NOTES RELATED TO SPECIFICATIONS

These notes are part of the drawings submitted for planning permission and building regulations

Forming New Opening
Cut down existing brick wall to form new opening. Insert new lintel. Make good floor wall and ceiling where necessary.

Cavity Closers
Insert Isofoam xcc insulated cavity closer to all new openings all as Document L 2003 width and fixing to suit opening.

Timber
All structural timber to be treated and SC3 grade. (unless specified otherwise).

Wall Construction

INTERNAL WALLS:
75 x 50 stud framing at 400 c/c, noggins at 1/3rd points. 12.5 mm plasterboard and skim to both sides. Fill with rockwool /mineral fibre in walls to bed rooms and bath rooms.
Use moisture resistant board by Gyproc (Gyproc MR Duraline MR or Sound bloc MR depending on requirement). In kitchen, Bathrooms or other areas requiring damp protection.
SEE TYPICAL DETAIL IN MISC. DRAWINGS.

DRY LINNING:
Fix to the existing wall, 55mm of CELLOTEX tuff-R GA3000 with the joints taped. 25 x 50 battens at 600 c/c's fixed through the insulation to the walls. 12.5 mm GYPROC wallboard and skim to finish.

Heating System
New gas boiler to be a Combination Boiler and classed as SEDBUK Class A efficient. All hot water or heating pipes passing through an unheated space, are to be insulated with materials having a K value of not exceeding 0.035 W/mK. With a thickness equal to he outside diameter of the pipe (upto a max. 40mm)
All heating and hot water system to be fully installed and commissioned by a CORGI or BESAFE registered installer. 90 % rating required for new boiler.

Security
Security measures will be put in place, such as 5 lever locks on main entrance doors, security lighting with PIR detectors.

Flashing
Insert No 4 lead apron flashing min. up-stand 150 mm insert cavity trays over.

Ventilation
To be achieved at eaves with continuous 25 mm gap with fly mesh inserted to give through ventilation passage to BS 5250.

Sanitary Fittings
W.C. to have dual flushing action to NWWA regulations and to have 25 mm overflow direct to external air. Connect with 'p' trap and 100 mm diameter upvc soil branch pipe to new 100mm diameter upvc s & vp. Lavatory basin to have 75 mm deep seal anti vac trap and 38 mm diameter upvc waste connected to 50 mm diameter combined upvc waste connected to s & vp. Connect all fittings to new hot and cold system. Where the drains are within 1M of the building take the found. Down to invert level. Where the drains are under building cover in 150 mm of concrete, take founds. To invert level and insert 2 no 100 x 150 RC lintels over where drains pass through wall. All to BS8301.

New IC to be built in 215 mm Class B ngineering bricks, using English Water bond and 1:3 mortar on 150 mm min. concrete base. Fit with an air tight cover all to BS3921.

New SVP in 100 mm dia PVC. Vent to finish 1M above casement openings, with cage on top and roding plate at base. No other connections to be closer than 200 mm to the WC branch.

40 x 75 deep seal trap to sink, 40 mm waste into rodable type BIG. Waste to finish below top of grid but above water level.

32 x 75 Antivac trap to Washbasin. 32 mm dia waste.

All sanitary pipe work to be to BS 5572:78. Hot and Cold water supply to be fitted to all sinks, wash basins, baths or showers.

Rainwater Goods
112mm dia PVC guttering to run into 68 mm PVC downspouts and into trapped access.

Note: All drains runs that are shown, are visible on site. The builder should identify all drain runs as work commences and inform either the local authority and / or the architect, if there are any differences. Where any new drains have to go onto adjacent property, then permission must be sought from the owner.

Fire protection of Beams
Any beam will require cladding to achieve 30 minutes fire resistance. A common method is to clad the beam with two layers of 12.5mm plasterboard securely fixed to the beam then finished with a plaster skim.

Doors
All exterior doors are to be thermally efficient door as described in L1B of Building Regulations (1.8 W/m2.K) Any glazing as per window standard.
All doors to be ½ hour fire doors FD30, 12 mm rebates with intumecent strips inserted With self closing device.

All glazing in doors and screens (exterior and interior situations), windows adjacent to doors and windows below 800 mm cill height , are to have fitted class C toughened glass to BS 6206 and marked with glazing standard, at least 450 mm wide and 750 mm high. Maximum of 1100 mm from the floor to the bottom of the opening light. **If any window closed to the fire escape stair, its glass should be one hour fire resistant.**

Ceiling Protection
Level of fire protection to underside of roof to meet the required standards of AD-B Section 7 and min fire résistance standards, min. 60 minute fire resistance. **detail given in building regulations drawings**

Flue Gases
Fix a GI duct for exhaust of kitchen flue gases designed by HAVC engineer at ground and first floor with exhaust fan and filters and chimney in open air at rear side of the building. Separate detail given. (see details in drawing also)

Straps
Strap down all roof timbers I.E. wall plate rafters ceiling joists etc with galvanized mild steel gang nail straps at max 1.8 m centres.

Electrical Work and Fire Alarm System
All electrical work required to meet the requirements of Part P (electrical safety) will be design, submitted, inspected and tested by a person competent to do so, prior to completion. The local authority must be satisfied that either electrical installation certificate issued by competent person or appropriate certificate and form defined BS 7671 to be submitted. remote switched spur and vented to outside air. Fit extract fan to bathroom to give 15 litres/sec extraction rate. Vented to outside air.
For Fire alarm system, install fire detection system LD2 grade D AFD which includes automatic detection on all escape routes and deemed areas shared kitchen facility with sounders positioned to achieve a minimum 65 db throughout the building and 75 db at bed head where there is a sleeping risk. The system should be installed by an approved installer.

Windows
Windows to open 5% of the floor area. If the window opens more than 30 degrees or 10% for under 30 degree, Thermabate DPC to all brickwork jambs (side and cills). Draught seals are to be fitted on all open able elements of doors and windows, which are to be made of timber or upvc. Use double glazing units with a minimum 16 mm air gap, Argon filled and PILKINGTONS K glass or similar to inner pane. Background ventilation is as follows:-
* - 8000M2 min equivalent area in each habitable room.
* - 2500 M2 min. equivalent area in each wet room. The ventilators should be located at least 1700 mm from the floor and 500 mm from any extract fan required.
* - Opening lights suitable for rescue / means of escape are required to be min. 0.33 sq m with min. dimensions of 450 mm wide and high max 1100 mm above floor level (clear opening when in the open position)
* - Replace the normal glass of windows close to stairs upto 1.4 m with Pilkington Pyrostop fire resistant glass which Offers up to 120 minutes insulation and integrity in suitable glazing systems and impact safety up to Class A to BS 6206 and 1 (B) 1 to BS EN 12600: 2002 c

Safety Glazing
All glass below 1500 mm from ground floor level or ground level to be laminated glass to BS 6206 class B.

Sound Insulation
The party walls where appropriate sand and cement render to brick fire walls, apply 2 layers of Gyproc Sound Block Board staggered jointed and skimmed. Otherwise construct stud wall and infill with 100 mm Rockwool sound insulation bats plasterboard and skim. **SEE MISC. DETAIL DRAWING.**

60 Minute Fire Roof
Use 60 minutes fire rating, load bearing capacity, integrity and insulation in accordance with the criteria of BS 476: Part 21: 1987 using boards, 12mm thick, fillet/cover strip, 80mm wide x 12mm thick. Cover strips at lateral board joints fastened using M4 x 25mm long self-tapping screws at nominal 300mm centers on both sides of the joint. Rock wool, minimum 2 x 60mm thick x 100kg/m3, joints staggered by minimum of 150mm between layers. M4 x 75mm long steel woodscrews at 300mm centers. Timber joists, minimum 145mm deep x 35mm wide at maximum 610mm centers. **DETAILS GIVEN IN BUILDING REGULATIONS DRAWINGS.**

For **60 Minute Fire Roof Compartment**, provide woven Fabric that will stop fire, smoke and heat from penetrating through a space or void (like a loft or roof space) for up to 120 minutes, or protect a material (like wood or steel) for up to 2 hours. 60 Minutes Fire Resistance, 20 minutes Heat Insulation - nominal 6 mm thick, 1.8 kgs/m2, 7.8m2 per pack, 14 db Acoustic properties.

Smoke Detectors and Fire Alarms
Automatic fire detection system L2 as described in BS 5839 part 1. Smoke alarms mains operated and designed and manufactured in accordance with BS 5446, located in circulation areas between sleeping places and places where fires are likely to start (kitchens and alarms) and within 7.5 m of the door to every habitable room, fixed to ceiling and at least 300 mm from any wall and light fittings , away from areas from steam, condensation or fumes, easy for maintenance. At least one alarm should be installed in each storey of the dwelling.
When more than smoke alarms fitted, they should be interconnected so that the detection of smoke in any unit will activate the alarm signal in all of the with battery backup.
Electrical operated fire warning system with manual call points sited adjacent to exit doors, combined with sufficient sounders to ensure that the alarm can be heard throughout the building. The system should comply with BS 5839: part 1 and the call points with BS: Fire detection and Alarm systems for buildings: Part 2 1983
The fire detection system should comply Type L and X (L1 – System installed through out protected building. L2 – System installed only in defined parts of the protected building (but always providing the coverage required of a type L3 system where L3 installed is for the protection of escape routes.

Escape Route, Sign Posting and Meeting Point
All escape routes will be clear from any obstruction and the main meeting point will be the car park close the building. All exits must be clearly visible and conspicuously marked with an illuminated EXIT sign.
EXIT signs with an arrow must be placed such that building occupants can determine the direction of the nearest exit from any point. If a door is likely to be mistaken for an exit, a NOT AN EXIT sign must be posted on it. Building managers are responsible for ensuring that EXIT and NOT AN EXIT signs are posted where appropriate in their buildings. Contact Facilities when EXIT-sign lights burn out or need service.
Exit doors must be side-hinged. They must also swing in the direction of exit when serving an area with an occupant load of 50 or more. Never install locks on exit doors that prevent free escape from the inside of the building. The building manager must review plans for modifying exit doors (for example, plans to install glass panels, locks, or hold-open devices). The building manager must obtain a fire safety review of the plans from the Building Inspection Office.
That the stairway, landing and route to a final place of safety (such as a roadway or car park) are unobstructed by goods, rubbish or vegetation.

STAIR CASES, Guard Rails and Hand Rails.
1. Fire Exit Staircase in galvanised steel, designed, manufactured, delivered to site and erected by the specialist contractor.
2. All vertical loads to be carried down to the foundations provided by the contractor. Staircase specialist to review the design and details where required.
3. Threads and Landing: Durbar pattern chequer plate typical thickness 4.5 max. required.
4. The specialist will be responsible for providing any additional information where required by the building inspector complying BS 5395 Part 1.
5. Finish: All parts hot dip galvanised to BS 729 for external use.
6. Follow Approved Document M for the Door and Hardware Industry ensuring that all rooms are designed for human occupancy must have continuously unobstructed exit paths to permit prompt evacuation and allow immediate access for responding emergency personnel.
7. Factory prefabricated handrails with welded brackets and end caps: Handrail 50 dia mild steel, grade 43, tube. Joints: Internal spigot tube countersunk grub screw fixed. Bends: Factory bend and / or joint as above. Brackets: 6 thick plate with 10 dia rod.
8. Fixing: Screwed and plastic plugged to wall 63 x 5.5 countersunk screws where required Finish: shot blast and galvanised where required.
9. If any window is closed to fire exit stairs, its glazing should be min. one hour fire resistant.