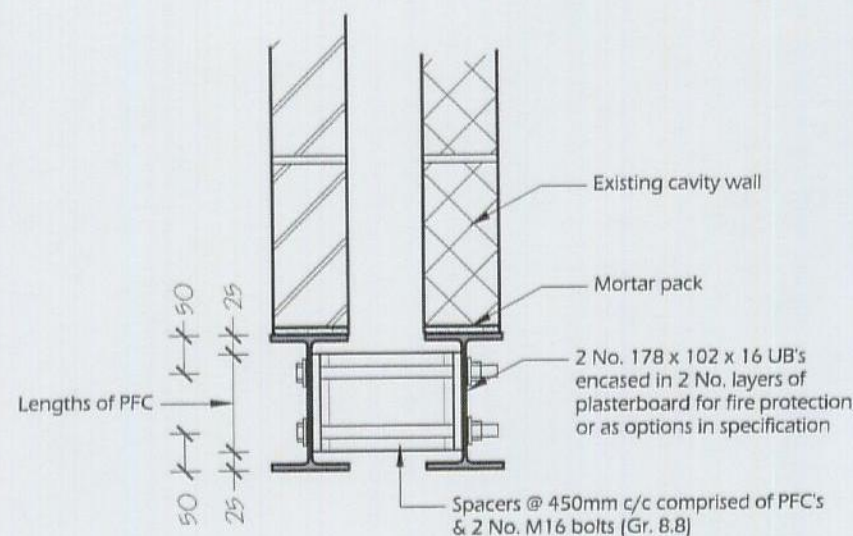


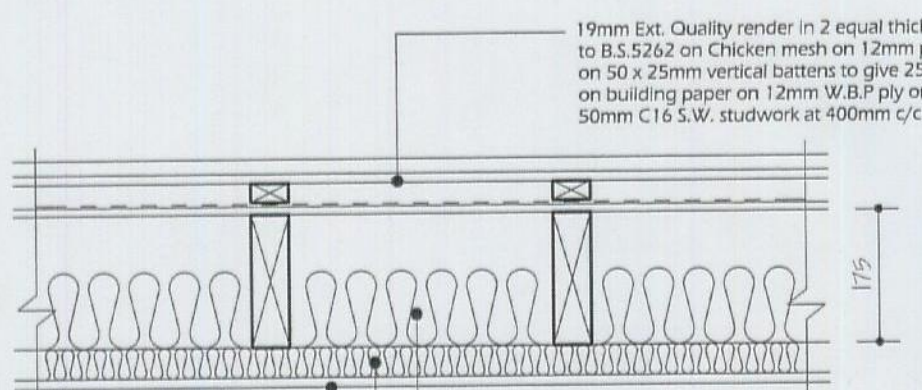
DETAIL 1 - Foundation Detail (Porch)

Scale 1:10



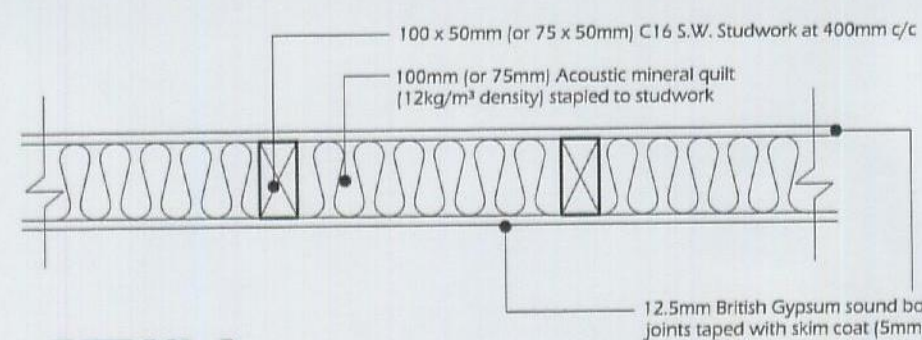
DETAIL 2

Scale 1:10



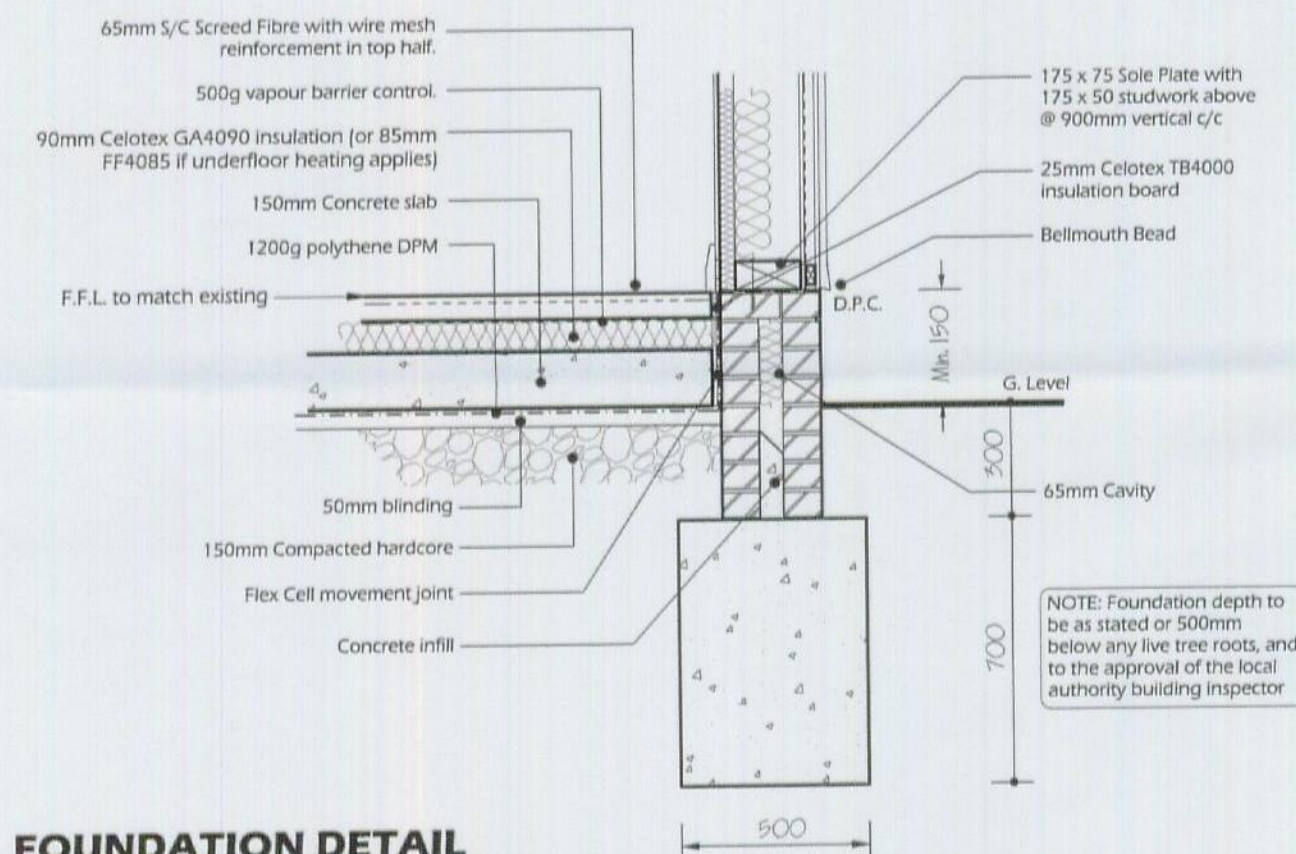
DETAIL 3

Scale 1:10



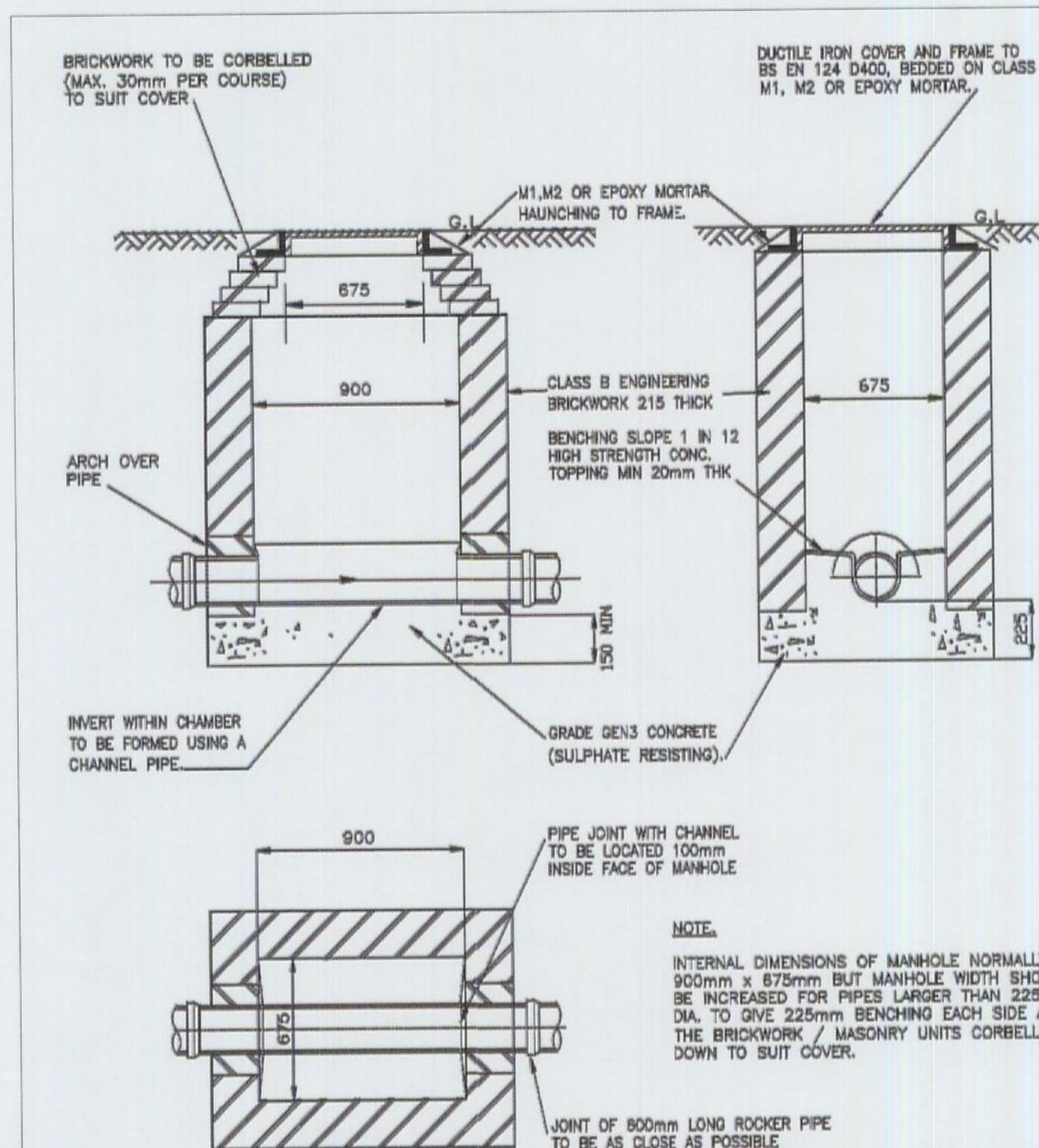
DETAIL 4

Scale 1:10



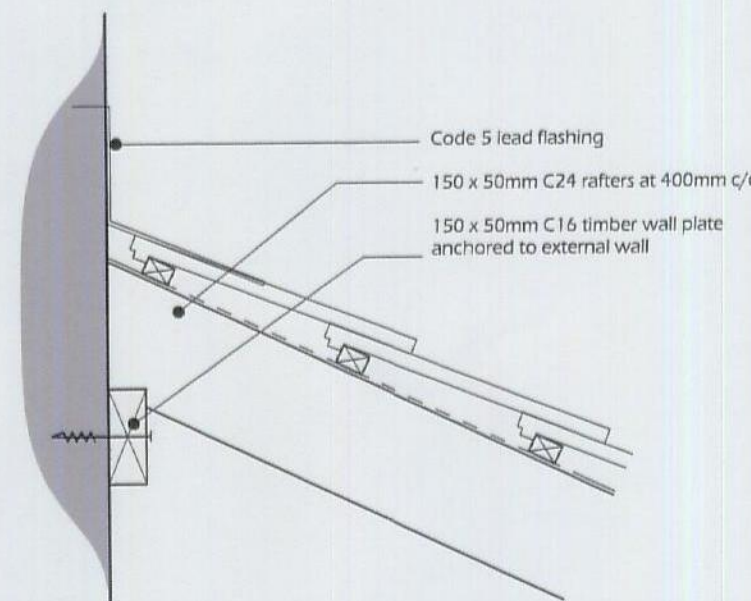
FOUNDATION DETAIL

Scale 1:20



MANHOLE TYPE D

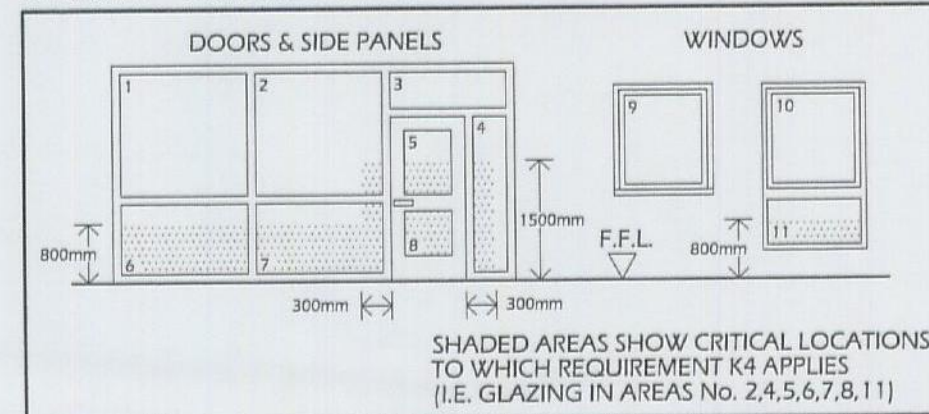
EXTRACT OF AWS STANDARD ADOPTABLE SEWERAGE DETAILS



DETAIL 5 - Roof / Wall Abutment Detail

Scale 1:10

DIAGRAM 1 CRITICAL LOCATIONS IN INTERNAL & EXTERNAL WALLS

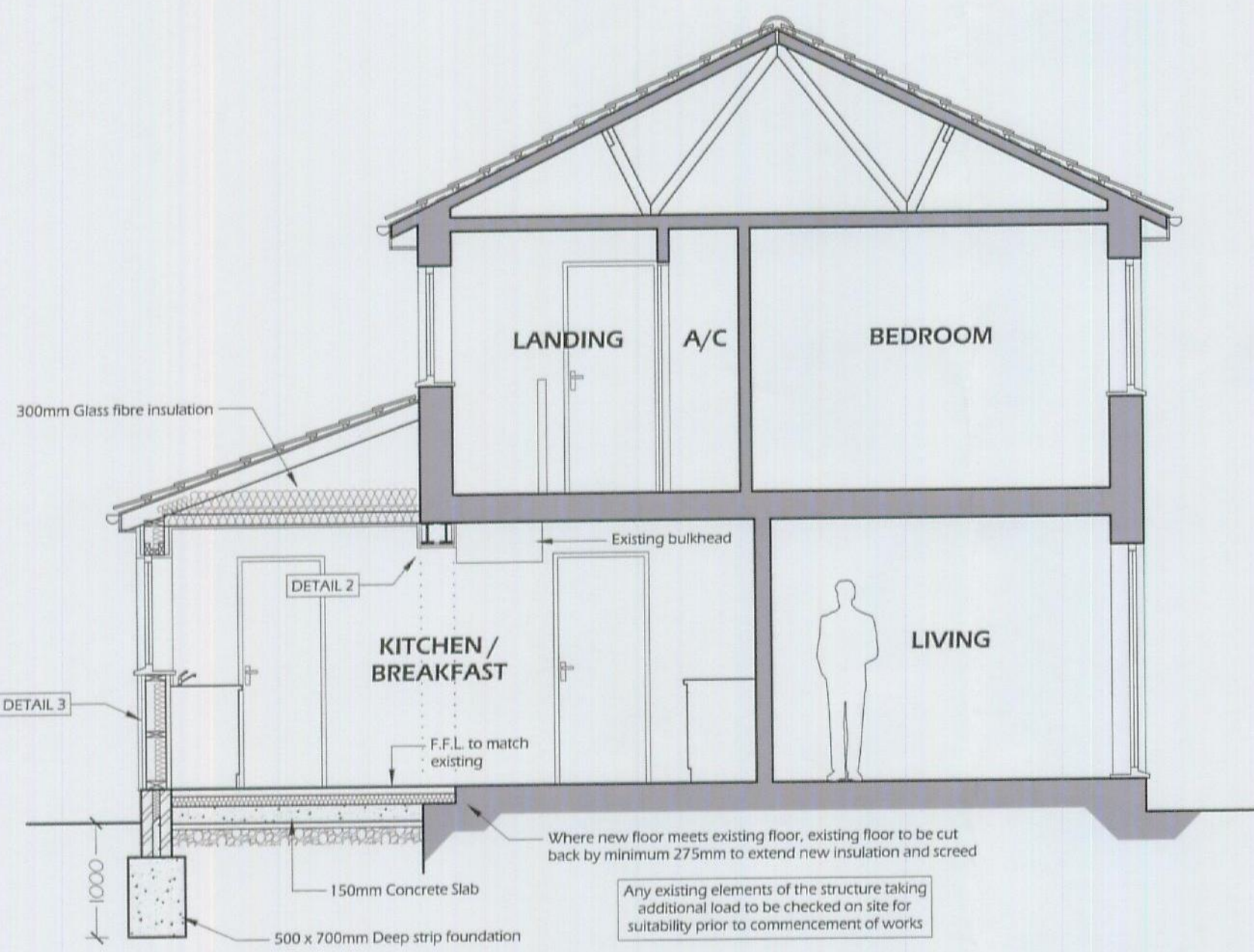


GLASS AND GLAZING - PROTECTION AGAINST IMPACT CRITICAL LOCATIONS

THE FOLLOWING LOCATIONS MAY BE
CONSIDERED 'CRITICAL' IN TERMS OF
SAFETY:

A. BETWEEN FINISHED FLOOR LEVEL
AND 800mm ABOVE THAT LEVEL IN
INTERNAL AND EXTERNAL WALLS AND
PARTITIONS (SEE DIAGRAM 1).

B. BETWEEN F.F.L. & 1500mm ABOVE
THAT LEVEL IN A GLAZED DOOR & OR
WHERE SIDE PANEL IS WITHIN 300mm OF
THAT DOOR (SEE DIAGRAM 1).

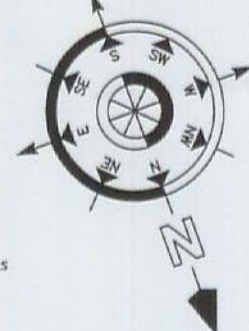


SECTION A-A

0 1 2 3 4 5 Metres
Scale Bar
1:50

BLOCK PLAN

0 2 4 6 8 10 Metres
Scale Bar
1:200



CONTRACTORS ARE REFERRED TO THE DRAWING, SPECIFICATION AND THE SITE TO ASCERTAIN FOR THEMSELVES THE NATURE AND POSITION OF WORK, ACCESS AND TO ALLOW ALL SUNDRY WORKS TO COMPLETE THE FINISHED PROJECT. ANY VARIATION TO THE PROJECT REQUESTED BY CLIENT OR CONTRACTOR SHALL BE AGREED WITH ANY RATE OR COST DIFFERENCE BEFORE WORK COMMENCES. ALL WORK SHALL BE ADEQUATELY SUPPORTED WHILST ANY STRUCTURAL WORKS ARE UNDERTAKEN. THE WORK AND FINISH SHALL BE CARRIED OUT IN A GOOD WORKMAN LIKE MANNER. NEW AND EXISTING FLOORS, WALLS AND CEILING WHERE APPLICABLE SHALL MATCH ALL DOORS, FRAMES, ARCHITRAVES, SKIRTING, ETC. SHALL BE DEEMED INC. STYLE MATERIALS. PATTERNS OF FINISHES TO BE AGREED WITH CLIENT. ON COMPLETION ALL RUBBISH SHALL BE CLEARED FROM SITE. ADEQUATE PROTECTION SHALL BE GIVEN TO CLIENTS CARPETS, FIXTURES AND FITTINGS. THE MAIN CONTRACTOR SHALL COORDINATE WITH ANY NOMINATED CONTRACTOR OR SUPPLIER. SITE CHECK ALL DIMENSIONS PRIOR TO ORDER / MANUFACTURE.

THE DRAWINGS ON THIS PROJECT MUST NOT BE SCALED. ONLY STATED DIMENSIONS TO BE USED. ALL DIMENSIONS INDICATED ARE STRUCTURAL DIMENSIONS (i.e. EXCLUSIVE OF PLASTER / RENDER. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE & ANY VARIATION TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL CONSULTANT FOR HIS COMMENTS BEFORE WORK IS PUT TO HAND. ARCHITECTURAL CONSULTANT OF THE PROJECT TO BE CONSULTED FOR ANY FURTHER DIMENSIONS REQUIRED. IN ACCORDANCE WITH GUIDELINES AND PROCEDURES OUTLINE IN THE PARTY WALL ETC ACT 1996, ADJOINING NEIGHBOUR'S TO BE CONSULTED REGARDING PROPOSED WORK BEFORE STARTING THE WORK ON SITE.

FOUNDATIONS

Minimum 700 x 500mm mass concrete foundation to a min. depth of 1000mm (unless stated otherwise) below existing ground level and to suit site conditions. All to the approval of Local Authority Building Inspector. Foundation depth to be min. 500mm below any visible tree root growth. The foundation to all assumed internal load bearing walls to be exposed and checked for suitability. Revised structural arrangement required if found to be unsatisfactory.

GROUND FLOOR CONSTRUCTION

65mm c/c screed with wire mesh, on polythene 500g vapour control layer on 90mm Celotex GA4090 insulation (or 85mm Celotex FF4085 if underfloor heating applies) with joints taped. Provide Celotex TB4000 boards 25mm thick and the depth of combined thickness of floor insulation and screed thickness around the floor perimeter with joints taped, on 150mm over site concrete slab with insulation around the perimeter of the slab and of same thickness as insulation above the slab on 1200g polythene DPM, well lapped at joints and turned up around perimeter, on 50mm sand blinding and 150mm well compacted hardcore. Where applicable DPM to lap over existing and new DPC. The slab in any filled ground to be reinforced with A193 mesh with min. 50mm cover. Polythene 500g vapour control layer above floor insulation to be extended and turned up min. 75mm in front of Celotex TB4000 perimeter boards. Floor Construction to provide 0.22 W/mK u-value. Unless stated otherwise, floor level to be the same as the main house. Where new floor meets existing floor, existing floor to be cut back by minimum 275mm to extend new insulation and screed.

D.P.C.

Bitumen or equivalent based to BS 743, set to minimum 150mm above external ground level and where applicable lapped over existing D.P.C., also at head, Cill & Jambes of new openings. Cold Break insulating DPC to be provided as vertical DPC at all cavity closures to proposed new window/door reveals. DPC 125mm overlap at all joints, sealed with proprietary appropriate adhesive.

EXTERNAL WALLS - RENDER

175 x 50mm softwood framework with 100mm Celotex GA4100 insulation within framework and 40mm Celotex TB4000 over entire framework on inside and finished with 12.5mm foil back plasterboards, joints taped with skim coat finish. Externally 12mm W.B.P. ply, building paper, 50 x 25mm vertical battens, 12mm ply board with chicken mesh and 19mm external pre-coloured render finish in 2 coats to BS 5262 with bull mouth proprietary bead at base. Walls to provide 0.17 W/mK u-value.

INTERNAL WALLS

All new internal stud partition walls (as indicated on plan) to consist of 100 x 50mm treated softwood studwork built off 100 x 50mm softwood sole plate with 12.5mm plasterboard on both sides with taped joints and 5mm skim coat finish. Partition walls to have 100mm acoustic mineral quilt (12kg/m³ density) stapled to studwork.

WINDOWS AND GLAZING

Double glazed windows in uPVC (unless stated otherwise) to match existing windows in design (or as indicated on elevations) with trickle ventilation in each to give total 8000mm² per room. Rapid ventilation 1/20th floor area. All new windows to achieve 1.60 W/mK u-value or a WER (Window Energy Rating) of C. Windows to have 24mm gap between two panes filled with argon. Glass used in windows shall be low E glass. Mastic seal to be provided around external window and door openings, both externally and internally. All glazing below 800mm, in a door below 1500mm (from F.F.L.) and within 300mm of a door opening to be in safety glass to BS 6206.

PITCHED ROOF CONSTRUCTION

Roof tiles to match existing (unless otherwise stated) on 38 x 25mm tanalised battens on BS 747 on 150 x 50mm (or as stated) treated S.W. rafters at 400mm centres. Ceiling joist of 150 x 50mm (or as stated) treated S.W. to be at 400mm centres. 300mm glass fibre insulation in two equal thickness layers to be provided between and over the ceiling joists. Second layer of insulation placed across the first layer. Ceiling to be 12.5mm foil back plasterboard with joints taped and finished with 5mm skim coat. Air vent roof tiles for cross ventilation. Roof to provide 0.16 W/mK u-value. Where roof members run parallel to adjacent walls they are to be tied with 30 x 5mm galvanised mild steel straps at max. 2.0m centres at ceiling level and along slope of roof and fixed over min. two members. Lateral Restraining to be fixed at eaves level and first floor joists. All to CP11 Part II 1978.1. Pitch roof spaces to have ventilation openings at eaves level to provide cross ventilation. These openings to have an area on opposite sides at least equal to continuous ventilation running full length of eaves and 25mm wide. For pitch roof with single slope to have ventilation opening as before at eaves and at high level of area equal to continuous ventilation of full length of 10mm wide strip. Roof ventilation is provided by Tyvek breather membrane to be installed to manufacturers recommendations, allow for 10mm sag between rafters and maintain a 50mm air gap under Tyvek and above any insulation.

DRAINAGE

Drains shown as existing are shown in their assumed position only and are to be fully investigated by the Contractor prior to commencement of the works. Drainage system to be constructed to BS 8301 and all materials to be verified clay to BS 85. Pipes, Bends and junctions to be 100mm diameter laid to 1:40 even gradient. Bedding and backfilling of pipes within site to comprise class N bedding of 100mm granular fill to trench bottom. Drain laid on granular fill and trench back filled with rammed selected fill. Depth of cover to be minimum 400mm and maximum 4.2m. Where minimum cover is not achievable pipes should be protected from damage by concrete encasement 100mm thick with movement joints formed with compressible board at each socket joint. All drains should be capable of withstanding an air test to ensure provided around pipe and where crown of pipe is within 300mm of underside of slab, concrete encasement to be used. Drains passing through foundations to be encased in 50mm thick polystyrene and 2 No. 19mm diameter mild steel bars 1m long positioned above crown of pipe. Inspection chambers constructed in brick or polypropylene to BS 6822. Rodding eyes to comprise rodding point with sealing plate and safety valve. Existing drainage to be checked and any repairs necessary to be carried out to comply with current Building Regulation requirements and to the satisfaction of the Building Inspector of the Local Authority.

PLUMBING

All plumbing to be to BS 5572 1978 (Notes all pipes passing through walls to be to Building regulations H1-A10) & all water fittings to comply with the Water Supply (Water Fittings) Regulations 1999. S & V stack 100mm uPVC with access panels to all connections. Connectors fixed with brass cups and screws, to terminate 1000mm above opening lights and fitted with uPVC dome at top. 32mm diameter waste pipes to Basins. 38mm to baths and sink, all to have 75mm deep seal traps and valve as close to bath tap as possible all to be connected separately to SVT. All taps and shower fittings to be fitted with aerated filter, water consumption of dwelling not to exceed 125 litres per person per day. Provide an inline blending to limit temperature of hot water to 40 degrees Celsius, to BS EN 1111:1999.

MECHANICAL VENTILATION

Kitchen: Extract fan to external wall 60 litres per second or 30 litres per second if extract hood. WC: 15 litres per second (6 air changes per hour) with 15 minutes overrun timer if no window to room. To be linked with main light switch. Utility: 30 litres per second.

VENTILATION TO HABITABLE ROOMS

Rapid ventilation 1:20th floor area. Background ventilation, 8000 sq.m. trickle vents to windows, provided to all habitable rooms (4,000 to non habitable rooms).

SMOKE, HEAT & CARBON MONOXIDE DETECTORS

Self contained smoke alarm wired in accordance with BS 5839-6:2004 Grade B of LD3 with separate fuse circuit at the mains distribution board, to operate at low voltage via mains transformer. All to IEE wiring Regulations. Installed to BS 5839-6:2004 Grade B of LD3. Smoke detectors to be interconnected. Optical detectors to ground floor. Ionization detectors to upper floors. Ensure that detectors are positioned at least 300mm from vertical walls and electrical fittings. Where Gas appliances are used provide a carbon monoxide alarm within 3.0m installed to BS 5839-6:2004 Grade B of LD3. Provide audible or visible signals on each unit to monitor mains supply for any failure. BS 5839 part 6 LD3 grade E alarms to be interlinked to BS5839. Fire alarm and detection to comply with BS 5. 5839.

SURFACE WATER DRAINAGE (SOAKAWAYS)

112mm Diameter uPVC gutters with 68mm diameter uPVC down pipes. Drainage then connected to existing system if possible, otherwise 100mm diameter pipe laid as specification. Laid to 1:40 fall to minimum volume of 1.3m³ soakaway minimum 5.00m from any building. Soakaway to be filled with compacted hardcore. Overall size of soakaways to be confirmed on site on completion of a ground percolation test by main contractor in line with NHBC guidance (e.g. 300mm dia x 1 meter deep bore hole with 300mm deep water level, how long it takes to drain away. Existing drainage to be checked and any repairs necessary to be carried out to comply with current Building Regulation requirements and to the satisfaction of the Building Inspector of the Local Authority.

CENTRAL HEATING FOR PROPOSED EXTENSION AREA

Existing boiler to be retained. Radiators to be provided into proposed extension areas. All new radiators to be provided with TRV's. All hot and cold water pipes within 10 meters of appliances together with unheated spaces (such as roof voids etc.) to be insulated.

ELECTRICAL WORKS

All proposed electrical work to comply the requirements of Part P of Approved Document (Electrical safety) and must be designed, installed, inspected and tested by competent person's under an approved scheme. All work under Part P to be to relevant local authority approval and would require an appropriate BS 7671. Electrical installation certificate would be required for the works carried out. A copy of this certificate is to be submitted to the L.A.B.C. Ensure that switches & socket outlets in habitable rooms are at a level between 450mm & 1200mm from finished floor level. Internal efficient lighting (Low E) to have lumens efficacy >40lm/circuit watt. External lighting to have photocell device or lamps only with efficacy >40lm/circuit watt. All common escape routes (all levels) to have emergency lighting to BS 5266. Efficient lighting to be 1 every 25sqm or 1 every 4 fittings.

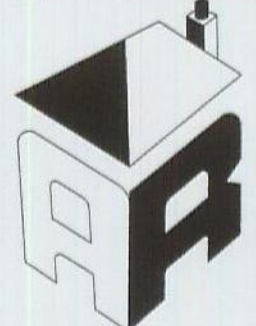
BEAM PROTECTION

Structural steel beams to be encased to provide minimum half-hour fire resistance (2 layers plaster board). For one hour fire resistance provide one layer of 15mm Glasroc Firecase F, and for two hour fire resistance provide one layer of 20mm Glasroc Firecase S, or similar. Any exposed timbers to be treated with class 3 surface spread of flame.

Rev. A	03/10/2014	Client requirements
Revision No.	Date	Amendment

RECEIVED
09.10.2014
Support Services

SECTION, DETAILS & BLOCK PLAN AS PROPOSED



**SINGLE STOREY FRONT EXTENSION
& NEW RENDER FINISH OVER
EXISTING PROPERTY
AT: 6 FERNDALE ROAD
RAYLEIGH, SS6 9NW
For: Ms. L. Leathers**

ASHLEY ROBINSON PROPERTY DESIGNS
112 INCHBONNIE ROAD, SOUTH WOODHAM FERRERS. TEL 01245 321800

Scale: 1:10, 1:20, 1:50 @ A1	Date: SEP 2014	Drwg No: 02	A
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