1/20 of the floor area of the room. All windows to be fitted with an extractor fan capable of extracting a rate of at least 3 air changes per hour and have an over run period of 15 minutes.

ROOF CONSTRUCTION

3 layer built up felt roofing-type joints with HT125 joint taping strip, 1st layer Therovent base layer type 3C, 2nd layer HT125 type 5B, 3rd layer HT150. Finished with 10mm granite chippings bedded in grating compound.

Roof deck to be 19mm exterior grade plywood on s.w. firings (minimum 101 x140) on 200mm s.w. joists of 400mm centres. On wooden batten applied to roof deck, 141-181 mm or similar roof board. Gullies to underlie of roof space 12.5mm foilbacked plasterboard skim and set on 25mm staggered joists with 30 x 4 x 5 x 900mm joint hangers. Gullies and fixed in accordance with manufacturers instructions.

Roofings, upstands and gromets to be code 4 head minimum 150mm from eaves level. All roofings to be dressed down over / over / slates. Slatted flashing to pitched roof abutments.

GENERAL NOTES

All work is to comply with current British Standards, Codes of Practice and Building Regulations as applicable. Workmanship shall be in accordance with good building practice and should at least comply with BS 800 and any latest applicable Codes of Practice. Proprietary materials to be used as specified in accordance with manufacturers recommendations.

Any conflicting information is to be confirmed with Neil Rouse before commencing the works. No responsibility can be accepted for dimensions scaled from drawings and Contractors are expected to check all dimensions and details before commencing work. Do not scale drawings.

No responsibility can be accepted for estimates of work or orders placed for materials based on drawings while still being considered by the design authority and pending amendments.

If different materials are used on site the Contractor must ensure that they comply with the current BS codes and quality and are suitable for the purpose.

All work to be carried out in accordance with current Building Regulations and BS codes of practice. All dimensions are to be taken from the face of the work unless otherwise stated. Errors and omissions are to be reported immediately.

Any existing structures with increased loading due to new works must be checked for suitability prior to commencement. Replacement and underpinning at the direction of the Designer or Engineer.

All existing drawings shown on the drawings is assumed and must be verified by design and excavation by the Contractor before work commences.

All works adjacent to the boundary or party walls within 3m distance must not be started without the neighbour's having advance notice in writing under the Party Wall Act, 1996. The Contractor shall be responsible for the stability and must not encroach the boundary.

The Contractor is responsible for all the temporary works deemed necessary to maintain the stability of the existing structure during the works. All new work to be bonded to existing by metal profiles unless noted otherwise.

No variation to the design on the drawings are to be made without the Designer's prior approval and approval from the Local Authority where appropriate.

On completion the site is to be left clean and clear of debris. The Contractor is to provide all external works deemed relevant to the works.

Blockwork design BS321 (21N/mm sq) unless noted otherwise. Fencing and decorating to BS6150.

Joinery and ironmongery to BS1186.

Preservatives to timber BS5268 with all cut ends treated, brush applied.

FULL DETAILS OF SPACE & WATER HEATING INCLUDING ANY PROPOSED HEAT PRODUCING APPLIANCES ARE TO BE SUBMITTED TO LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION

GENERAL NOTES 1 & 2

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH BS 7671 (I.E. WIRING REGULATIONS 18th EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

AT LEAST ONE THIRD OF ALL NEW ROOMS WILL BE FITTED WITH HIGH EFFICIENCY LIGHT FITTINGS (I.E. LIGHT FITTINGS ONLY CAPABLE OF ACCEPTING LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT). THESE FITTINGS ARE TO BE POSITIONED IN ROOMS OR CIRCULATION AREAS MOST FREQUENTLY USED.

** BED JOINT REINFORCEMENT IS TO BE PLACED ON ALL EXTERNAL & INTERNAL BLOCK WALLS OF CAVITY WALL, AT EVERY SECOND COURSE, AND ABOVE AND BELOW WINDOW / DOOR OPENINGS, CORNERS AND CHANGE IN DIRECTION.

PROPOSED REAR ELEVATION

Extractor fan ducted to external air, wired into light switch with high level override switch.

To existing surface water system, or proposed present concrete soakaway.

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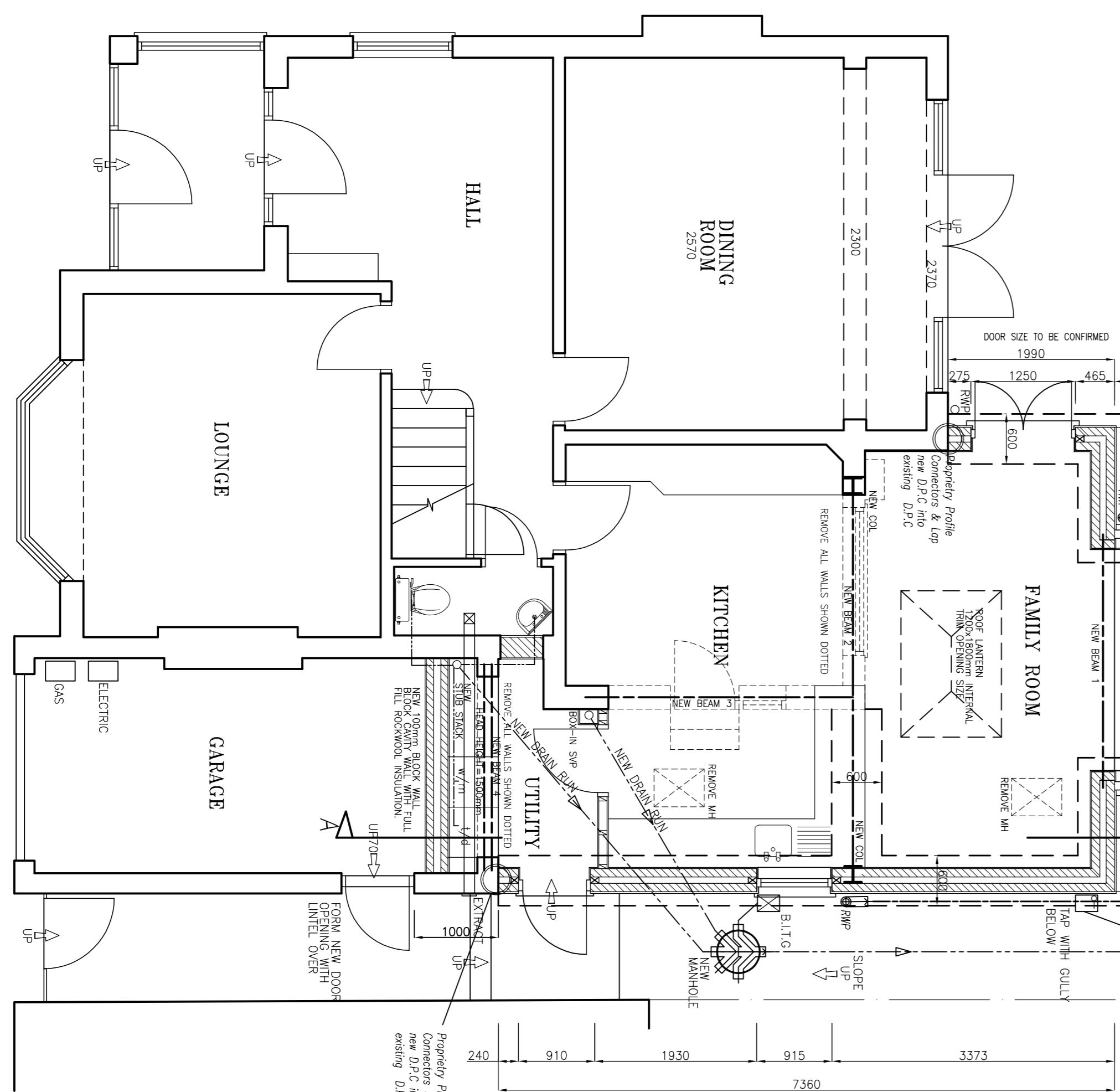
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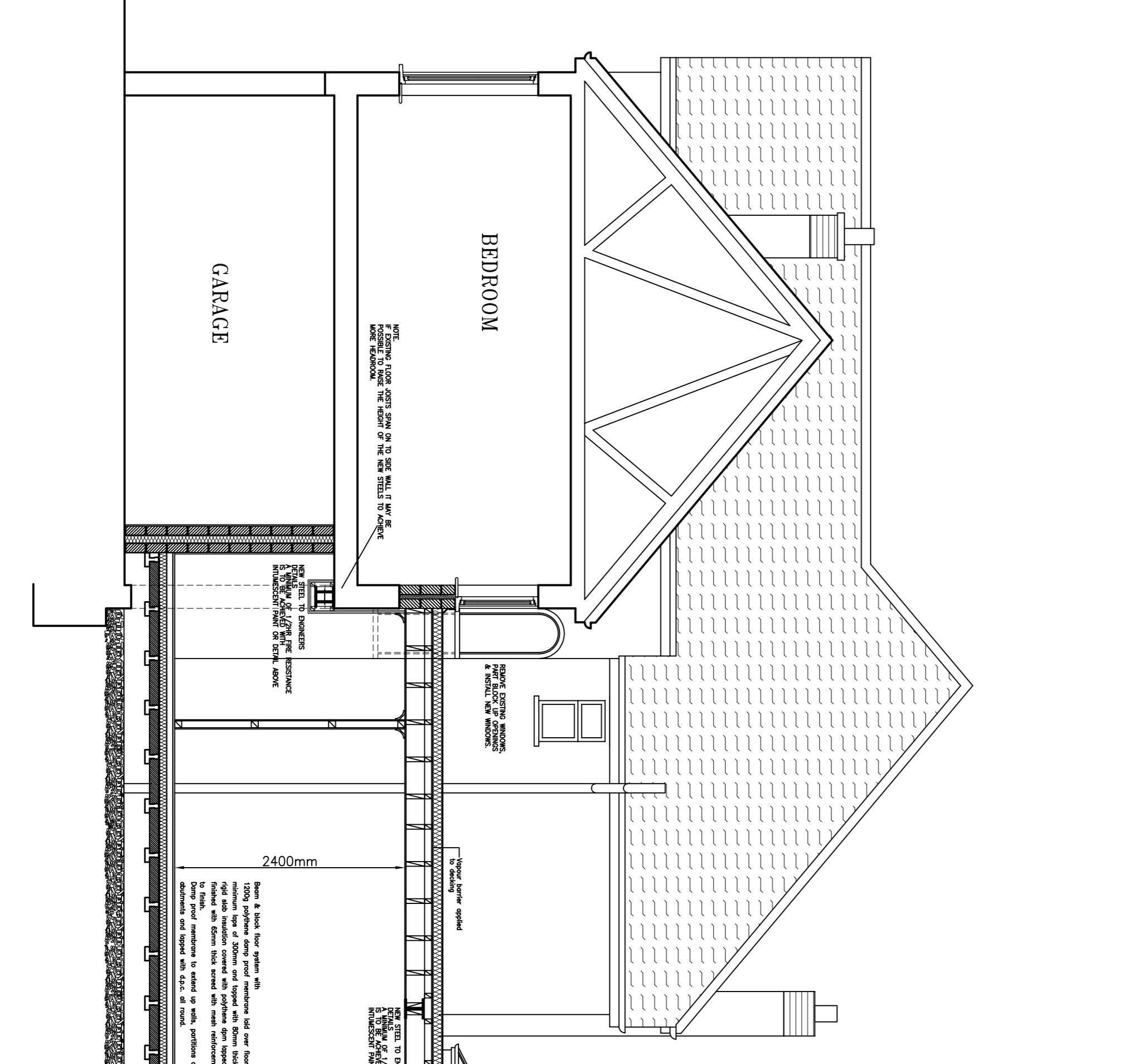
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PROPOSED GROUND FLOOR



SECTION A-A

Project: **EXTENSION EXAMPLE**
SHENFIELD
ESSEX

Description: **PROPOSED PLANS & ELEVATIONS**

DRN. **NJR** DRS. No. **NR/07/04**

SCALE **1:50 / 1:100** REV.

DATE **12/04/07**

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