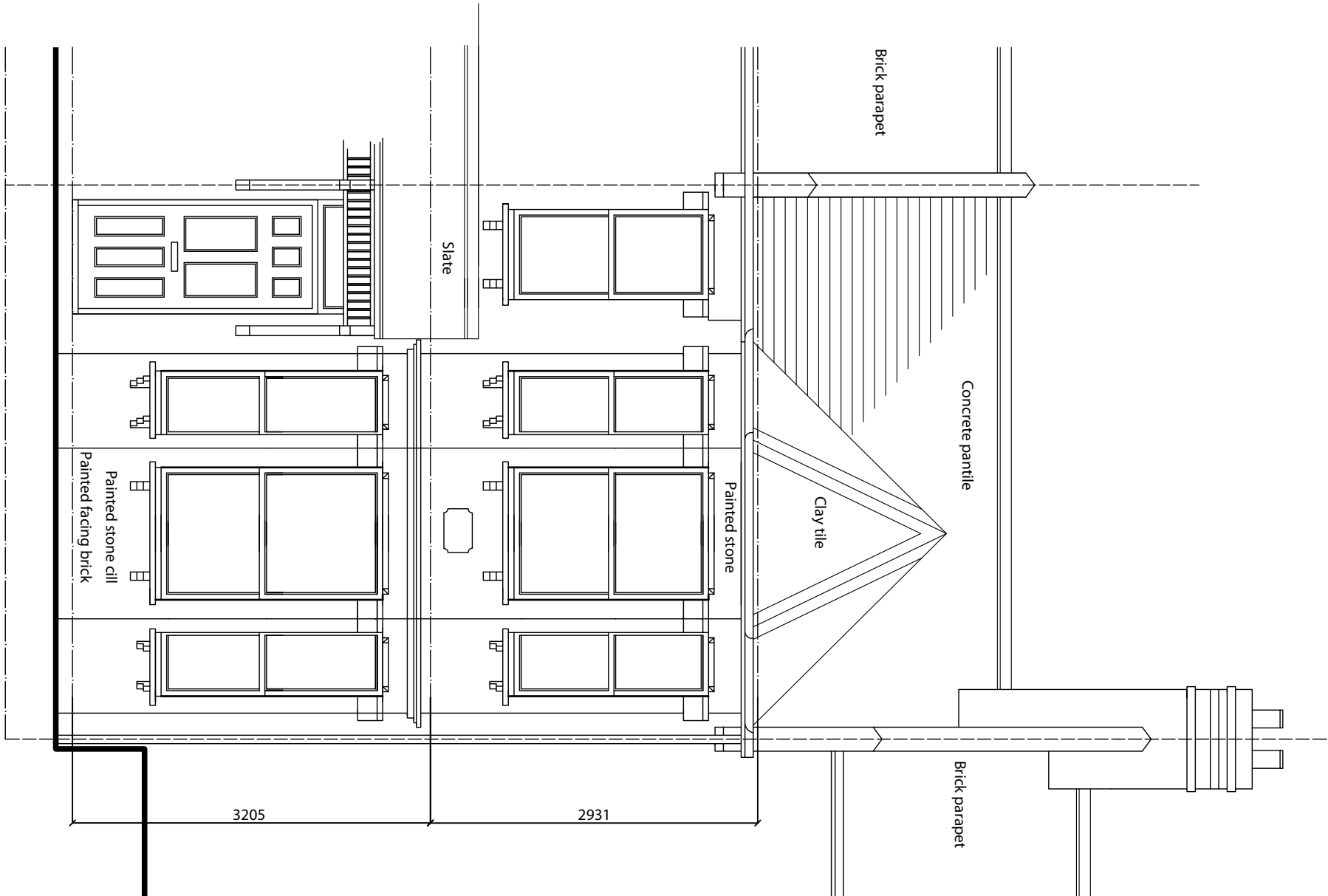
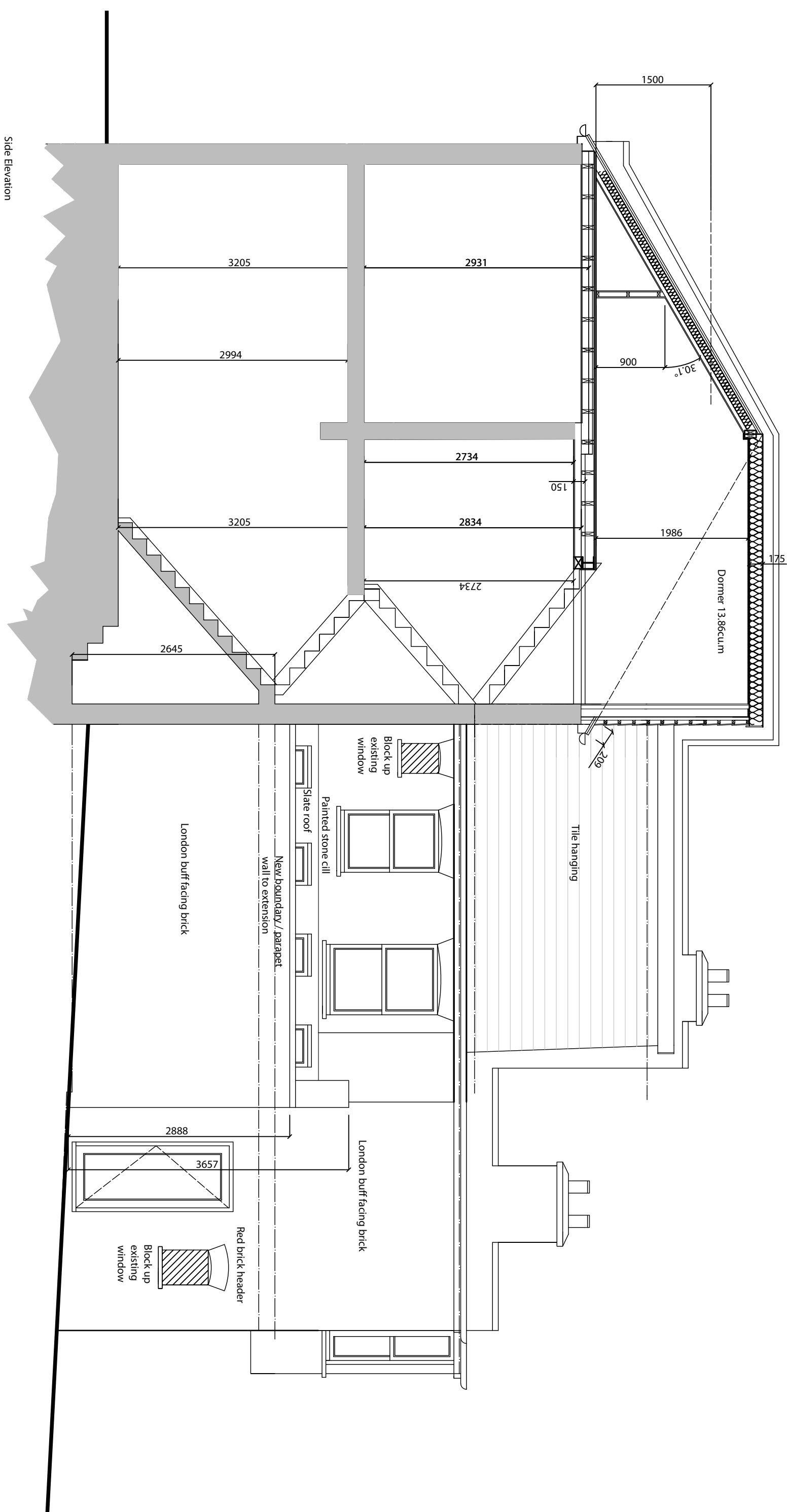




Front Elevation



Side Elevation

DOORS AND WINDOWS

All doors and windows are to be double glazed UPVC, aluminium / timber using nominal 20/22mm thick sealed double glazed units with minimum 12mm air gap and Low-E glass, argon filled cavity, to achieve a minimum U-value - 1.4 W/m²K. Doors to achieve 1.8W/m²K.

Doors and windows are to be glazed in accordance with Part N of the Building Regulations 1992 Edition and BS5206:1981 which requires any glazing within 800mm of finished floor level and in doors and side panels within 300mm horizontal distance of a door to a max height of 1500mm above finished floor level to be glazed using toughened or laminated glass.

Low level glazing where ground is 500mm lower on one side than the other, for example where a feature window appears on a staircase, glazing must also comply with the Balustrade Code, B.S. 6180.

All windows are to be provided with trickle ventilators to comply with the requirements of background ventilation and are to conform to BS 8213 for air tightness

Where egress windows are used – these are to have locks and stays subject to being fitted with a release catch, which may be child resistant, they are also to be designed so that they stay in the open position without needing to be held by a person making their escape.

Door and window jambs are to be closed using Thermabate[®], or similar approved, insulated cavity closer/dpcc all to be installed in accordance with the manufacturer's details and recommendations. Cavity closer/dpcc manufacturer to provide certified data to confirm minimum thermal resistance path of 0.45m²K/W

PLUMBING

All plumbing work is to be in accordance with BS EN12056-2:2000 with all sanitary fittings having 75mm deep seal traps in ABS/MUPVC plastic. All waste pipework to be in accordance with BS5255:1989, and all soil pipework to be in accordance with BS4514:2001 and BS EN1329-1:2000.

Washbasins are to have 32 diameter wastes except where the length of waste exceeds 1700mm where 50mm diameter wastes are to be used - refer to Building Regs, Part H 2002 edition diagram 3 for the waste pipe gradient. Wastes to showers and sinks are to be 50mm diameter and all wastes are required to fall at a max 1:10 and a minimum 1:50. 100mm diameter sye are to reduce to 75mm diameter in the roof space and are to discharge through Redland, or similar approved roof vent tiles with vents being located minimum 900mm above an opening window.

Normal are the external 2 layers of 12.5mm plasterboard with nominal 5mm plaster, each coat finished over 50mm or 60.50mm rounded corners, depending on the application. 300mm corners. The 90's to be wrapped for the whole of its length in minimum 5mm thick rigid mineral wool insulation (equivalent to include any grout) in the 100mm. Suitable access points are to be provided as required to allow the inspection / rod/ding the spig. 100mm. Dimensions must be provided to all w/c. All hot and cold water supply pipework is to be either copper tube to BS EN 1057/1996 to be installed in accordance with current codes of practice and cold water authority requirements or in Hepworth Hapco flexible plastic pipe to be installed in accordance with the manufacturer's instructions and details.

All pipework is to be insulated using insulation with a thermal conductivity of 0.045W/mK and a thickness equal to the outside diameter of the pipe up to a maximum thickness of 40mm. This applies to all pipework located in ducts, voids and roof spaces.

The incoming water supply is to be provided with an external stopcock to the local authority requirement.

DRAINAGE (BELOW GROUND)

NOTE: Layout or existing drains shown on plan is indicative. Contractor to carry out investigations to establish exact routes of drains invert levels at before commencing new drainage / building works all underground drainage work to be carried out in accordance with the requirements of approved document Part H 2002 of the Building Regulations and agreed on site with Local Authority Building Inspector, with new foundations being taken down to the invert of any close drain.

[illegible]

polypropylene insulation granular installed in accordance with manufacturers details. (C) Installed on a 100mm bed of suitable as-dug or granular material. Bedding material to be evenly compacted underneath so that chamber is fully supported. Backfill using 150mm granular material. Continue up to underside of conc. surround/corner. Fit CI cover and frame in accordance with BS EN 124 Class A to pedestrian Areas and class B for use in areas subject to occasional slow moving commercial vehicles. Any foundations shall be taken down to the invert of any close drain.

STEEL BEAMS

As indicated on drawing over new openings, supporting cavity wall construction, timber floor joists and roof construction. All to structural engineers details and calculations. All steel beams at first floor level to be encased to provide a min 1/2 hour fire resistance. 125mm plasterboard with 5mm Gypsum plaster thickness. Where these are formed into a down stand two layers of 125mm plasterboard with skim to provide 1/2 hour fire protection

LINTOLS

Galvanized Steel insulated cavity wall lintels. Keystone® Therm or similar approved or suitable for timber frame construction. Duty to be confirmed by structural engineer. Lintels to have minimum 150mm end bearings. Include for hybrid cavity tray above lintels and proprietary weep-holes inserted every 3rd perpendicular. Internal lintels pre-stressed con. Lintels to have minimum 150 end bearings.

DECORATION

Walls	two mist coats, two coats Dulux emulsion paint - colour to each room to be confirmed by client - all to be completed to manufacturers' recommendations
Ceilings	two mist coats, two coats Dulux brilliant white emulsion paint - all to be completed to manufacturers' recommendations.

Contractor to make good as necessary all existing plastered walls, ceilings joinery etc. . disturbed through building works on completion.

All paintwork is to be sanded lightly with fine grade sandpaper between each coat of paint

Joinery

Joinery items are to be sanded down prior to receiving two coats knotting, where necessary, one coat Dulux primer, one coat Dulux undercoat, two coats gloss/egg shell, stain to be confirmed by client. Between each coat of paint and knotting, surface is to be sanded lightly using fine sandpaper, ensure surface is clean and dry before painting each coat.

REPOINTING

Cut out joints to 15-20mm depth where necessary. Clean and dampen joints sufficiently to control suction. Cracked units in existing face-work : Cut out and replace with matching masonry before re-pointing joint profile to match existing.

Rev	Date	Comments
A	Aug 22	Revised



Job

Proposed alterations and extensions at
54 Hewitt Road, London, N8 0BL

Dwg	Title
	Elevations as proposed

Scale	Date
1:50 @ A1	June 2022

Job No.	No.	Rev.
107	005	A

DISCLAIMER
This drawing was prepared for the Client, Project & Site stated above and for the purposes set out in the Project Particulars.
This drawing is to be read in conjunction with all relevant drawings and specifications.
All measurements are to be checked on site and any discrepancies reported to the
MACDONOUGH ARCHITECTURE