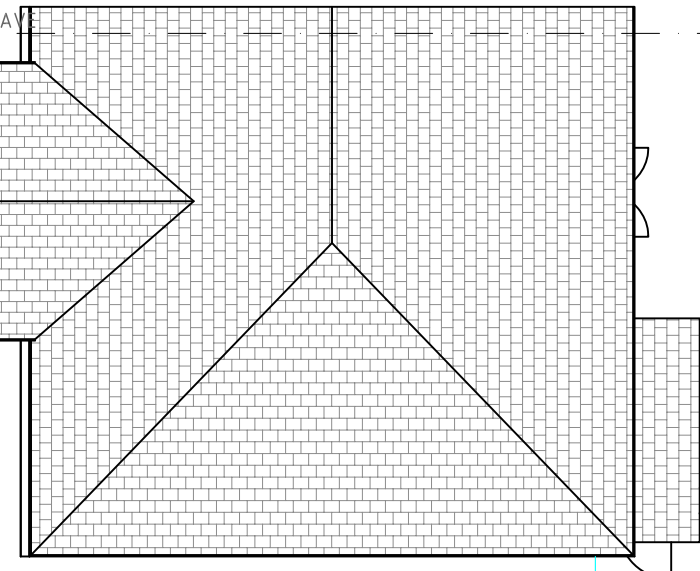
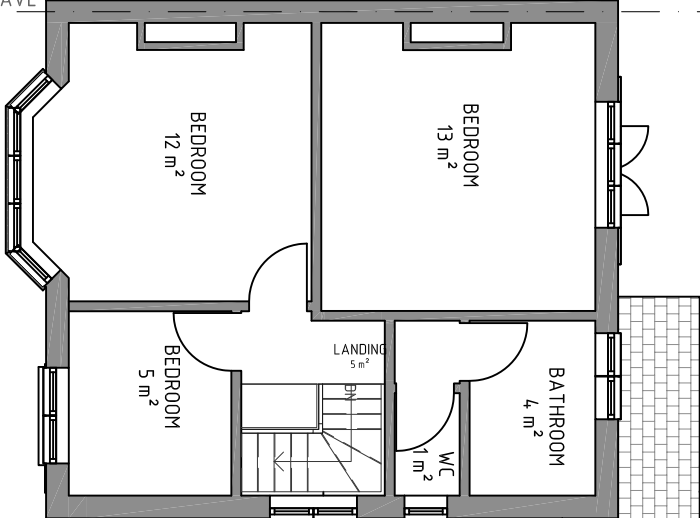
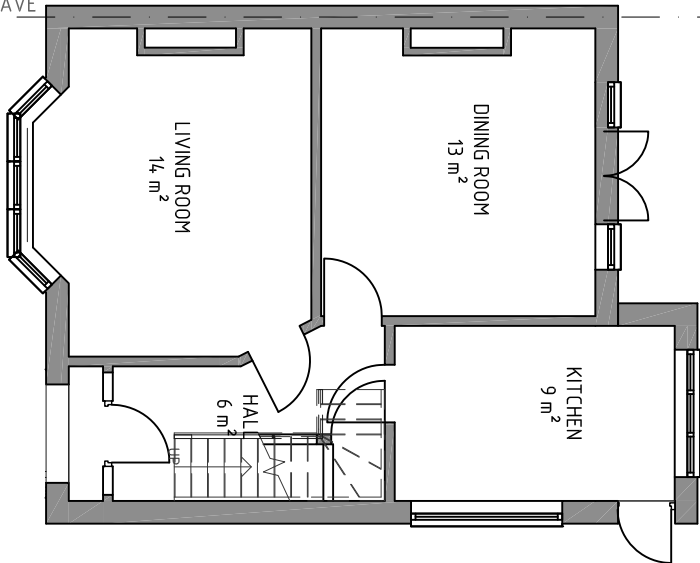
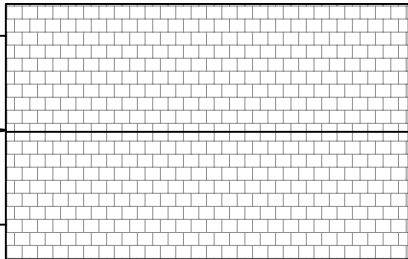
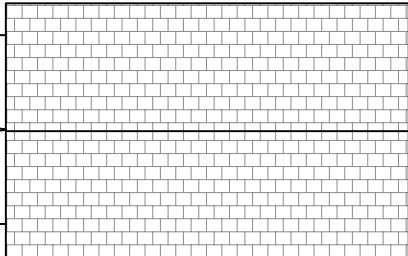
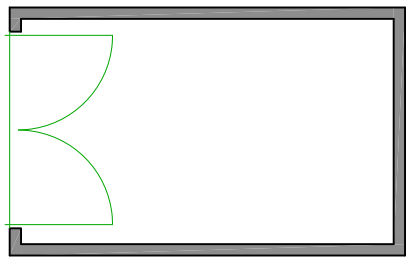




58 KENILWORTH AVE
BOUNDARY

EXISTING GROUND FLOOR PLAN

BOUNDARY
54 KENILWORTH AVE

58 KENILWORTH AVE
BOUNDARY

EXISTING FIRST FLOOR PLAN

BOUNDARY
54 KENILWORTH AVE

58 KENILWORTH AVE

EXISTING ROOF PLAN

BOUNDARY
54 KENILWORTH AVE

BACKGROUND AND PURGE VENTILATION
BACKGROUND VENTILATION - CONTROLLABLE BACKGROUND VENTILATION VIA TRICKLE VENTS TO BE PROVIDED TO NEW HABITABLE ROOMS AT A RATE OF MIN 5000MM². AND TO KITCHENS, BATHROOMS, WCs AND UTILITY ROOMS AT A RATE OF 2500MM².

PURGE VENTILATION - WINDOWS/ROOFLIGHTS TO HAVE OPENABLE AREA IN EXCESS OF 1/20TH OF THE FLOOR AREA. IF THE WINDOW OPENS MORE THAN 30° OR 1/10TH OF THE FLOOR AREA IF THE WINDOW OPENS LESS THAN 30°.

INTERNAL DOORS SHOULD BE PROVIDED WITH A 10MM GAP BELOW THE DOOR TO AID AIR CIRCULATION. VENTILATION PROVISION IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE.

MECHANICAL VENTILATION

MECHANICAL EXTRACT VENTILATION TO BE PROVIDED AS FOLLOWS:
KITCHEN - COOKER HOOD RATED AT 30LS OR AN EXTRACT FAN RATED AT 60LS.

UTILITY - EXTRACT FAN RATED AT 30LS.

BATHROOM - EXTRACT FAN RATED AT 18LS.

W.C. SH - EXTRACT FAN RATED AT 18LS.
EXTRACT FANS TO BE EITHER LINKED TO LIGHT SWITCHES AND TO OPERATE INTERMITTENTLY WITH 15MINUTE OVERRUN OR BE HUMIDISTAT OR MOVEMENT SENSOR TYPE. EXTRACTS TO BE DUCTED TO EXTERNAL AIR USING PVC FLEXIBLE DUCTING.

ELECTRICAL SYSTEM:

ANY NEW ELECTRICAL INSTALLATIONS TO COMPLY WITH THE ELECTRICITY AT WORK REGULATIONS 1989 (AS AMENDED), BS 7671:2008 AND THE ELECTRICAL SAFETY, QUALITY AND CONTINUITY REGULATIONS 2002.

NEW INSTALLATIONS SHOULD BE INSPECTED AND TESTED DURING AND ON COMPLETION OF THE INSTALLATION BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME. WHO SHOULD PROVIDE A DECLARATION THAT COMPLIANCE WITH THE BUILDING REGULATIONS HAS BEEN ACHIEVED. ALL IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVED DOCUMENT P.

LIGHTING

MIN. 3 in 4 (75%) LIGHTING POINTS OR LUMINAIRES TO BE PROVIDED WHICH IS CAPABLE OF ACCEPTING ONLY A LAMP HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMEN PER CIRCUIT WATT. MIN OF 75% OF BULBS TO BE LOW ENERGY.

THE HEATING AND HOT WATER SYSTEM TO BE EXTENDED IN ACCORDANCE WITH THE DOMESTIC HEATING COMPLIANCE GUIDE, NBS 2010. ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED TO ENSURE THEY ARE OPERATING AT MAXIMUM EFFICIENCY AND THAT ALL CONTROLS WORK AS INTENDED. THE PERSON WHO CARRIES OUT THE COMMISSIONING MUST PROVIDE A CERTIFICATE CONFIRMING THAT IT HAS BEEN CARRIED OUT PROPERLY TO BOTH THE CLIENT AND BUILDING CONTROL SURVEYOR.
IF BOILER IS BEING REPLACED IT NEEDS TO BE A CLASS A OR B CONDENSING BOILER IN ACCORDANCE WITH SEDBUK REQUIREMENTS INSTALLED BY GAS SAFE REGISTERED INSTALLER. CONDENSATE OUTLET TO BE TAKEN TO Foul WATER DRAINAGE SYSTEM ONCE LOCATION AGREED ON SITE.

WINDOWS/EXTERNAL DOORS

WINDOWS/EXTERNAL DOORS TO BE UPVC FRAMES COMPLETE WITH SEALED DOUBLE GLAZED UNITS IN A STYLE TO MATCH EXISTING INCORPORATING LOW-E GLASS (EMISSIVITY<0.05) AND 16MM AIR GAP TO ACHIEVE A U-VALUE NOT EXCEEDING 1.6W/M²K. WINDOWS/DOORS TO EXTENSION TO PROVIDE MIN. 1/20TH FLOOR AREA NATURAL VENTILATION TO HABITABLE ROOMS AND TO INCORPORATE ADJUSTABLE HEAD VENTILATORS TO PROVIDE MIN. 4,000MM² BACKGROUND VENTILATION TO SHOWER ROOM AND KITCHEN.

GLAZING

GLAZING IN CRITICAL LOCATIONS I.E. DOORS/SIDE PANELS AND LOW LEVEL WINDOWS WITHIN 800MM OF FFL SHALL BE IN SAFETY GLASS IN ACCORDANCE WITH THE REQUIREMENT OF APPROVED DOCUMENT K OF THE BUILDING REGULATIONS.

ROOF LIGHTS

MIN U-VALUE OF 1.6 W/M²K.
ROOF-LIGHTS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND SOFT LOW-E GLASS.

WINDOW ENERGY RATING TO BE BAND C OR BETTER. ROOF LIGHTS TO BE FITTED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS WITH RAFTERS DOUBLED UP TO SIDES AND SUITABLE FLASHINGS ETC.

EXTERNAL DOORS

NEW EXTERNAL DOOR FRAMES TO BE EXTERNAL GRADE TIMBER UNITS.
EXTERNAL GLAZED DOORS TO COMPRISE 6MM PLYKINGTON K-GLASS INNER PANE, 12MM ARGON FILLED GAP, AND 7.5MM LAMINATED GLASS OUTER PANE TO GIVE A U-VALUE OF 1.4 OR BETTER.

EXTERNAL SOLID DOORS TO HAVE INSULATED PANELS TO GIVE A U-VALUE OF 1.6 OR BETTER.
DOORS TO BE FITTED WITH IRONMONGERY AS SPECIFIED.

DOOR FRAMES TO BE SEALED TO MASONRY AT FRONT AND BACK OF FRAMES AND THRESHOLDS.
PROVIDE DRAUGHT SEALS TO ALL DOORS.

SAFETY GLAZING TO 866206 TO DOORS/SIDE LIGHTS LESS THAN 1500MM FROM FINISHED FLOOR LEVEL.

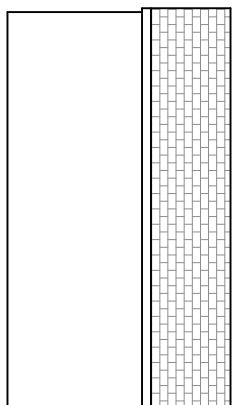
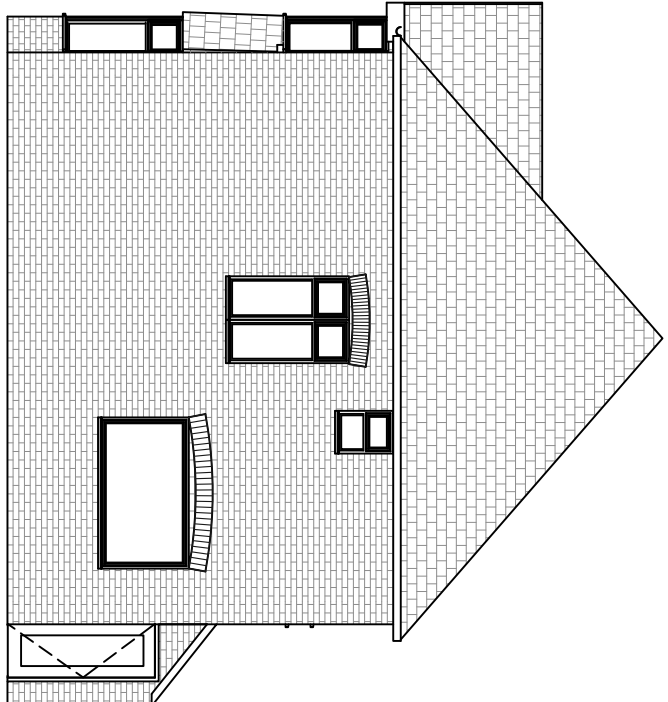
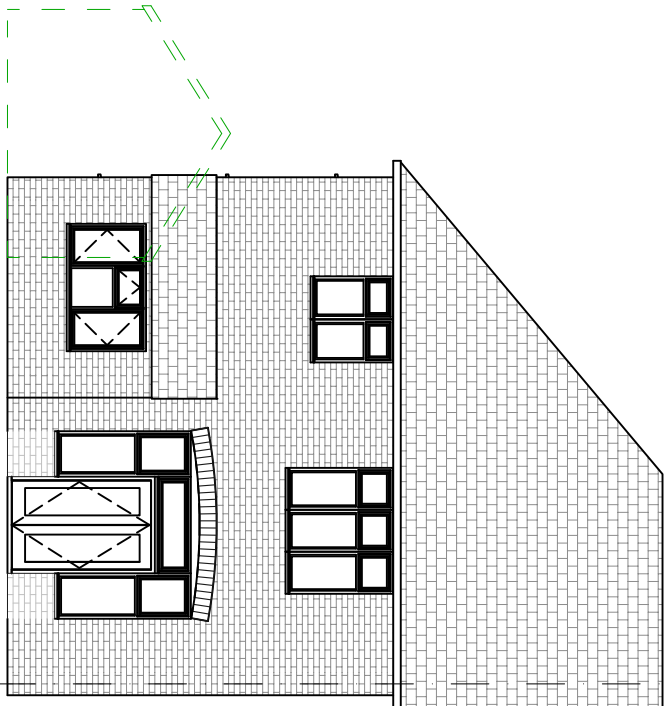
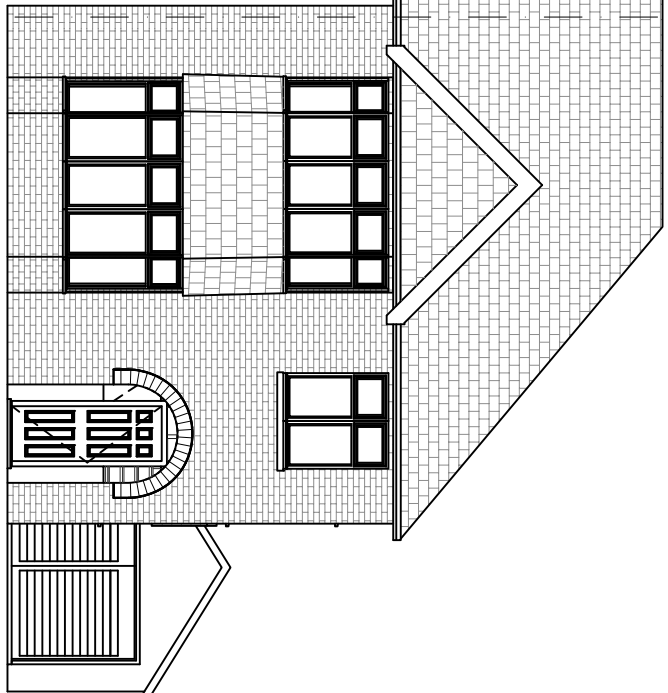
ALL ENTRANCE DOORS TO HAVE PROPRIETARY THRESHOLD SEALING STRIPS. WITH POSITIVE WATER BAR AND DRAINAGE. WHERE LEVEL ACCESS IS REQUIRED AS SHOWN ON DRAWINGS THERE IS A MAXIMUM THRESHOLD UPSTAND OF 15MM.

INTERNAL DOORS

NEW INTERNAL DOOR LININGS AND FRAMES TO BE VENERED SOFTWOOD TIMBER WITH PAINTED TIMBER ARCHITRAVES.
INTERNAL DOORS TO BE SOLID CORE 44MM (30 MIN) OR 54MM (60 MIN FIRE RESISTANCE) WITH A VENERED TIMBER FACE AND SOLID TIMBER LIPPIINGS.

F30 DOOR LIPPIINGS TO BE MIN. 6MM HARDWOOD WITH A DENSITY OF 640KG/M³.
F30 DOOR LIPPIINGS TO BE MIN. 10MM HARDWOOD WITH A DENSITY OF 640KG/M³.

ALL F30 & 60 DOORS TO HAVE INTEGRATED INTUMESCENT FIRE SEALS TO BS 476.
ALL INTERNAL DOORS (NON FIRE RATED) TO BE PROVIDED WITH A 10MM AIR GAP BETWEEN THE BASE OF THE DOOR AND THE FLOOR COVERING TO PROVIDE CROSS VENTILATION BETWEEN INTERNAL ROOMS.



EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

EXISTING RIGHT ELEVATION

GENERAL SPECIFICATION NOTES:

ALL WORKS TO BE CARRIED OUT TO THE SATISFACTION OF THE L.A. BUILDING INSPECTOR.

PARTY WALL ACT

THE OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:

- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISING OF WALL OR CUTTING OF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING

- INSERTION OF LEAD FLASHINGS
- EXCAVATIONS WITHIN 3 METRES OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS, OR WITHIN 6 METRES OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.

A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO START OF WORKS ON SITE.

SITE PREPARATION

GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G. LANDFILL GASES, RADON, VAPOR ETC. ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

THERMAL BRIDGING
CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS).

MATERIALS AND WORKMANSHIP

ALL WORKS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH REGULATION 7 OF THE BUILDING REGULATIONS. ALL RELEVANT BRITISH STANDARDS, EUROPEAN STANDARDS, AGREEMENT CERTIFICATES, PRODUCT CERTIFICATION OF SCHEMES (KITE MARKS) ETC. PRODUCTS CONFORMING TO A EUROPEAN TECHNICAL STANDARD OR HARMONIZED EUROPEAN PRODUCT SHOULD HAVE A CE MARKING.

No construction or fabrication work to be started until these calculations and drawings have been approved by the Building Control

Only Figured Dimensions to be used.
All dimensions to be checked on site.
All materials and workmanship to comply with current British Standards and Codes of Practice.
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Structural & MEP Engineering
Design(S3DA)

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Client:

Drawing Title:
EXISTING FLOOR PLANS

Job Title:
56 KENILWORTH AVE.

Scale:
1:100 @A2

Date:
JUL 2020

Drawn:
HD.

Drawing Number:

01

rev:

