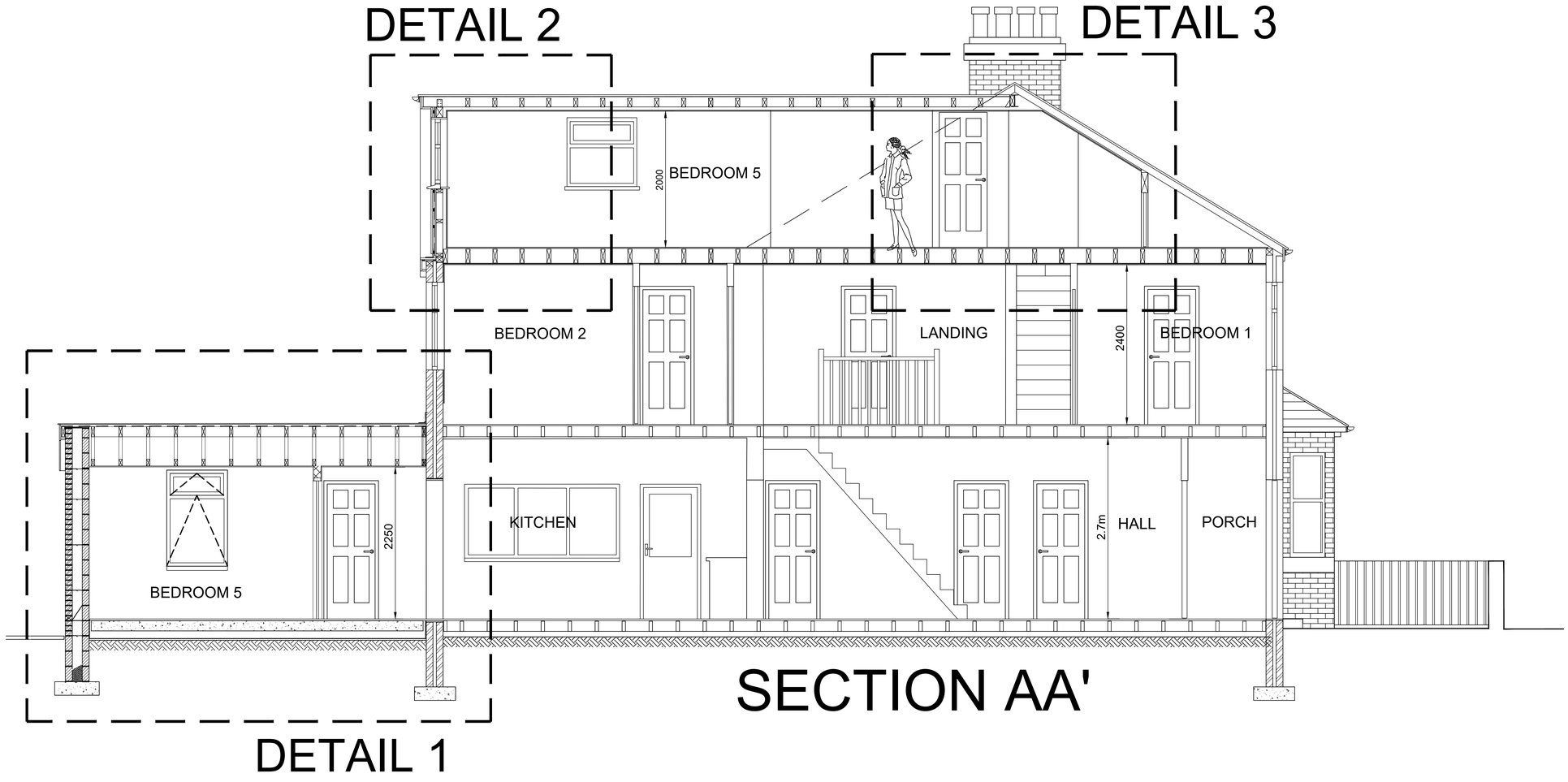


CONSTRUCTION SPECIFICATIONS

CEILINGS
Existing delapidated suspended ceiling and hangers to be carefully removed and exposed soffit cleaned and restored
New ceiling construction to conform with approved Document A1/1 Part B Table B2 of the Building RegulationsAcoustic Sound Reduction Standards

WINDOWS
New windows and doors to be good quality uPVC framed with double glazed sealed units, 16mm O/A, 4mm toughened outer pane, 8mm airgap,4mm Pilkington 'k' inner, max. U-value 2W/m2/C
Trickle vents to be provided at heads of windows minimum 8000mm2 to habitable rooms and 4000m2 to all others
Minimum opening areas to be 1/20th of floor area and opening lights to have locks fitted

MECHANICAL AND ELECTRICAL
All mechanical and electrical work shown is indicative only and it is the responsibility of the relevant sub-contractors to source and install plant in compliance with current Building Regulations and relevant industry standards.
Installing, certification, maintenance manuals and safe operating instructions to be provided by NICEIC approved installer.

Low energy lighting to be used throughout to satisfy Table 4 of Approved Document of Part L of the Building Regulations.

Fire detection to comply with BS 5839, mains operated, self-contained and interlinked including both smoke and heat detection.

Mechanical ventilation to be provided to all confined rooms with 5 ach discharging to outside
Light switch operated to WCs with 20 sec. overrun, Kitchen 60 l/s, Bathrooms 15 l/s minimum mechanical ventilation rates.

INTERNAL DOORS
Good quality, plywood faced FD30 fire resisting S/W timber doors where indicated with intumescent smoke seals at perimeter.

EXTERNAL DOORS
Good quality uPVC outward opening panel door as shown, fire exit ironmongery and signage to be fitted.

INTERNAL PARTITION WALLS
BG 12.5mm plasterboard with staggered taped joints each side and skimmed, 100mm metal studs @ 400mm ccs with noggins @ 600mm vertically, 100mm Rockwool Acoustic Insulation in line of studs, all partitions to be full height to U/S of structural soffit above and horizontally to fire compartments.
All internal partitions and floors to comply with Part E of the the building regulations.

PLUMBING AND DRAINAGE
All plumbing to comply with CP 5572:1978
Sinks to have 42mm dia. plastic waste pipes with 75mm deep seal bottle traps

REV:	DATE:	DETAILS:

BM ARCHITECTURAL SERVICES
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

PROJECT: DORMER LOFT CONVERSION AND REAR SINGLE STOREY EXTENSION AT 161 ACOMB STREET, RUSHOLME, MANCHESTER M14 4DY
TITLE: PROPOSED SECTION AA'
CLIENT: MR. DAVID HALL
SCALE: 1:35 @A1 **DATE:** 03/ 2026 **DRAWN:** BM
STATUS: BUILDING REGULATIONS
DRAWING No: BM/0326/ACOMB/BR5 **REV:**