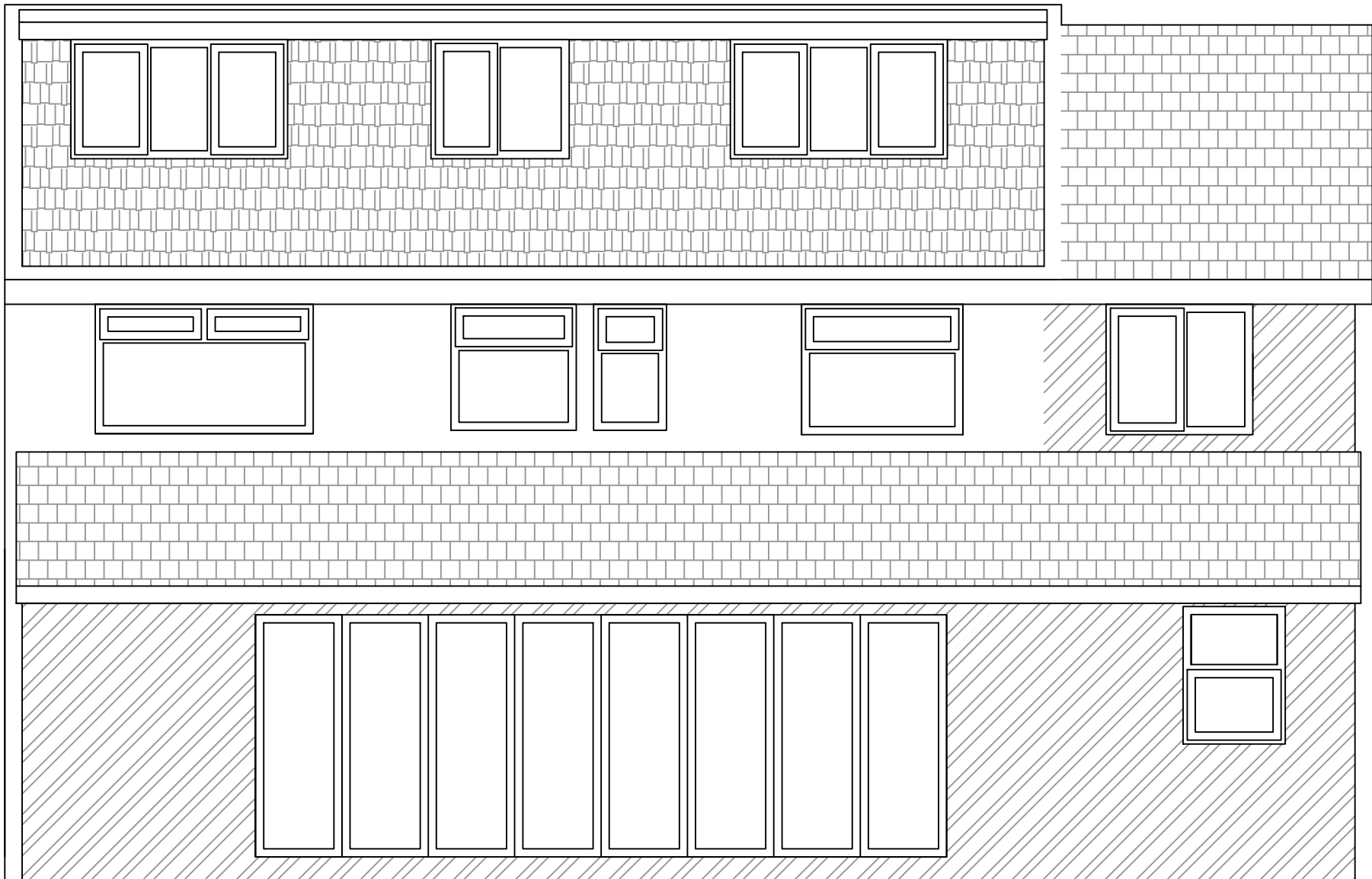
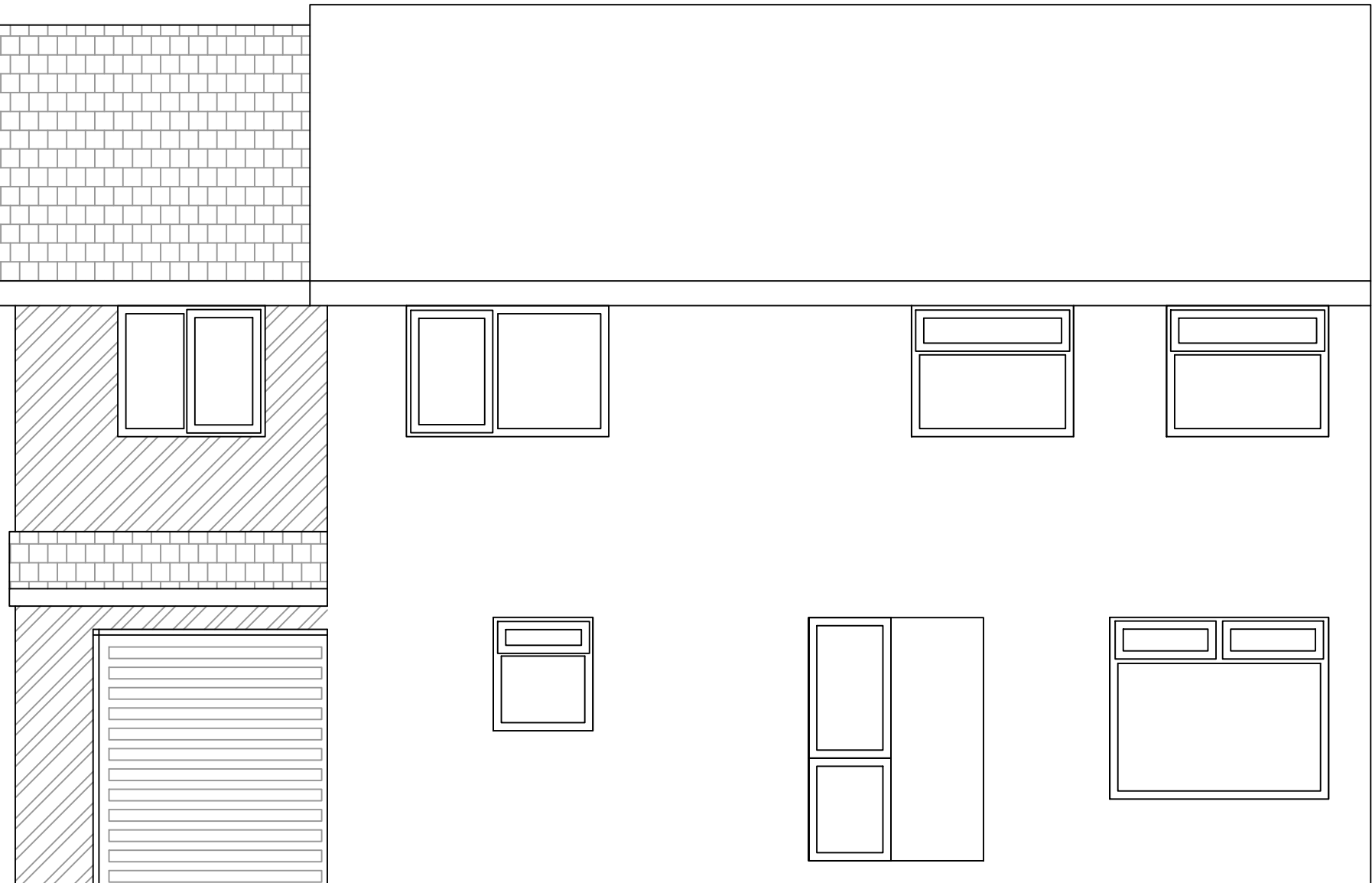
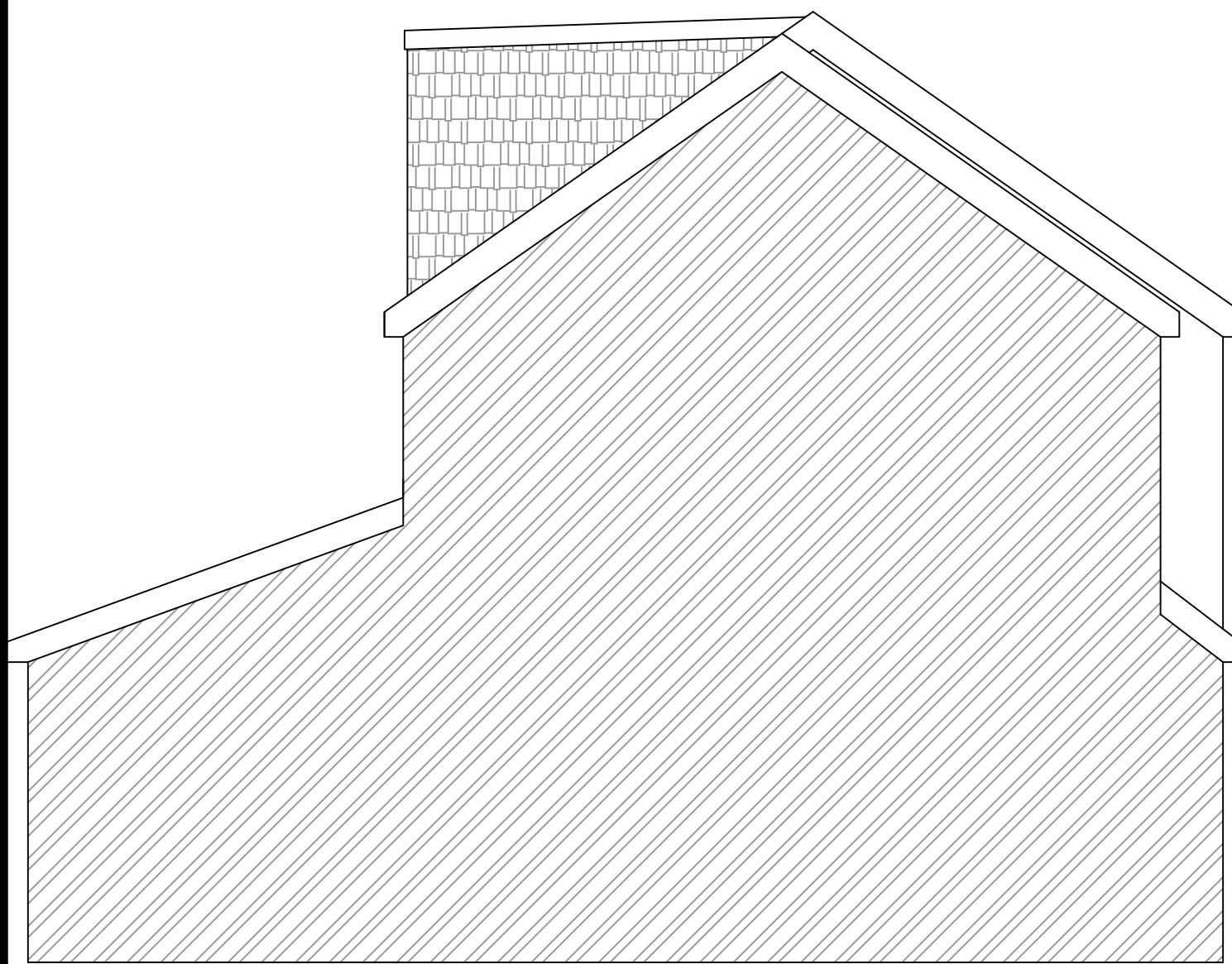




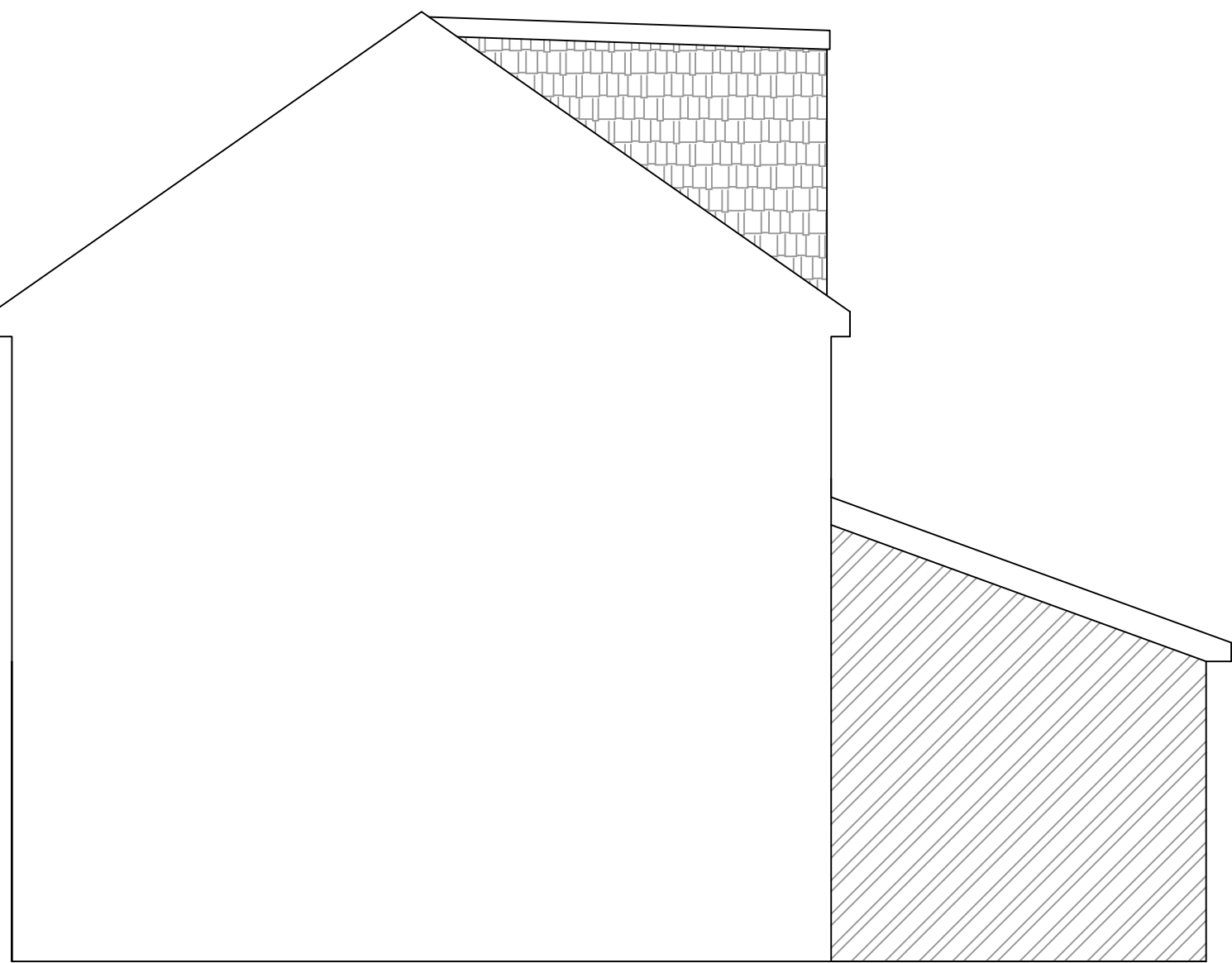
PROPOSED REAR ELEVATION 1:50



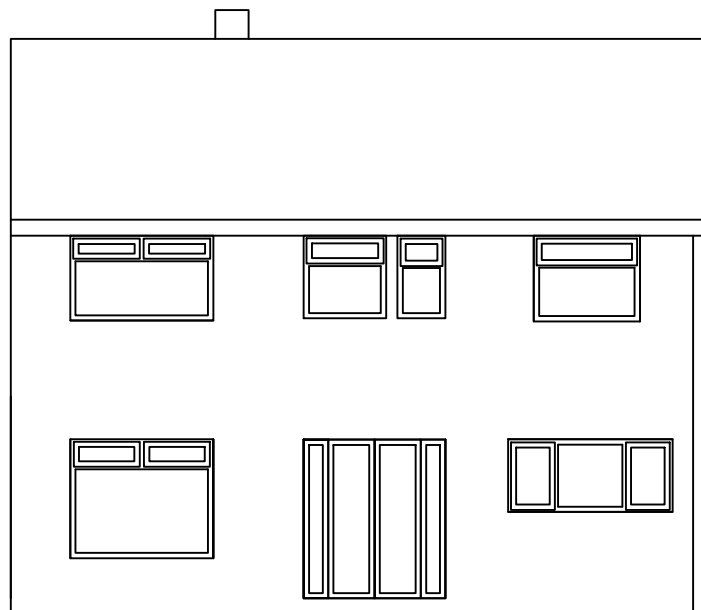
PROPOSED FRONT ELEVATION 1:50



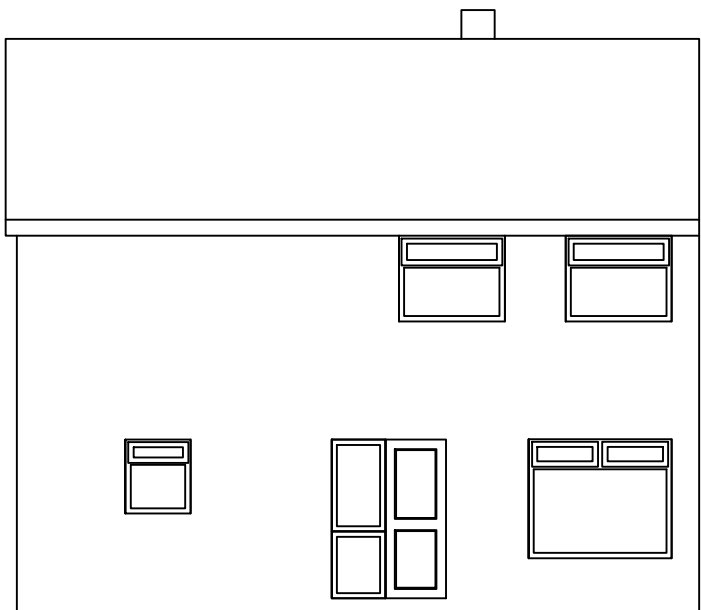
PROPOSED GABLE ELEVATION 1:50



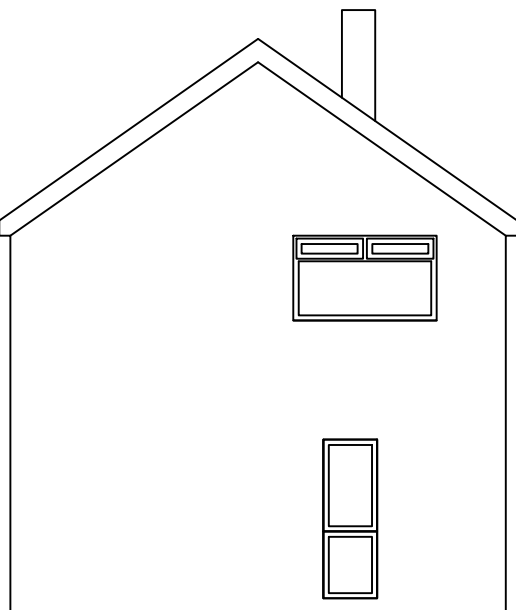
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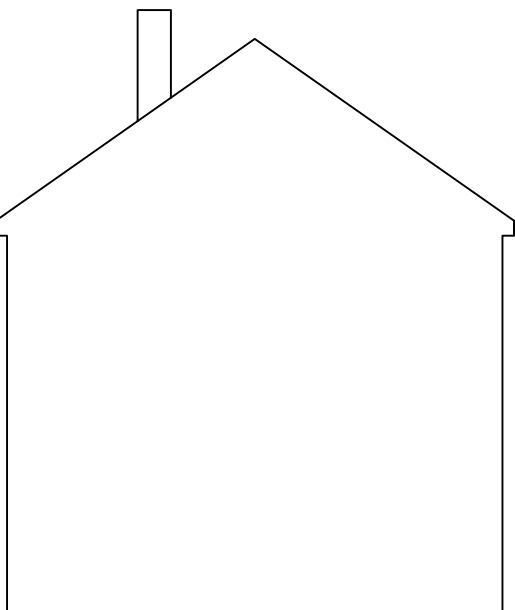
EXISTING REAR ELEVATION 1:100



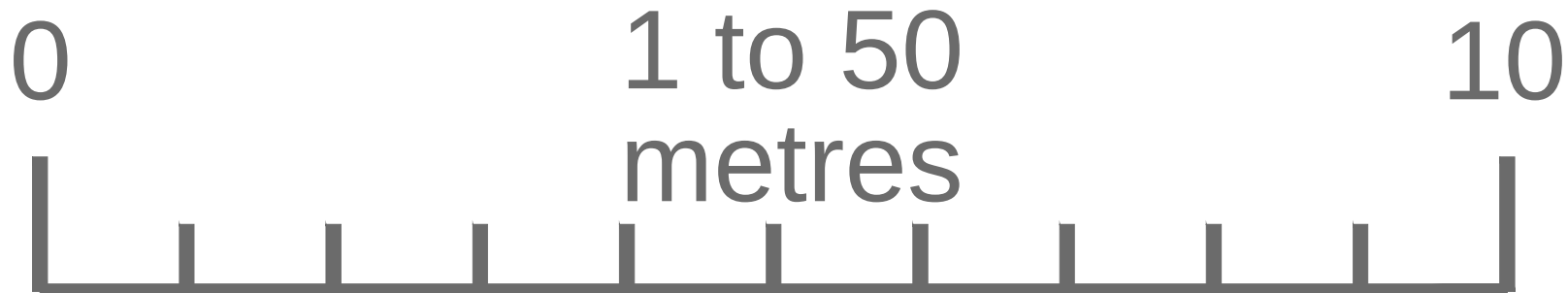
EXISTING FRONT ELEVATION 1:100



EXISTING GABLE ELEVATION 1:100



EXISTING GABLE ELEVATION 1:100



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:

ASSUMED GROUND CLASS IV (FIRM SANDY / FIRM CLAY) TO BE CHECKED AND APPROVED ON SITE BY LOCAL AUTHORITY INSPECTOR. EXCAVATE FOR AND LAY 650 X 300MM CONCRETE STRIP FOUNDATIONS 1000MM DEEP BELOW GROUND LEVEL OR TO SATISFACTION OF LOCAL AUTHORITY BUILDING INSPECTOR. TRENCHBLOCK PLASMOR STRANLITE OR SIMILAR OTHER TO BE USED BELOW GROUND LEVEL. WHERE GROUND CONDITIONS DICTATE FURTHER CONSULTATION WITH STRUCTURAL ENGINEER IS REQUIRED.

EXTERNAL WALLS:

352mm CAVITY WALLS CONSISTING OF 100mm THICK CONCRETE BLOCK IN STRETCHER BOND READY TO RECEIVE RENDER FINISH. 150mm CAVITY WITH FULL FILL INSULANT BATS IN CAVITY WITH A THERMAL CONDUCTIVITY TO BS. 100mm INNER LEAF OF THERMALITE. MAX U-VALUE OF 0.31W/ m.sq. 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 WHERE NECESSARY. CAVITY CLOSERS TO BE USED WHERE POSSIBLE. WALL STARTERS 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 SNOTS. PROVIDE 9.5MM 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.

FLOOR SLAB:

POWERFLOATED 150mm THICK CONCRETE SLAB ON 100mm KINGSPAN KOOLTHERM K3 FLOORBOARD OR SIMILAR (JABFLOOR) TO BS53873 ON 1200 GAUGE POLYTHENE DAMP PROOF MEMBRANE ON 50mm SAND BLINDING ON 150mm DRY, WELL COMPACTED HARDCORE STONE FILLING. DPM TO LAP DPC. VENT THROUGH SLAB TO SUSPENDED FLOOR AND VENT APPROPRIATELY.

FIRST FLOOR

200x50mm SC16 JOISTS @ 400mm ctrs WITH STAGGERED MID STRUTS AT 900mm. INSULATE WITH MINERAL WOOL IN BETWEEN JOISTS.

ROOF:

Pitch 20° x 50mm SC16 SSW RAFTERS AND RIDGE DOUBLED UP ON HIPS BIRD-SMOUTED AT 100x75mm WALL PLATE. PROVIDE 125x50mm SC16 CEILING JOISTS ON HANGERS. PROVIDE BREATHABLE MEMBRANE OVER AND PROVIDE 10x30mm TREATED S&W BATTENS STAGGERED AND FIXED WITH GALV CLOUT NAILS. PROVIDE CONCRETE ROOF TILES SIMILAR TO EXISTING PROFILE AND SUITABLE FOR PITCH WITH OVERLAP AS DIRECTED BY MANUFACTURER. PROVIDE MID STRUT SUPPORT EVERY 900mm STAGGERED BETWEEN RUNS. PROVIDE 150x50mm WALL BEARER PLUGGED AND SCREWED TO WALL WITH M10 ANCHOR BOLTS EVERY 600mm. 100x75mm. PROVIDE 100x100mm SC24 TIMBER POST FROM UNDERSIDE OF RIDGE TO BEAR ONTO STEEL/BRICK WALL BELOW OR ENSURE ROOF PITCH EXCEEDS 30 DEGREES TO ENSURE SELF-SUPPORTING.

FASCIAS AND EAVES:

PROVIDE UPVC FASCIA (150-200mm), 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. BATHROOMS TO BE FULLY OBTURED. 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 POINTED AND FULLY SEALED TO EXTERNAL WALL WITH COLOURED MASTIC TO MATCH FRAMES. FIRE EGRESS WINDOW TO BE PROVIDED AS SHOWN ON DRAWING AND TO HAVE MIN 650mm OPENING AT FIRST FLOOR. ALL GLAZING TO APPROVED DOCUMENT 1. DOORS / PARTITION SPECIFICATION TO BE FORWARDED TO LA UPON APPOINTMENT OF SPECIALIST CONTRACTOR/SUPPLIER ALL TO CONFORM TO APP. DOC. N.

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.

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 WEEPHOLES 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 DRAINAGE RUNS AND DIRECTION. 100mm dia HEPSLEEVE 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.

RSJS:

ALL STRUCTURAL STEEL AND CONNECTIONS TO BE DESIGNED BY ENGINEER.

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, SHOWER OR SINK. 32mm dia BASIN WASTER ALL WITH DEEP SEAL OR ANTI-SYPHON TRAPS AS NECESSARY, SVP TO HAVE GROUND FLOOR RODDING 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 COLLARBOSS 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:

PROVIDE MINERAL WOOL INFILL IN BETWEEN FIRST FLOOR JOISTS. PROVIDE 100mm MINERAL WOOL INSULATION TO LOFT SPACE LAID IN BETWEEN JOISTS AND 200mm CROSS LAYED OVER JOISTS INSULATION AS PREVIOUSLY DESCRIBED. ANY VAULTED CEILINGS TO CONSIST OF 150MM KINGSPAN TPI0 THERMAL INSULATING BOARD IN BETWEEN RAFTERS ENSURING ADEQUATE AIR/ VENTILATION GAP PROVIDED 50MM ABOVE BOARD AND PLASTERBOARD CEILING FINISH. FLAT ROOF TO CONSIST OF WARM ROOF CONSTRUCTION WITH FINAL COVERINGS AGREED ON SITE WITH LABCO.

VENTILATION:

VENTILATION TO BE EQUAL TO 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 DPCS AND CAVITY TRAYS OF 500 MICRON POLYETHYLENE TO 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 RAINSEED OIL TO PREVENT PATINISATION. CAVITY TRAYS TO BE FIXED AT ROOF ABUTMENT AND OVER OPENINGS WITH WEEPHOLES.

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.

General Notes

Firm Name and Address

TWO STOREY EXTENSION TO SIDE
WITH SINGLE STOREY TO REAR
AND LOFT CONVERSION WITH DORMER

Project Name and Address

95 ARNCLIFFE ROAD
L25 9QE

Project

H2K
Date
OCT 23

Scale

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

Sheet

2