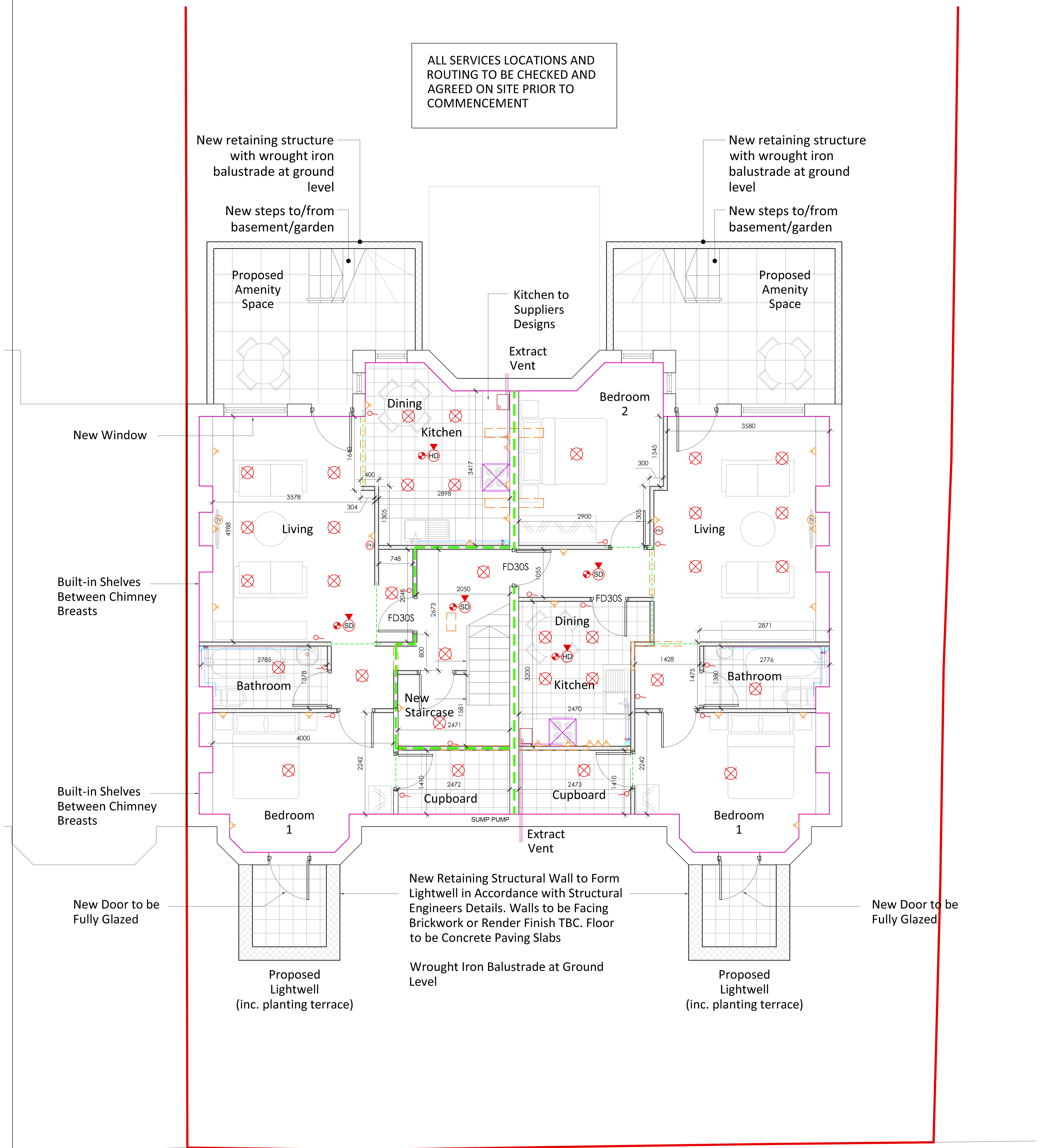

SPECIFICATION

GENERAL NOTES:
All plans are prepared for the purposes of building regulation approval and planning permission. It is expected that works will be carried out by competent trades people following good building practice. All workmanship and materials to comply with Building Regulations & British Standards. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. Provision to be made for the Local Authority to carry out any tests deemed necessary by them to show compliance with Regulation 7 (Materials & Workmanship). as appropriate.

All materials and workmanship to be in accordance with BS 5750.

Contractors must check dimensions on site and any discrepancies are to be reported prior to the commencement of relevant area of work. Building Control Office to be notified of the commencement of work and of all stages as set out in Approval Notice. All changes to work as shown on drawings must be agreed with Building Control Office prior to the commencement of work. Construction (Design & Management) regulations must be complied with as appropriate.

The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the LA or Approved "Inspector" whether or not indicated on the drawing.

AIR PERMEABILITY
The following works MUST be taken whilst works progress on site;
* Sealant and/or expanding foam must be applied to both sides of window/door frames at all surrounding junctions.
* Where services penetrate through walls, floors and ceilings, junctions and gaps MUST be sealed with high-temperature flexible sealant.
* If using Dot & Dab plasterboard construction, make sure that mortar is well-applied to all joints between blocks, and that the tops and bottoms of plasterboards are completely sealed. Where services penetrate boarding, apply flexible high-temp sealant.
The contractor shall ensure that the design air permeability of the building fabric must be no greater than the specified standard of 10m3 (H/m2) at 50PA.

PRE-COMPLETION SOUND TESTING
Where robust details are not used then a pre-completion sound test must be undertaken by a specialist, and results passed to Building Control. Any failures must be rectified and then further tests undertaken until a pass condition is obtained.

EXISTING STRUCTURE
The existing building structure consists of a Timber suspended floors/roof and solid masonry external wall construction. The existing building consists of 2 levels including a ground and first floors.

VENTILATION
HABITABLE ROOMS
Purge ventilation. All windows to contain an opening light area of [in total if more than one window in room]:
- If opening light opens 30 degrees or greater then height x width of openable part should equal 1/20 the floor area of that room
- If opening light opens between 15 and 30 degrees then height x width of openable part should equal 1/10 the floor area of that room with part of opening at least 1750mm above floor level.
- (If the opening light opens less than 15 degrees then it is not suitable to ventilate the room and other arrangements should be made.)

Habitable rooms also to contain background ventilation by the inclusion of trickle ventilation at least 1750mm above floor level, and to give an equivalent opening area of 5000mm2. These must be controllable and could either be in heads of windows or in walls by hit-and-miss vents.

GENERAL NOTE
Where mechanical extraction may result in the spillage of flue gases from open-flued combustion appliances, consult with OFTEC Technical Guidance Note TI/112 and the appliance manufacturer to resolve this issue.
Where background vents and extract fans are located within the same room, they should be a minimum of 0.5m apart.
Extract fans in walls should be less than 400mm below the ceiling.
All internal doors should have a 10mm gap at the bottom to allow for the transfer of air between rooms.

GENERAL
Soil and vent pipes to be of 100mm dia. UPVC terminating min. 900mm above any adjacent ventilation opening within 3000mm, with durable cage allowing air movement, and long radius bend at base, and with connection to Inspection Chamber as detailed below. Adequate access is to be provided for rodding and cleaning.
Where internal soil and vent pipes pass through the roof provide proprietary flashing fittings around pipes.
Where soil vent pipes are sited internally, install rodding point above highest point of intersection and encases making sure that there are removable cover sections with dome headed screws and brass cup washers. Provide sound insulation quilt around piping and within casing.
Where pipes and duct penetrate ceilings/separating floors the services MUST be wrapped in min 25m ISOver APR1200 insulation (min density 25 kg/m3) and then boxed in with enclosures of studwork framing making sure that it does not touch pipework, etc. and clad with 2 layers of 12.5mm Gypsum Wallboard TEN. Pipes and sductwork MUST have intumescent fire collars fitted where passing through ceilings/floors to retain min 30mins fire-resistance. EG. Rockwool firestop pipe collar with all gaps filled with Rockwool. Any gaps up to 25mm wide around the pipework should be filled with Rockwool Corofil Acoustic intumescent sealant. For gaps greater than 25mm wide Rockwool Corofil firestop compound should be used.

STRUCTURE:
Structural cals for all structural works in accordance with structural engineers details to be forwarded to Building Inspector for approval prior to commencement of work.
All exposed beams and elements of structure to be encased with 15mm British Gypsum Fireline plasterboard on Gyplyner steel encasement system in accordance with manufactures specification to give min half hr fire resistance.
Movement joints if required to floor slab, blockwork, brickwork to be in accordance with structural engineers details.

FOUNDATIONS:
Refer to structural engineer's drawings and calculations for details of all foundation works.

WINDOW AND DOOR FRAMES:
Standard double glazed factory sealed Upvc window/door frames with 16mm min air gap & inside cavity face of one pane to be Argon filled low E coating. Refer to specialist sub-contractor spec/drawings for details of ventilation strategy. Window opening lights as per elevations.Upvc window boards throughout. 150mm wide d.p.c. to B.S. 743 to frame prior to fixing. All windows and doors to be draught stripped and have DDA standard key operated lockable fasteners. Window opening lights to all rooms 5% min room floor area.
Min 800mm high to any opening light
All glazing within walls & partitions below 800mm a.f.f.l. to be toughened safety glass. All glass within doors & side panels below 1500mm a.f.f.l. & if in combination with adjoining windows
to any glazing within 300mm of those doors to be toughened safety glass (in accordance with part N approved approved document BS 6262 & BS 6206).

All external doors and windows to be lockable. Windows to meet the requirements of BS7950 and doors to meet PAS24 requirements with the appropriate locking mechanisms, a high level of security to be achieved, meeting the requirements of SBD (Secured by Design).

SERVICES:
All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the "Inspector".
Fire dampers to be provided where ducts/pipes pass through fire compartment walls, floors & ceilings.

All services passing between floors to be fire rated in accordance with Building Regulations

SURFACE WATER DRAINAGE
Existing surface water drainage system is to be checked for adequacy, overhauled and upgraded as necessary to suit roof areas drained, all to exit into existing below-ground combined drainage system.

Sump Pump Systems
Installing a sump pump works with perimeter drainage and removes any unwanted water.
Placing the sump pump liner. A sump pump pit will be excavated to place the liner and pump in, protecting the sump pump from any mud or debris.
The perimeter drainage system is connected to the sump pump system, with clean gravel filled around the sump pump liner. This gravel will maintain the cleanliness of the sump pump, preventing silt, sediment and other materials entering.

HEATING & HOT WATER
Prior to the occupation of the building a commissioning certificate is to be provided to LA. B.C. to show that the systems have been installed to meet the requirements of Part L
The owner of the building is to be provided with a suitable set of operating and maintenance instructions for the Heating and Hot Water systems.

CENTRAL HEATING & HOT WATER BOILERS
The minimum Boiler SEDBUK 2005 (Seasonal Efficiency of a Domestic Boiler in the UK) efficiency should NOT be less than 90% for gas, LPG or oil (or 88% as rated by SEDBUK 2009).
The boiler must be of a condensing type with an interlock fitted and have controls fitted.

HOT WATER STORAGE
Where installed the hot water storage cylinder is to have an Immersion heater and thermostatic controls, along with a fully insulated jacket. No water to be stored at 100 degrees Celsius and discharged below 48 degrees Celsius.

RADIATORS
Provide thermostatic radiators valves to all new radiators except in rooms where room thermostats are fitted.

PIPEWORK
All primary and secondary space and water heating pipework should be insulated to prevent excessive heat losses between draw off points.

GAS INSTALLATIONS
All Gas installation to Gas Board Regulations and must be installed by GAS SAFE registered installer.

ELECTRICAL INSTALLATIONS
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, Building Control should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

All electricity distribution circuits are to be installed to the latest IEE and BS 7671:2001 regulations, minimum N.H.B.C standard and to the Local electricity supply statutory authority & The Electricity Safety, Quality and Continuity Regulations.
All fixed electrical installations shall be suitably designed, installed, inspected and tested so as to provide reasonable protection against their being the source of a fire or a cause for injury.
All cable runs to run vertically or horizontally.
All wall mounted sockets and switches to be provided between 450mm & 1200mm from finished floor level, and to comply with Approved Document Part M.

The main consumer units should be of a RCD circuit breaker type, and is to be easily accessible with all circuits labelled.

To stairs provide two-way switching to stairs at each storey.
Outlets that only take energy efficient lights (efficacy of greater than 40 lumens per circuit-watt) must be provided in rooms where they can be expected to have most use.
A minimum of 30% of light fittings must be energy efficient (lights in cupboards do not count).

If downlighters are to be installed, then they must have fire-rated & acoustic hoods fitted, and all gaps sealed with high-temperature sealant.

When installing external lighting, they must be capable of automatically extinguish when there is enough daylight and have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt

FIRE DEFENCE SYSTEMS AND OTHER ALARM SYSTEMS
Smoke alarms to conform to British Standards 5446: Part 1, and system to be a hybrid type.

Provide fire detection and alarms as indicated on plan to be in accordance with British Standards 5839 which includes alarm sounders, call points etc. and to local Fire Officer requirements.
Burglar and alarm systems as indicated on plan to be in accordance with British Standards 5839. All such specialist systems to be installed by appropriate contractor all in accordance with manufacturers instructions.

WINDOWS/DOORS
U-Value for Windows, roof windows and roof lights to be no greater than 1.6 W/m2K or Window Energy Rating (WER) Band C or better.
U-Value for Doors with glazing greater than 50% to be no greater than 1.8 W/m2K.
U-Value for all other doors to be no greater than 1.8 W/m2K

All windows to have low-emissivity (en=0.05 or lower) double-glazed with minimum 12mm air gap and insulated cavity closers. If Pilkington K glass is to be used (emissivity of 0.15) then a 16mm min air gap MUST be used (or 12mm argon filled air gap). All windows and doors to be draught stripped.

Form openings in walls to take doors and windows all as indicated on plans, and provide support over all openings with 'Catnic' galvanised steel lintels of suitable size for span, all with 150mm bearings. Provide 'Catnic' WV Weep vents above openings and fit in accordance with manufacturers instructions.

Apply flexible elastic sealant and/or expanding foam to both sides of window/door frames at all surrounding junctions, to increase air tightness of dwelling.

Standard double glazed factory sealed Upvc window/door frames to rear elevation and grey aluminium framed doubled glazed window/doors to front elevation.

All external doors and windows to be lockable. Windows to meet the requirements of BS7950 and doors to meet PAS24 requirements with the appropriate locking mechanisms, a high level of security to be achieved, meeting the requirements of SBD (Secured by Design).

TOUGHENED GLASS
To all areas of glazing between floor level and 800mm above floor level in internal walls and partitions, and between floor level and 1500mm above floor level in doors
and side panels adjacent to doors, provide toughened glass to BS 6206: 1981: Clause 5.3.

Annealed glass in small panes to be not less than 6mm nominal thickness.

GENERAL NOTES
The Architect shall have no responsibility for any use made of this document other than for that which it was prepared and issued. All dimensions should be checked on site. Do not scale from this drawing. To be read in conjunction with all other Consultant's drawings. The Architect to be immediately notified of any discrepancies.

Copyright on this drawing retained by the Architect.

DRAWING TO BE USED FOR BUILDING REGULATION PURPOSES ONLY.

ALL STRUCTURAL DESIGN INCLUDING FOUNDATION, WALLS, ROOF AND STEEL ELEMENTS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DESIGN.

SITE LEVELS TO BE CHECKED ON SITE. CLIENT TO PROVIDE SURVEYED TOPO SURVEY BEFORE CONSTRUCTION COMMENCES.

REFER TO SPECIFICATION, SCHEDULE OF WORKS & STRUCTURAL CALS

NOTE:

Refer to the full set of drawings, specifications and schedules from architect, engineers and specialist consultants before commencing any work.

Check all dimensions onsite and report any discrepancies. Do not scale from drawings. Drawings produced for building regulation purposes only.

Responsibility to check and coordinate information including all CDM duties (ie Principle Designer) is to be carried out by the project manager or contractor.

Work to be phased to allow minimal disruption to occupants.

Contractor to liaise with building control prior to undertaking any stripping out or demolition works to agree on a suitable programme of works.

LEGEND

Proposed Internal Block Wall
215mm Concrete Bockwork Laid Flat
12.5mm Plasterboard on Dabs, Taped Jointed, Skimmed and Painted.

Proposed Internal Partition
70mm Metal/Timber Stud Frame at 400mm Centres
70mm Rockwool Acoustic Insulation
12.5mm Plasterboard Either side, Skimmed and Painted

- Fireline Plasterboard to Kitchen and Staircase Walls
- Moisture Resistance Plasterboard to Bathroom Walls

Existing Walls to be Lined with 12.5mm Plasterboard on Dab, Taped, Jointed, Skimmed and Painted.

LEGEND	
HD	ANALOGUE ADDRESSABLE COMBINED HEAT DETECTOR, ELECTRONIC SOUNDER & BEACON
SD	ANALOGUE ADDRESSABLE COMBINED SMOKE DETECTOR, ELECTRONIC SOUNDER & BEACON
	60 MIN. COMPARTIMENT WALL
	60 MIN. CEILING 2LAYERS 15MM BRITISH GYPSUM FIRELINE BOARD, OR SIMILAR APPROVED, WITH MIN 100MM MINERAL WOOL FIBRE OVER
	LIGHTING NUMBERS AND TYPES TO CLIENTS APPROVAL
	TANKING & INSULATION ALONG PERIMETER WALLS
	STRUCTURAL BEAMS/ LINTEL TO STRUCTURAL ENGINEERS DESIGNS
	DEMOLISHED WALLS
	DOUBLE POWER SOCKET
TV	TV POINT
PH	PHONE POINT
	LIGHT SWITCH
	KITCHEN EXTRACT HOOD TO COOKER. 30L/S MIN EXTRACT RATE USING AN INTERMITTENT EXTRACT
b	BOILER
	DRAINAGE COLD FEED HOT FEED
	SUMP PUMP
M	ELECTRICAL METER (DB)

NOTE
NUMBER AND LOCATION OF ALL ELECTRICAL FITTINGS TO BE CONFIRMED BY CLIENT

USE MOISTURE RESISTANT LIGHT FITTINGS IN BATHROOMS

MIN "WHOLE BUILDING VENTILATION" RATE REQUIRED FOR 1-BED DWELLING TO BE 13L/S

ALL HABITABLE ROOMS TO HAVE OPENABLE WINDOWS TO ACHIEVE MIN OF 4 AIR CHANGES PER HOUR PER ROOM TO PROVIDE PURGE VENTILATION

MECHANICAL EXTRACT VENTILATION FAN TO WC'S. 15L/S MIN EXTRACT RATE USING AN INTERMITTENT EXTRACT

Electrical Boiler
Electrical Boiler to be installed to each apartment.
Boiler specification to be approved by client before installation.
Installation to be carried out as recommended by manufacturer.

No water to be stored at 100 degrees Celsius and discharged below 48 degrees Celsius.

All boilers to meet SEDBUK requirements.

SVP
110mm Ø SVP
- Plasterboard encasement to have unit mass of min 15kg/m². Board on treated s/w battens. Provide min 25mm thick un-faced mineral fibre wrap to pipe.
- Provide access hatch & rodding access@ base of each stack.

Installed in accordance with AD pt E - Resistance to the Passage of Sound

No.	Date	Dwn	Chk	App	Revision or reason for issue
A	08.08.22	AK	-	SH	Issued for Information
-	22.07.20	SA	-	SH	Issued for Information

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1:50 @A1

Drawing Title
PROPOSED BASEMENT FLOOR PLAN

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A

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BUILDING REGS