



EXISTING GABLE ELEVATION 1:50

EXISTING REAR ELEVATION 1:50

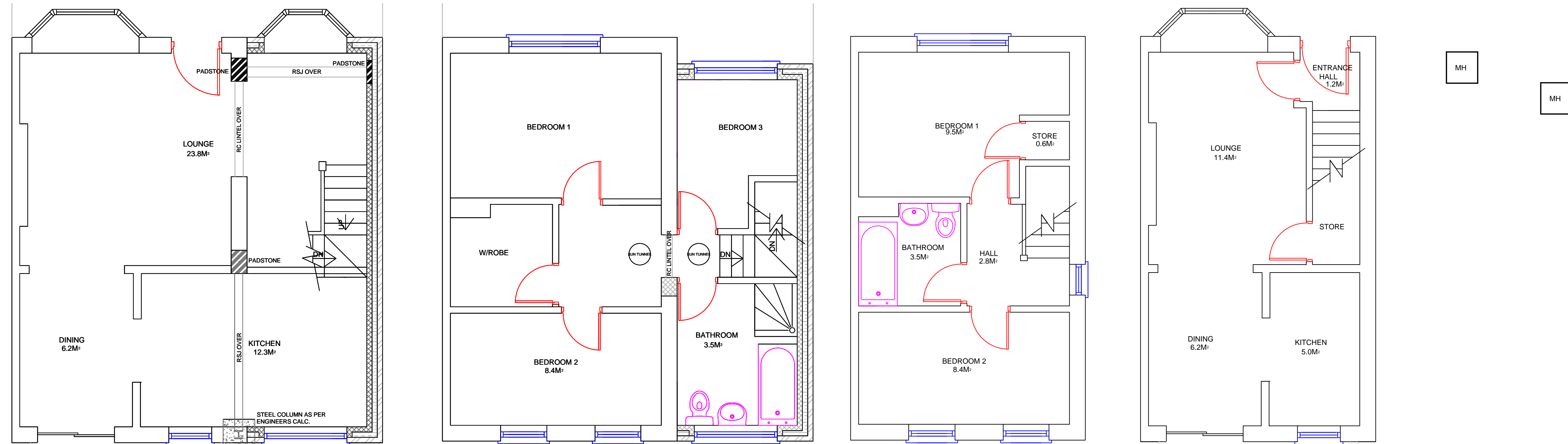
EXISTING FRONT ELEVATION 1:50



PROPOSED GABLE ELEVATION 1:50

PROPOSED REAR ELEVATION 1:50

PROPOSED FRONT ELEVATION 1:50



PROPOSED GROUND FLOOR PLAN 1:50

PROPOSED FIRST FLOOR PLAN 1:50

EXISTING GROUND FLOOR PLAN 1:50

EXISTING FIRST FLOOR PLAN 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 SC3 GRADE AND STAMPED KD OR DRY.
DO NOT SCALE OFF WORKING DRAWINGS USE FIGURED DIMENSIONS ONLY.

FOUNDATIONS:

ASSUMED GROUND SANDSTONE STRATA TO BE CHECKED AND APPROVED ON SITE BY LOCAL AUTHORITY INSPECTOR. EXCAVATE FOR AND LAY 750 X 200MM CONCRETE STRIP FOUNDATIONS 1000MM DEEP BELOW GROUND LEVEL OR TO SATISFACTION OF LOCAL AUTHORITY BUILDING INSPECTOR.

TRENCHBLOCK PLASOR STRANLITE OR SIMILAR OTHER TO BE USED BELOW GROUND LEVEL WHERE GROUND CONDITIONS DICTATE FURTHER CONSULTATION WITH STRUCTURAL ENGINEER IS REQUIRED.

EXTERNAL WALLS:

302mm CAVITY WALLS (CONSISTING OF 102mm THICK FACING BRICK BUILT IN STRETCHER BOND BRICK MATCHED TO EXISTING WITH COLOURED GUAGED MORTAR OR CONCRETE BLOCK ABOVE RENDER LINE 100mm THICK 100mm CAVITY WITH CAVITY BATIS INSULANT IN CAVITY. 100mm INNER LEAF OF TURBO BLOCK/THERMALITE. MAX U-VALUE OF 0.31W/ m.sq. IF CONC BLOCK USED IN FOUNDS 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 SNOTS.

PROVIDE 9.5MM PLASTERBOARD ON DADS 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 THAT 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. SUITS TO BE FOR 100mm CAVITY WITH MIN 150mm END BEARING. ON BRICKWORK PROVIDE CAVITY TRAY AS DESCRIBED LATER ABOVE JUNCTION OF GARAGE ROOF AND GABLE ELEVATION WITH WEEPHOLES TO DISCHARGE ONTO GARAGE ROOF

FLOOR SLAB:

POWERFLOATED 150mm THICK CONCRETE SLAB ON 100mm JABFLOOR INSULATING FLOORBOARD TO BS3873 ON 1200 GAUGE POLYETHENE DAMP PROOF MEMBRANE ON 50mm SAND BLINDING ON 150mm DRY, WELL COMPACTED HARDCORE STONE FILLING. DPM TO LAP DPC. PROVIDE 25mm POLYSTYRENE INSULATION BOARD TO PERIMETER OF CONCRETE SLAB TO PROVIDE SLAB EDGE INSULATION

ROOF:

FIRST FLOOR ROOF:

PROVIDE CONCRETE ROOF TILES TO MATCH EXISTING AND RENEW ENTIRE ROOF COVERING ENSURING BONDED GUTTER DETAIL TO JUNCTION WITH ADJOINING PROPERTY. TILES LAID ON 18 X 25mm PRESERVATIVE TREATED SOFTWOOD BATTENS FIXED THROUGH UNTEARABLE BREATHABLE FELT TO BS147 TYPE IF. ALL WIND BRACING TO BE 100 X 25mm DIAGONAL. PROVIDE 125x50mm SSW SC16 RAFTERS FIXED TO 250x50mm WALL BEARER BOLTED WITH M8x45mm LATERAL RESTRAINT PROVIDED BY 100 X 30 X 5mm GALVANISED STEEL STRAPS AT 400mm CENTRES ALONG RAFTER SLOPES. STRAPS BUILT INTO WALLS. VERTICAL STRAPS 30 X 5mm TO HOLD DOWN TRUSSES VIA 100 X 75mm SW WALL PLATE TO BE MIN 1.2m LONG, SPACED AT 2.0M MAX CENTRES FIXED TO WALL AND TAKEN OVER TIMBER WALL PLATES. PROVIDE 8.5mm PLASTERBOARD CEILING WITH 5mm THISTLE COAT SKIM FINISH. PROVIDE 200mm DEEP uPVC FASCIAS AT EAVES.

PROVIDE 10mm CONTINUOUS AIR FLOW AT EAVES AND FOR GLEBEVALE ROLL OUT RAFTER TRAY AT JUNCTION OF CEILING LEVEL. AND RAFTERS TO MAINTAIN AIR FLOW. PROVIDE 400M GPYROC THERMALBOARD SUPER INSULATING BOARD FIXED TO SOFFIT. DRAGON TIES TO BE PROVIDED AT CORNERS OF EXTERNAL WALLS. PROVIDE GALLOW BRACKETS AS SHOWN

UPPER FLOORS:

PROVIDE 19MM T&G FLOORING GRADED, MOISTURE RESISTANT, PROVIDE 200 X 50mm SSW TIMBER FLOOR JOISTS ON WALL HANGERS AT MAX 450mm CENTRES. DOUBLE UP JOISTS UNDER ANY STUD PARTITIONS. RESTRAINT STRAPS TO BE NAILED TO JOISTS AND BLOCKWORK WITH MIN 2No. 3.5 dia. X 50mm LONG TWIST NAILS. ALL STRAPS TO BE TURNED DOWN BEHIND BLOCK WALL BY 150mm AND CENTRED ON FULL BLOCK. T&G CHIPBOARD TO BE GLUED TO BS 4071 AND TO BE TYPE CL TO BS 5669. CHIPBOARD FIXED WITH 50mm FLAT HEAD RING SHANK GALV NAILS OR SCREWS AT 200-300mm CENTRES ALONG PERIMETER OF BOARD AND AT 400-500mm CENTRES INTERNALLY. PROPRIETARY HERRING BONE STRUTTING AT MID POINT OF JOISTS SPANNING 2.5-4.5M 2No. ROWS EQUALLY SPACED FOR SPANS OVER 4.5M 30 X 5mm GALV STRAPS AT MAX 2M CENTRES WITH 100 X 50mm SW BLOCKING FIXED TO 3 No. JOISTS WHERE PARALLEL TO EXTERNAL WALLS. JOISTS ON HANGERS TO PARTY WALLS. INFILL BETWEEN JOISTS WITH MINERAL WOOL INSULATION WITH 8.5mm PLASTERBOARD CEILING TAPED AND JOINTED WITH 5mm THISTLE COAT SKIM.

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 AND SPECIFIED BY CLIENT. RECOMMENDATION IS TO PROVIDE AT SMALL 2 METRE PROJECTION FIRST FLOOR ROOF AREA TO HAVE MIN 450mm OPENING AT FIRST FLOOR. ALL GLAZING TO APPROVED DOCUMENT N.

APPROVED CATNICS TO BRITISH STANDARDS ONLY TO BE USED

PLUMBING:

100mm uPVC PROPRIETARY DEEPFLOW GUTTERS COLOUR TO MATCH EXISTING

65mm dia DOWNPIPES TO BACK NLET GULLERY

100mm uPVC SINGLE STACK SOL 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 MASTER ALL WITH DEEP SEAL OR ANTI-SYPHON TRAPS AS NECESSARY. GROUND FLOOR WASTE PIPES IF REQUIRED TO BE CONNECTED TO SVP VIA PROPRIETARY COLLARBOSS OR TO 'T' BRANCHED BIG.

SMOKE DETECTION:

SMOKE DETECTORS / ALARM SYSTEMS ARE TO BE MAINS OPERATED INTERLINKED TO BS 5446 PART 1 PERMANENTLY WIRED TO SEPERATE FIRED 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 MINERAL WOOL INSULATION IN BETWEEN JOISTS TO NEW FIRST FLOOR. COVERED WITH RESILIENT LAYER.

VENTILATION:

VENTILATION TO BE EQUAL TO 1/10TH 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 EXTRAXT 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 POLYETHENETO 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 LINED OIL TO BP PREVENT PATINISATION. CAVITY TRAYS TO BE FIXED AT ROOF ABUTMENT

ELECTRICAL:

ALL ELECTRICAL WORK COVERED BY PART P MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT 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 1761 ELECTRICAL CERT MUST BE PROVIDED BY THE COMPLAINT PERSON. ALL TO THE 17TH EDITION WITH FULL APPROVAL OF LABCO

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.

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:

100mm dia HEPSLEEVE TO BSEN 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 IN LOOSE GRANULAR FILL IN COMPLIANCE WITH SEPERATE DRAINAGE SYSTEM ALL TO SATISFACTION OF LABCO AND AGREED ON SITE

STEELWORK STRUCTURAL SUPPORTS

PROVIDE STEEL RSJS TO PROPOSAL AS SHOWN ON DRAWING LAID ON 440 x 100 x 215mm CONCRETE PRE-CAST PADSTONES ALL UNLESS SPECIFIED BY ENGINEER WITH SUPPORTING CALCULATIONS PROVIDED. PAD FOUNDATION DETAIL AS SHOWN WITH 10mm STEEL DOWELL BARS TO PROVIDE REINFORCEMENT ALL TO SATISFACTION OF LA BC INSPECTOR

MAIN CONTRACTOR TO PROVIDE METHOD STATEMENT FOR PROPOSED STRUCTURAL ALTERATIONS. CLIENT TO ENSURE STATEMENT VIEWED AND ASSESSED FOR SUITABILITY BY LABCO AND AGENT

| | | |
|------------------------------|---|--------------------------|
| CLIENT | DRAWN | CHECKED |
| 85 COULPORT, L14 | | |
| SCHEME | <input type="checkbox"/> PROVISIONAL TENDER | <input type="checkbox"/> |
| TWO STOREY EXTENSION TO SIDE | <input type="checkbox"/> SITE SUPERCEDED | <input type="checkbox"/> |
| 1 | SCALE/S | |
| | 1:50, 1:100 | |
| | DATE | |
| | DEC '15 | |
| | DRAWING NUMBER | |
| | 12/2015DR | |