

ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES AND ADJUSTMENTS TO BE NOTED AND PASSED TO THE CONTRACT ADMINISTRATOR FOR FURTHER INSTRUCTIONS. IF IN DOUBT ASK.

WINDOWS

To be standard softwood timber hung as indicated on the elevations double glazed windows to all rooms with low E glass to inner panes and 16mm air gaps. Windows to be fitted with draught proofing. Openable area to be min 1/20th of floor area in all habitable rooms. Windows opening below 800mm from floor level to be protected with guard and fitted with toughened glass (to BS6206). All doors and sidelights to be fitted with toughened glass incorporated in double glazed units. One part polysulphide sealant pointing to both internal and external perimeters of windows and door frames.

GLAZING

All doors and windows to be double-glazed with Low E glass to inner pane and 16mm air gap. Window style to be in accordance with elevations and schedules. Obscured glazing to front door, Bathroom, En-suite and Cloakroom windows and also landing window if directly overlooking an adjacent window within 13 metres. In accordance with Approved Document 1991, Part N1 all glazing below 1500mm above finished floor level in both doors and sidelights within 300mm of door jamb and all other areas of glazing below 800mm above finished floor level must be either: a.toughened or laminated and break safely to B.S.6206 or robust i.e. 8mm annealed glass in panes not exceeding 1.1m in both height and width or 6mm annealed glass in small panes i.e. maximum width 250mm and area 0.5m2. All opening lights (and doors) to be fitted with effective draught-strips. All upper floor opening lights locate above ground floor projections (e.g. protecting Hall, Porch, Bay) and all windows at second floor level to be fitted with EASY-CLEAN hinges to permit cleaning of glazing from inside. All opening lights at first floor where the bottom of the window opening is less than 800mm above FFL and ALL opening lights at second floor to be fitted with suitable restrictors to prevent the opening of the window by more than 100mm - such restrictors to be easily bypassed by an adult without the aid of tools and located out of reach of small children. Polysulphide sealant pointing.U Value 1.4.

Legend:

- External Door and frame.
- 30min fire resistant door and frame.
- 950X44X2040mm door and frame.
- New F/S Doorset.
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- 2975X54X2100mm
- Smoke Detector
- Heat Detector
- NetWork point
- Heater/Radiator Towel Rail
- Electrical Key
- Distribution Board
- light switch
- Down lighter
- External Fitting
- double switched socket outlet
- All lighting low energy
- shaver light
- Co ax point
- Wall lights
- CAT5e point
- BT point

Ventilation:	Mechanical	Background	Rapid
Bathrooms	Use Vent t Axia Solo fan 15l/sec m	4000 mm2 Trickle Ventilation controllable	1/20th of Floor Area Openable Window
Kitchens	Use Vent Axia TX9 with Controller next to hob 30l/sec m	and secure 1.75mm above ffl	part opening 1.75m above ffl
Habitable Rooms		4000 mm2 Trickle Ventilation controllable and secure 1.75mm above ffl 8000 mm2 Trickle Ventilation controllable and secure 1.75mm above ffl	1/20th of Floor Area Openable Window 1.75 above ffl

- Mechanical Extract Fan and Ducted route along 215X50mm slimline ducting.
- Area of new solid brickwork
- SWP Low level drainage.
- High level drainage.

SANITARY FITTINGS

Shower waste	50mm wp in upvc trap 40mm seal 50mm
Sink waste	40mm trap 40mm seal 75mm
WC soil pipe	100mm wp in upvc trap 100mm seal 50mm
Wash hand basin	50mm wp in upvc.

Part P Electrical certificate to be provided for Electrical design, installation and testing.

FOR PLANNING

Rev. No. | Revision | Date

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Job Title
Extension TO REAR of 74 Mulgrove Road W5

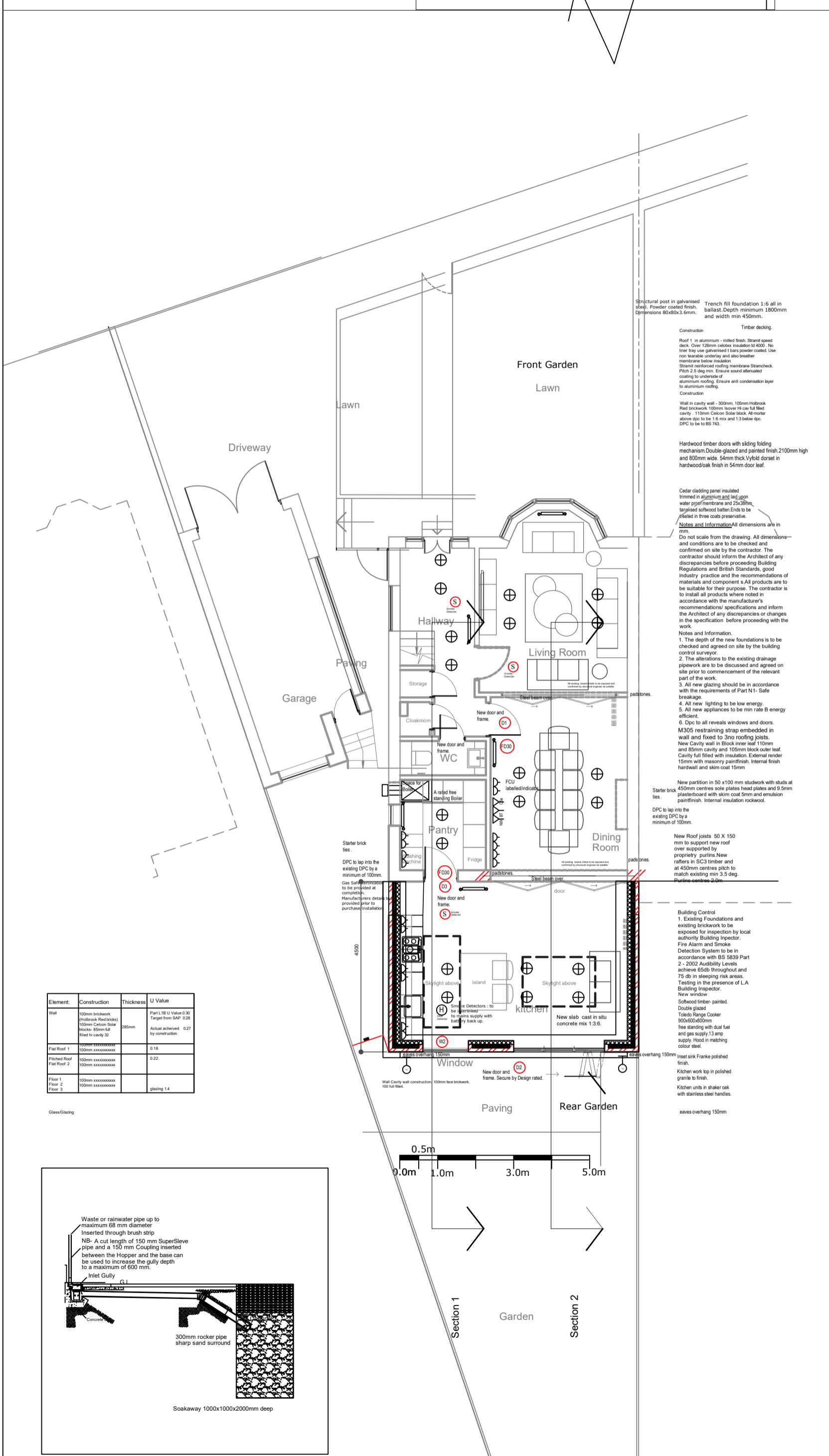
Client
Mr DIDDLE

Drawing Title
Existing Ground Floor Plan

Scale	Date	Checked	Drawn
1:100	2023MAY		GK

Dwg No. **010**

Rev. **@A3**



Structural post in galvanised steel. Powder coated finish. Dimensions 80x80x3.6mm.

Trench fill foundation 1:6 all in ballast. Depth minimum 1800mm and width min 450mm.

Construction
Timber decking.
Roof 1 in aluminium - milled finish. Stairit speed deck. Over 125mm ceiling insulation to 800. No liner tray use galvanised 1 bars powder coated. Use non-leakable underlay and also breathe membrane below insulation.
Stairit reinforced roofing membrane Staircheck. Pitch 2.5 deg min. Ensure board alternative coating to underside of aluminium roofing. Ensure anti condensation layer to aluminium roofing.
Construction
Wall in cavity wall - 300mm. 105mm Holbrook Red brickwork. 100mm lower FE cav full filled cavity. 110mm Celcon Solar block. All mortar above dpc to be 1:6 mix and 1:3 below dpc. DPC to be to BS 743.

Hardwood timber doors with sliding folding mechanism. Double-glazed and painted finish. 2100mm high and 800mm wide. 54mm thick V-fold doreet in hardwood look finish in 54mm door leaf.

Cedar cladding panel insulated trimmed in aluminium and laid upon water proof membrane and 25x38mm tapered softwood battens. Ends to be sealed in three coats preservative.

Notes and Information: All dimensions are in mm.
Do not scale from the drawing. All dimensions and conditions are to be checked and confirmed on site by the contractor. The contractor should inform the Architect of any discrepancies before proceeding with the work. The contractor should inform the Architect of any discrepancies or changes in the specification before proceeding with the work.
Notes and Information.
1. The depth of the new foundations is to be checked and agreed on site by the building control surveyor.
2. The alterations to the existing drainage pipework are to be discussed and agreed on site prior to commencement of the relevant part of the work.
3. All new glazing should be in accordance with the requirements of Part N1 - Safe breakage.
4. All new lighting to be low energy.
5. All new appliances to be min rate B energy efficient.
6. Dpc to all reveals windows and doors. M305 restraining strap embedded in wall and fixed to 3no roofing joists.
New Cavity wall in Block inner leaf 110mm and 85mm cavity and 105mm block outer leaf. Cavity full filled with insulation. External render 15mm with masonry paint finish. Internal finish hardwall and skim coat 15mm.

New partition in 50 x 100 mm studwork with studs at 450mm centres sole plates head plates and 9.5mm plasterboard with skim coat 5mm and emulsion paint finish. Internal insulation rockwool.

DPC to lap into the existing DPC by a minimum of 100mm.

New Roof joists 50 X 150 mm to support new roof over supported by proprietary purins. New rafters in SC3 timber and at 450mm centres pitch to match existing min 3.5 deg. Purins centres 2.0m.

Building Control
1. Existing Foundations and existing brickwork to be exposed for inspection by local authority Building Inspector.
Fire Alarm and Smoke Detection System to be in accordance with BS 5839 Part 2 - 2002 Audibility Levels achieve 65db throughout and 75 db in sleeping risk areas. Testing in the presence of L.A Building Inspector.
New window
Softwood timber, painted. Double glazed
Tokido Range Cooker 900x600x800mm free standing with dual fuel and gas supply. 13 amp supply. Hood in matching colour steel.
Inset sink Franke polished finish.
Kitchen work top in polished granite to finish.
Kitchen units in shaker oak with stainless steel handles.
eaves overhang 150mm

Element:	Construction	Thickness	U Value
Wall	100mm brickwork (Holbrook Red brick) 100mm Celcon Solar Block. 85mm full filled cavity 92	285mm	Part L 18 U Value 0.20 Target from SAP 0.28 Actual achieved by construction 0.27
Flat Roof 1	100mm xxxxxxxxxxxx		0.18
Pitched Roof Flat Roof 2	100mm xxxxxxxxxxxx		0.22
Floor 1	100mm xxxxxxxxxxxx		
Floor 2	100mm xxxxxxxxxxxx		
Floor 3	100mm xxxxxxxxxxxx		glazing 1.4

Glass/Glazing

