



PROPOSED REAR ELEVATION 1:50

PROPOSED FRONT ELEVATION 1:50

PROPOSED GABLE ELEVATION 1:50

SPECIFICATION

NOTES:
THIS DRAWING IS PROTECTED BY COPYRIGHT.
FIGURED DIMENSIONS ARE TO BE FOLLOWED IN PREFERENCE TO SCALED DIMENSIONS AND PARTICULARS ARE TO BE TAKEN FROM THE ACTUAL WORK WHERE POSSIBLE. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING ANY FURTHER.

GENERAL:
ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RECOMMENDATION & REQUIREMENTS OF ALL CURRENT RELEVANT BRITISH STANDARD SPECIFICATIONS AND CODES OF PRACTICE BUILDING REGULATIONS.
ALL PROPRIETARY PRODUCTS TO BE UTILISED FULLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
ALL STRUCTURAL TIMBER TO BE GS OR SC16 GRADE AND STAMPED KD OR DRY.
DO NOT SCALE OFF WORKING DRAWINGS USE FIGURED DIMENSIONS ONLY FOR REFERENCE.

FOUNDATIONS:
EXCAVATE AND CHECK EXISTING FOUNDATIONS AS REQUIRED BY LABCO TO ASCERTAIN EXISTING FOUNDATION SUITABILITY

EXTERNAL WALLS:
302mm CAVITY WALLS CONSISTING OF 102mm THICK FACING BRICK BUILT IN STRETCHER BOND BRICK MATCHED TO EXISTING WITH COLOURED GAUGED MORTAR. 100mm CAVITY WITH FULL FILL INSULANT BATS IN CAVITY WITH A THERMAL CONDUCTIVITY OF 0.04w/mk. 100mm INNER LEAF OF THERMALITE. MAX U-VALUE OF 0.31w/ m²sq. CAVITY BELOW GROUND LEVEL TO BE FILLED WITH WEAK MIX CONCRETE 225mm BELOW DPC ANGLED AWAY FROM STRUCTURE UP TO GROUND LEVEL. PROVIDE HORIZONTAL DPC MIN 150mm ABOVE GROUND LEVEL AND VERTICALLY AT ABUTMENT OF CAVITY CLOSURES. ALL CAVITIES TO BE CLOSED AT REVEALS, EAVES, VERGE AND ALL OPENINGS WITH INSULATING BLOCKWORK AND DPC TO REDUCE ANY RISK OF COLD BRIDGING. FLEXIBLE CLOSERS TO BE USED VERTICALLY AT JUNCTIONS OF NEW/ OLD BRICKWORK/ PARTY WALLS. STAINLESS STEEL WALL TIES TO BE PROVIDED AT MAX 450mm VERTICAL CENTRES AND MAX 750mm HORIZONTAL CENTRES. EXTRA TIES TO BE PROVIDED AT CORNERS AND REVEALS. BRICKLAYER TO ENSURE TIES ARE CLEAN AND FREE FROM MORTAR SHOTS. PROVIDE 9mm PLASTERBOARD ON DABS TAPE AND JOINTED WITH EDGE BEADING AS REQUIRED TO INTERNAL LEAF. PROVIDE EXPANSION JOINT AT JUNCTION OF NEW AND OLD BRICKWORK 20mm. WITH VERTICAL TIES TO ALLOW FOR MINOR MOVEMENT. FILL JOINT WITH FLEXIBLE JOINT FILLER TO COLOUR SYMPATHETIC TO BRICKWORK. FORM WINDOW OPENINGS AS SHOWN WITH HEAD DETAIL TO MATCH EXISTING PROPERTY. PROVIDE CATNIC LINTELS TO HEADS OF ALL OPENINGS SUITABLE FOR 100mm CAVITY WITH MIN 150mm END BEARING ON BRICKWORK

ROOF:
PROVIDE 7No. 250x505x24 HPPED RAFTERS BOLTED WITH M10's @ 650mm ctrs PROVIDE RAFTERS AS PER ENGINEER CALCULATION SHEET WITH MD STRUT BRACING STAGGERED @ 900mm INTERVALS. PROVIDE 250x50mm SC 16 RIDGE WITH 100x100mm TIMBER POST BELOW SUPPORTING FROM HEAD OF EXISTING GABLE WALL. PROVIDE 100x75mm SC16 PLATE AND BRODSMOUTH RAFTERS OVER WITH M10 FIXINGS @ MAX 600mm CENTRES. PROVIDE BS APPROVED ROOFING FELT WITH MIN 38x50mm BATTENS. PROVIDE CONCRETE ROOF TILES SIMILAR TO EXISTING PROFILE AND SUITABLE FOR A EXISTING PITCH OR ROOF WITH OVERLAP AS DIRECTED BY MANUFACTURER PROVIDE CODE 3 FLASHING TO JUNCTION OF TOP TILE TO REAR ELEVATION ENSURING CORRECT COVERAGE AND CLIPS PROVIDED. PROVIDE RIDGE VENTILATION TO BS AND HP TILES AS REQUIRED ALL TO CURRENT BS

FASCIAS AND EAVES:
PROVIDE uPVC FASCIA (50 - 100mm), SOFFIT (100 - 200mm) AND BARGE BOARD (250mm) WITH ALL REQUIRED ACCESSORIES FITTED AS PER MANUFACTURERS INSTRUCTIONS PROVIDE HALF ROUND GUTTER SYSTEM INCLUDING ALL JOINS, END CAPS, OUTLETS, BRACKETS ETC WITH OFFSETS, DOWNPIPES, SHOES, UNIONS AND CLIPS AS REQUIRED

WINDOWS/ GLAZING:
WINDOWS TO BE DOUBLE GLAZED. ALL GLAZING BELOW 800mm IN WINDOWS AND 1500mm IN DOORS TO BE SAFETY GLAZING TO BS 6206-1981 CLASS C. ALL WINDOWS IN uPVC COLOUR TO MATCH EXISTING FRAMES. EACH WINDOW TO BE COMPLETE WITH TRICKLE VENTILATOR. DOUBLE GLAZED UNIT TO CONSIST OF 20mm CAVITY FILLED WITH ARGON GAS TO GIVE U-VALUE OF 1.6w/m²k. LOW EMISSIVITY COATING TO BE PROVIDED. PROVIDE FRICTION HINGES, LOCKING HANDLE TO GROUND FLOOR WINDOWS ONLY, STAYS TO BE PROVIDED AND NEOPRENE GASKETS. WINDOWS TO BE FOAM FIXED AND STRAPPED WITH FRAMES PRINTED AND FULLY SEALED TO EXTERNAL WALL WITH COLOURED MASTIC TO MATCH FRAMES FIRE EGRESS WINDOW TO BE PROVIDED AND TO HAVE MIN 650mm OPENING AT FIRST FLOOR. ALL GLAZING TO APPROVED DOCUMENT N.

PLUMBING:
100mm uPVC PROPRIETARY DEEPFLOW GUTTERS COLOUR TO MATCH EXISTING
65mm dia DOWNPIPES TO BACK INLET GULLY
100mm uPVC SINGLE STACK SOIL VENT PIPE, TERMINAL MIN 900mm ABOVE WINDOW HEADS AND FLUE OPENINGS.
50mm dia COMBINED BATH AND BASIN 38mm dia INDIVIDUAL BATH SHOWERS OR SINK
32mm dia BASIN MASTER ALL WITH DEEP SEAL OR ANTI-SYPHON TRAPS AS NECESSARY. SVP TO HAVE GROUND FLOOR ROODING POINT WITH 6mm PLYWOOD ENCLOSURE. INSULATED WITH MINERAL WOOL TO DAMPEN SOUND ACCESS PANEL TO BE CUPPED AND SCREWED FOR EASE OF ACCESS
ANY CONNECTIONS TO HAVE COLLARBOS OR TO 'T' BRANCHED BIG.

SMOKE DETECTION:
SMOKE DETECTORS / ALARM SYSTEMS ARE TO BE MAINS OPERATED INTERLINKED ALL TO BS 5446 PART PERMANENTLY WIRED TO SEPERATE FUSED CIRCUIT AT DISTRIBUTION BOARD. ALARMS TO BE POSITIONED WITHIN 7M OF KITCHEN AND 3M OF BEDROOM DOORS.

INSULATION:
INSULATION AS PREVIOUSLY DESCRIBED. VAULTED CEILINGS TO CONSIST OF 150MM KINGSPAN TP10 THERMAL INSULATING BOARD INBETWEEN RAFTERS ENSURING ADEQUATE AIR/ VENTILATION GAP PROVIDED 50MM ABOVE BOARD AND PLASTERBOARD CEILING FINISH. PROVIDE 25mm POLYSTYRENE SLAB EDGE INSULATION TO SLAB PERIMETER SLAB INSULATION AS PREVIOUSLY DESCRIBED. CAVITY BATS TO SUIT CAVITY SIZE

LINTELS:
CATNIC LINTELS OR SIMILAR APPROVED WITH INTEGRAL CAVITY TRAYS TO BE PROVIDED. CONCRETE LINTELS TO BE PROVIDED WITH EXCESSIVE SPANS WITH CAVITY TRAY SYSTEM INSTALLED OVER TO DISCHARGE VIA WEEDHOLES AWAY FROM EXTERNAL WALL

STRUCTURAL TIMBER:
ALL STRUCTURAL TIMBER TO BE STAMPED KD OR DRY.

DRAINS:
DRAIN SURVEY TO BE COMPLETED AND PROVIDED TO BUILDING CONTROL PRIOR TO COMMENCEMENT ON SITE TO ASCERTAIN ORANGE RUNS AND DIRECTION. 100mm dia REPSLEEVE TO BS EN 295 1991. BS 65-1991 POSITIONS OF EXISTING DRAINS TO BE ESTABLISHED ON SITE WITH LA REPRESENTATIVE. DRAINS PASSING BENEATH BUILDINGS OR THROUGH FOUNDATION WALL TO HAVE CLEAR OPENING AROUND, SLEEVED TO PREVENT ENTRY OF VERMIN WITH CONCRETE LINTEL OVER LAID ON LOOSE GRANULAR FILL WITH ALL JOINTS SEALED, ALL TO SATISFACTION OF LABCO

RSJ'S:
ALL STRUCTURAL STEEL AND CONNECTIONS TO BE DESIGNED BY ENGINEER

VENTILATION:
VENTILATION TO BE EQUAL TO 1st FLOOR AREA BACKGROUND VENTILATION PROVIDED BY MIN 4000mm sq TRICKLE VENTILATORS TO WINDOW OR DOOR. ALL HABITABLE ROOMS TO HAVE TRICKLE VENTILATORS TO GIVE MIN 8000mm sq FREE AREA. KITCHENS, UTILITY AND BATHROOMS TO HAVE MECHANICAL EXTRACT FANS TO GIVE VENTILATION RATES OF 60 l/sec, 30 l/sec AND 15 l/sec RESPECTIVELY. EXTRACTOR FANS TO INTERNAL ROOMS TO HAVE 15MIN OVERRUN TIME, CONTROLLED BY OPERATION OF LIGHT SWITCH. MECHANICAL VENTILATION RATES TO CLOAKROOMS TO BE 60 l/sec.

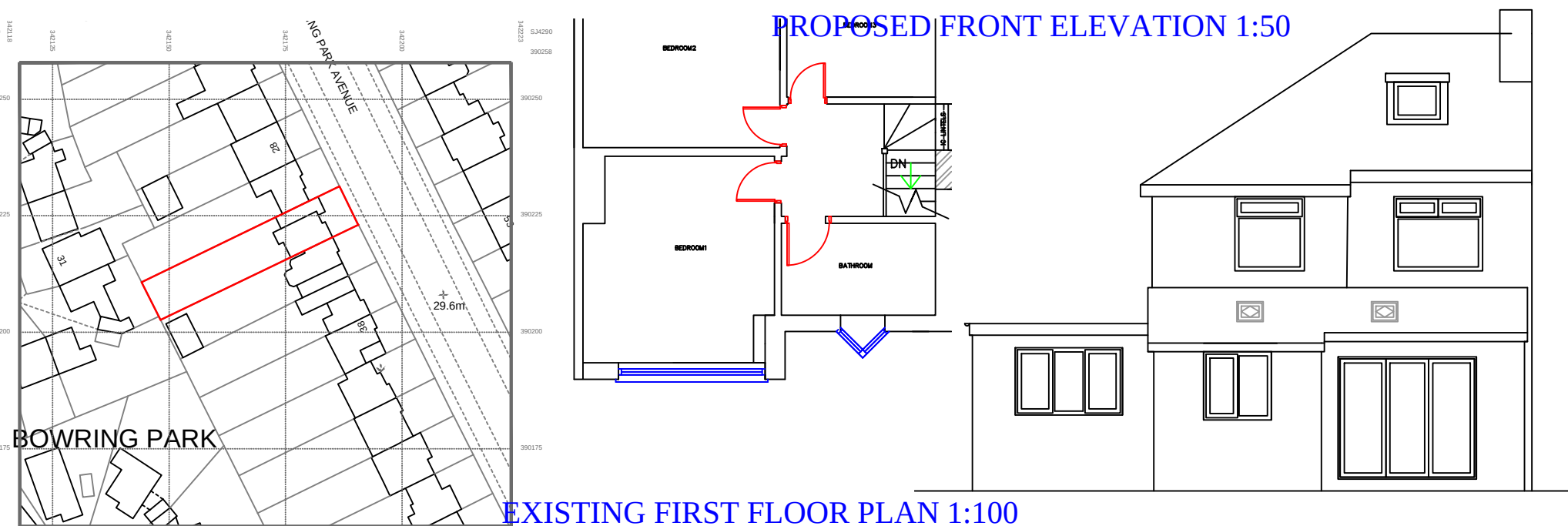
DPC & FLASHINGS:
HORIZONTAL AND VERTICAL DPC'S AND CAVITY TRAYS OF 500 MICRON POLYETHETEN BS 5743 OR REINFORCED BITUMEN FELT TO BS 474. EXTERNAL WALL DPC MIN 150mm ABOVE FINISHED GROUND LEVEL. FLASHINGS TO BE CODE 4 MILLED LEAD SHEET TO BS1178 TREATED WITH RAW LINSEED OIL TO BP PREVENT PATINISATION. CAVITY TRAYS TO BE FIXED AT ANY ROOF ABUTMENT AND OVER OPENINGS WITH WEEDHOLES.

ELECTRICAL:
ALL ELECTRICAL WORK COVERED BY PART P MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETANT TO DO SO. THIS PERSON MUST BE REGISTERED WITH AN AUTHORISED SELF-CERTIFICATION SCHEME (BRE CERT, ELECSA, NICEIC OR NAPIT CERT) PRIOR TO COMPLETION. AN APPROPRIATE BS 7671 ELECTRICAL CERT MUST BE PROVIDED BY THE COMPETANT PERSON. ALL TO CONFORM TO THE 17th EDITION

FIRE RESISTANCE:
ALL ELEMENTS OF STRUCTURE TO PROVIDE 1 HOUR FIRE PROTECTION TO RESIDENTIAL PROPERTIES AND 1 HOUR FIRE PROTECTION TO COMMERCIAL PROPERTIES

HEATING:
HEATING ENGINEER TO BE CONSULTED ON ADEQUACY OF EXISTING HEATING SYSTEM AND CAPABILITY TO EXTEND HEATING SYSTEM TO PROPOSED ROOMS ALL IN COMPLIANCE WITH EFFICIENCY RATINGS, RADIATOR SIZES TO BE DETERMINED BY HEATING ENGINEER TO BE SUITABLE TO HEAT THE PROPOSED NEW ROOM AREA. ALL WORK TO BE CARRIED OUT TO FLUES AND GAS INSTALLATIONS BY A GAS SAFE INSTALLER.

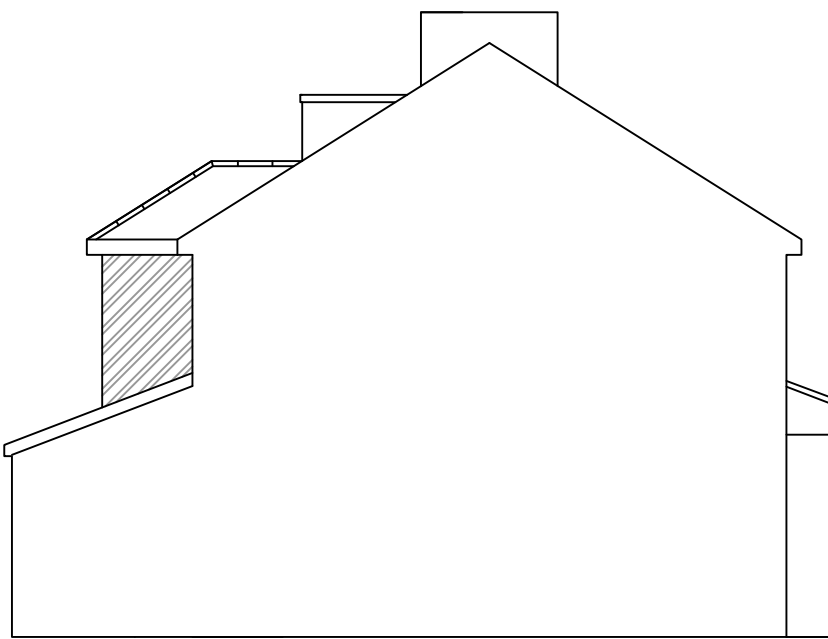
SEE STRUCTURAL CALCULATION SHEETS



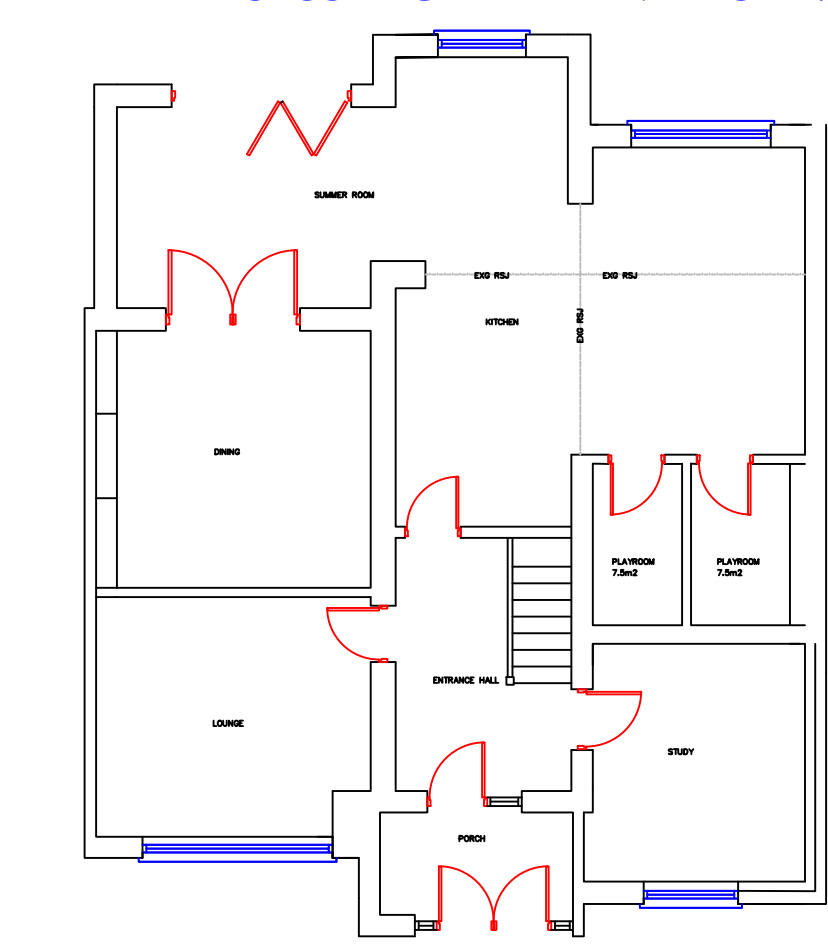
EXISTING FIRST FLOOR PLAN 1:100

EXISTING REAR ELEVATION 1:100

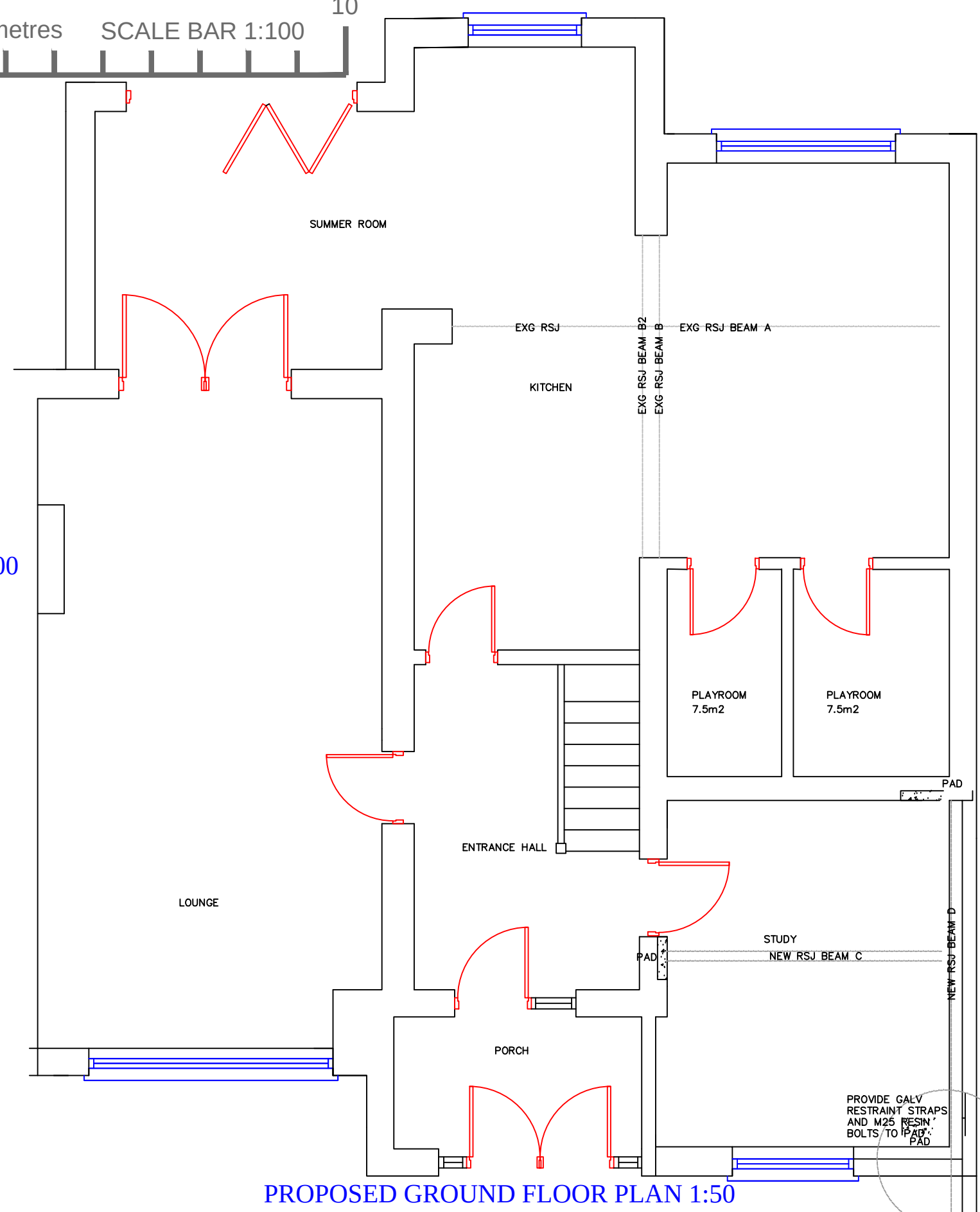
LOCATION PLAN 1:1250



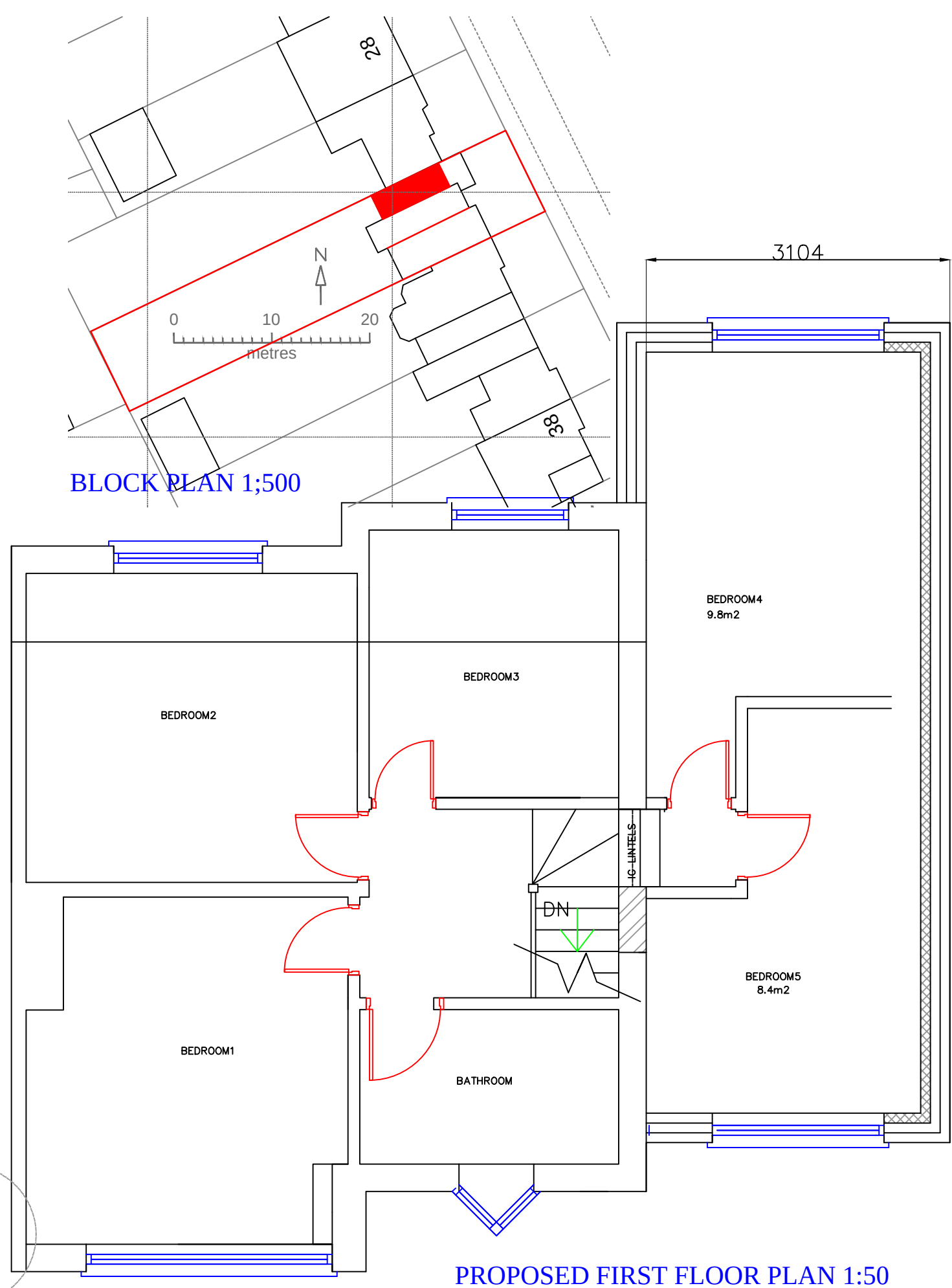
PROPOSED GABLE ELEVATION 1:100



EXISTING GROUND PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

General Notes

0 10
1 to 50
metres

0 10
1 to 100
metres

No. Revision/Issue Date

FIRST FLOOR EXTENSION
TO SIDE

Project Name and Address

32 BOWRING PARK AV.
L16 2NJ

Project

BOWR

Date

MAR22

Scale

1:50 1:100 1:500 1:1250

Sheet

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