DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS LEVELS AND INFORMATION
GIVEN SHOULD BE CHECKED ON SITE PRIOR
TO THE COMMENCEMENT OF ANY WORKS

KEY:

- E Emergency Lighting
- sd Smoke Detector
- H Heat Detector

GENERAL
All work is to be carried out in accordance with the Building Regulations and to the satisfaction of the Local Building Inspector. All materials and workmanship are to be in accordance with current British Standards Code of Practice and Agreement Certificates where appropriate.

For information regarding structural beams & concrete padstones, see engineer's specification and details.

Existing walls/foundations to be checked for suitability.

Existing walls and floors to be adequately propped during construction of new openings according to Engineer's Spec.

Infill blockwork/brickwork to existing openings to be tied into existing construction top, bottom & sides, EML over jointing to prevent surface cracks.

All dimensions to be checked on site prior to commencement of works.

THERMAL INTEGRITY
Construction of the building should be done so that there are no significant thermal bridges or gaps in the insulation layers at joints between elements such as around window and door openings, constructional practices are to provide the required performances set out in Approved Document part L1

TIMBER
Floors, roof, etc. all new structural timbers to Engineers Spec. Setting out spacings for joists, rafters and studs are indicated on the drawings.
All joists over 2400mm and supporting ceiling should be strutted against twisting at mid span. Floors/ceilings due to receive plasterboard lining to underside should be fitted with noggin support around perimeter. Maximum moisture content of structural timber is to be 19% when incorporated into the work.
All timbers are to be protected using the vac-vac double vacuum process using Vascol WR Preservative or similar approved which imparts water repellents and protection from rot and wood boring insects. All cut ends of timber are to be liberally treated with preservative as work proceeds.

CONCRETE
All concrete as specified by Structural Engineer, constituents good quality, clean and well graded and prepared and laid in accordance with good practice and recognised standards. Where used below ground the concrete is to be sulphate resisting cement or comply with the requirements of BS 8110 for sulphate resisting concrete.

DRAINAGE BELOW GROUND
Drainage to be 100mm diameter uPVC laid to an average of 1 in 60 falls and to be strictly to manufacturers recommendations. Drains below building construction encased in concrete.
Drains passing through walls to be separated from movement or loading from the structure by a clear opening of at least 50mm all round and bridged by concrete lintels. Opening to be filled with suitable inert compressible material before backfilling.
All new drainage pipework to be flexibly jointed and laid on pea-shingle bed.
New manholes to be 450mm diameter uPVC encased and bedded in 150mm concrete, drainage to be fully accessible via rodding eyes. Remove all redundant drainage pipes/gullies etc. & cap off where required.

DRAINAGE ABOVE GROUND
Marley soil and waste system or similar approved. All appliances to have deep seal traps and pipework to have rodding access at all changes of direction. Diameter sizes to be: SVPs and Stub Stack 110mm, WC 100mm, basin 32mm, bath/shower 50mm, sink 40mm. To be laid to minimum falls. Soil & vent pipes to terminate and vent 900mm minimum above any nearby openings.

MOVEMENT JOINTS
Movement joints where required and indicated on the Structural Engineers drawings to be 10mm wide with expanded foam filling. Polysulphide pointing external and back to back plaster boards to provide straight joint internally.

WALLS BELOW GROUND
Cavity walls constructed of two skins 103mm Class B engineering brickwork. Cavity to include stainless steel double triangle walls ties at 900mm horizontal and 450mm vertical centers staggered and C20P cement fill up to a level of 225mm below DPC.

DPC's
Black polymer DPC's to external masonry as follows: at ground floor level to all sides of cavity wall lapped with 1200g DPM, windows, over steel lintels in external wall and vertically to blockwork returns closing cavity wall at window and door jambs. DPC to be provided in new walls 150mm minimum above ground level.

EXTENSION FLOOR CONSTRUCTION
Floor construction to be 22mm T&G boardings on 44 x 195 C16 floor joists @ 400mm c/c's to engineers spec with 150mm Kingspan Thermafloor TF70 insulation board in between joist on 150mm ventilation void on 100mm oversite concrete on DPM to lap with DPC with 50mm sand blinding on 150mm well compacted hardcore.
All to meet 0.22 U value.

EXTERNAL WALLS (New walls)
315mm thick walls constructed as follows:
15mm white Render finish externally, solid medium dense blockwork wall 215mm thick with 25mm timber battens and 62.5mm kingspan kooltherm K18 insulation finished with 12.5mm plasterboard to finish. Construction to achieve a **U value of 0.29.**

LINTELS/BEAMS
All manufactured metal lintels to be insulated. All lintels to have an additional minimum bearing of 150mm each side. All beams as indicated on structural engineers drawings. New Lintels to be as specified by eng's or similarly approved.

SEPARATING FLOOR
min 2 layers of board (18mm t&g flooring grade chipboard & 19mm plasterboard plank) to provide min total mass (25kg/m2) spot bonded together with joints staggered. min 25mm Rockwool Rockfloor resilient layer loose laid over the Rockfloor; existing floor deck on existing timber floor joists with 100mm Rockwool Flexi between joist and existing ceiling upgraded to 20kg/m2. If existing ceiling is lath and plaster it should be retained provided it satisfies Part B or underdraw with an additional layer of 12.5mm Firecheck board and screw into joists.

NEW FLOOR (separating floor)
18mm t&g flooring grade chipboard & 19mm Gyproc plank on 50mm Gypframe 50 SB 65 steel battens at 400 c/c's on sub deck of 15mm OSB, 44 x 195 C16 timber joists to engineers spec @ 400 c/c'swith 100mm Isover APR 1200 insulation layed between. CasoLine MF ceiling, incorporating Gypframe acoustic hangers, suspended beneath joists to give a 287mm cavity, finished with a double layer of 15mm Gyproc sound bloc plaster board.

INTERMEDIATE FLOOR
18mm T&g flooring board on 44 x 195 C16 timber joist at 400mm c/c's to engineers spec, 100mm Rockwall flexi insulation between joists, with resilient bars @400mm c/c's finished with 12.5mm plasterboard (8kg/m²)

STAIRS (separating)
2no. layer plasterboard to the underside with min total mass 20kg/m2. Independent ceiling joist to be 600mm c/c's and to have 100mm Rockwool Flexi between joists with 2 layers of 15mm standard plasterboard of min mass 20kg/m2.

RESTRAINT STRAPS
Restraint straps to be provided to hold down wall plate and to brace wall elsewhere generally as required. For details of the specification, location and fixings, refer to structural Engineers drawings.

PITCHED ROOF:
New roof construction to achieve **0.20 U value** in compliance with current building regulations. Construction of roof covering to match existing or similarly approved on 38x19mm battens (min 25mm air space to run full length of roof for ventilation above insulation) on Tyvek SUPRO Plus on rafters C16 (50x175mm) @ 400mm c/c's with 150mm Kingspan Thermapitch TP10 insulation board in-between rafters with Kooltherm K18 insulated Dry-lining board comprising 12.5mm plasterboard and 25mm insulation to underside in accordance with manufactures instructions.

FLAT ROOF CONSTRUCTION: (including dormer roof)
20mm granite chippings on 20mm two coat Asphalt laid on 3G perforated base separating layer, 85 and 30mm Kingspan Thermaroof TR21 insulation board on a vapour control layer on 19mm plywood board on firing pieces on 44 x 195 C16 flat roof joists to engineers spec @ 400 c/c's and 12.5 plasterboard finish.
Construction to meet a minimum **U - value of 0.20** in accordance with the current Building Regs.

DORMER CONSTRUCTION (FACE AND CHEEK):
50x150mm softwood studs to dormer @ 600mm c/c's double up at window jambs, double head plates and single sole plate. 150mm Kingspan Thermapitch TP10 insulation board to be provided in-between studs. 12mm plywood, Tyvek SUPRO Plus, 19x38mm battens, render at the top of window, lead finish everywhere else (face and cheeks).
Construction to meet a minimum **U - value of 0.30**

RAIN WATER DRAINAGE:
Rainwater drainage to be Marley rain water goods or other similar approved manufacturer, down pipes etc to be uPVC to match existing on drawing and utilise existing drainage system as indcated.

STAIRS
New staircases to be formed out of timber:
Ground to first floor staircase to have: 13 Risers at 208mm and 12 Goings at 250mm.
Apartment two's internal staircase to have: 13 Risers at 200mm and 12 Goings at 250mm.
Min width to be 900mm, handrail to be constructed on one side of staircase between 900mm and 1000mm from top to pitch line. balustrading/gaurding to be at a max of 100mm c/c's

INTERNAL WALLS:
Generally 50x75mm timber studs @ 600mm c/c's with 67mm Rockwool Acoustic Partition Slab. 1 layer of 12.5mm Lafarge Standard Wallboard (16kg/m2) to each side.

EXISTING WALL SEPARATING UPGRADE
Min.10mm gap between existing wall with 50x75mm timber studs @ 600mm c/c's with 67mm Rockwool Acoustic Partition Slab with two layers plasterboards min 20kg/m2 of 12.5mm E-check plasterboards

SEPARATING WALLS
All separating walls to have 70mm Metal 'C' studs @ 600mm c/c's with 67mm Rockwool Acoustic Partition Slab. 2 layers 15mm Lafarge db Check (26kg/m2) to both sides fixed to resilient bars (spaced at 600mm c/c's).

DOORS
All doors opening on a protected stairwell to be fire resisting FD20 unless indicted otherwise, fitted with an automatic self-closing device. New entrance doors to apartments to be FD30s(2) as indicated on drawing. All fire check doors to be 44mm thick incorporated in a frame of 32mm minimum thickness and with 26x32mm stops glued and screwed to frame. Frames to be tight fitting to brick/blockwork or studwork to prevent flame and/or smoke ingress. Doors on exit routes should either be free from fastenings or shall be openable by a simple single operation, from the inside, without the use of a key.

WINDOWS/GLAZING
Double glazed white uPVC framed windows to be low-e soft coated emissivity of 0.05 and argon filled with 12mm gap between panes. Glazing in critical locations shall be impact resistant and include doors and in partitions adjacent to doors below 1.5m.
Safety glass laminated and toughened towards internal face where used below 800mm above floor level. Trickle ventilators to provide 4000mm2 clear opening to all windows.
All glass to be class B safety glass.

All new windows are to achieve U value of not more than 1.8w/m2k.

ELECTRICS
All electrical installations to comply with M2, Section 8 of approved Document part M. All wall-mounted switches and socket outlets provided in habitable room to be installed at appropriate height, between 450mm and 1200mm form F.F.L. All new extended or modified electrical system to be designed, installed, inspected and tested in accordance with BS 7671 2001. Installation in special locations such as bathrooms, shall before being taken into service, be inspected and tested by a competent person registered with an electrical self-certification scheme.
A person competent to do so is a company or an individual registered with a Self-Certification Scheme, which has been approved by the Office of the Deputy Prime Minister. A copy of the Certificate issued showing compliance shall be submitted to this office.

LIGHTING
Any new internal lighting provided within the Building to have not less than 1 in 3 fittings only capable of accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Fitted in locations expected to have most use.

Emergency lighting in communal areas: Emergency lighting to escape stairs to be on a separate circuit from that which supplies any other part of the escape route.
All to be installed and conform to BS 5266.

BOILERS
New boilers to be Halstead - EDEN CBX 24, Condensing Combination Boiler - standard horizontal flue type boiler, SEDBUK - A rating, 61000 Btu/hr, or similar approved boiler. Boilers poistions to be determined on site in accordance with the Approved Documents J. Space heating and water heating to connect to new boiler inaccordance with manufacturers instructions.

THERMOSTATS
Space heating to rooms to be controlled by room thermostats with switch off capabilities when not required, in accordance with Approved Document L1.
Positions of thermostats to be determined on site.
Insulation of pipework / ducting to be subject to site inspection and routing layout.

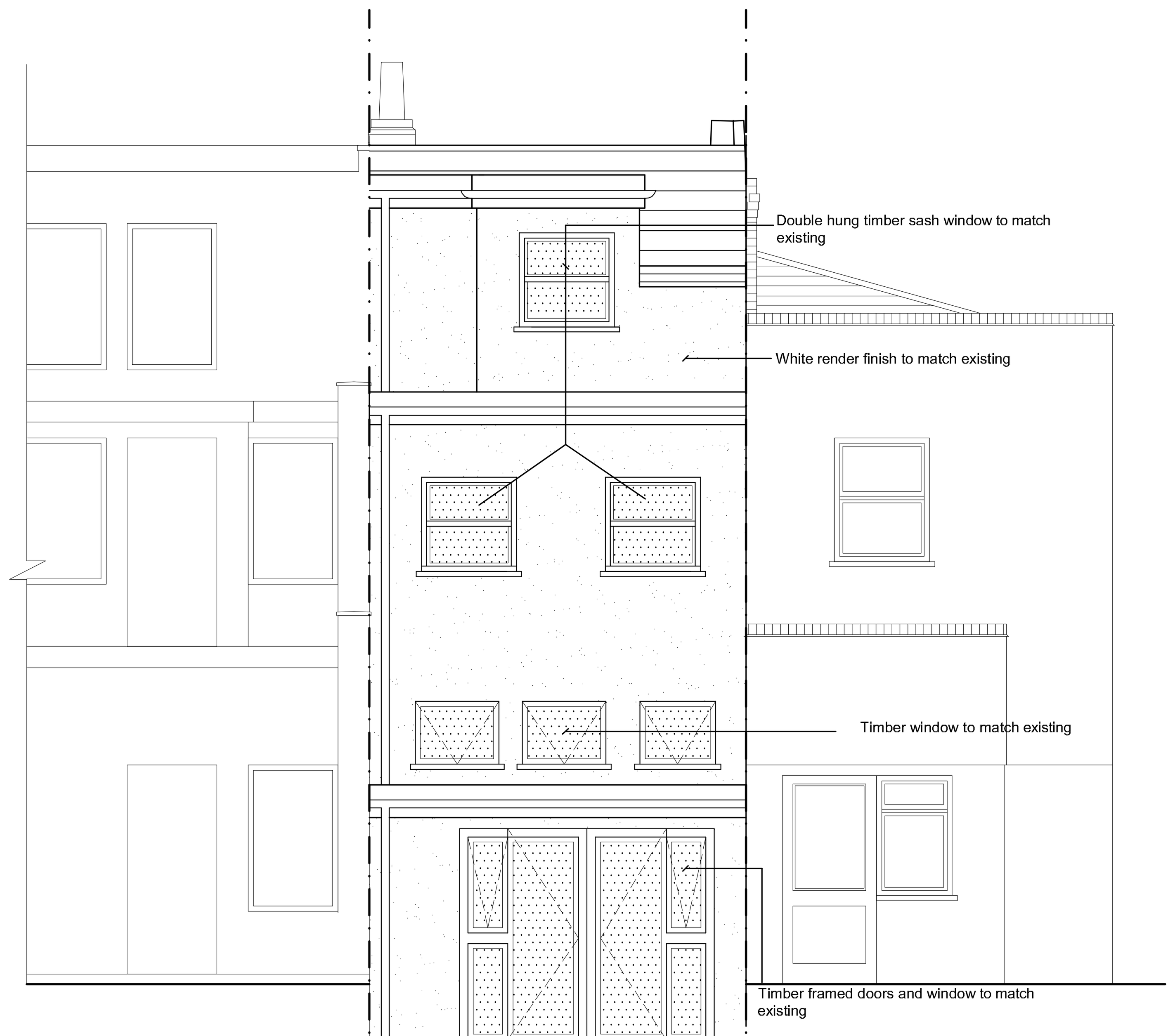
PASSIVE VENTILATION
Rapid ventilation to rooms containing openable windows on an external wall; 1/20th of floor area to habitable rooms and sanitary accomodation, no minimum requirements to other room.
Background ventilation to rooms containing openable windows on an external wall; 8000mm2 to habitable rooms and 4000mm2 to kitchens, bathrooms and sanitary accomdation. Method of ensuring background ventilation by means of a trickle ventilator in suitably designed window frames, with an adjustable opening located typically 1.75m above floor level.

MECHANICAL VENTILATION
Rapid ventilation: kitchens are to have extract fans capable of extracting at a rate of 30l/s where located next to a hob and 60l/s elsewhere.
Location of ducting to be determined on site.
ventilation to rooms not containing openable windows, such as bathrooms, an automatic light switch/mechanical extract ventilation system to be installed capable of extraction at a rate of 30l/s with a 15min overrun.

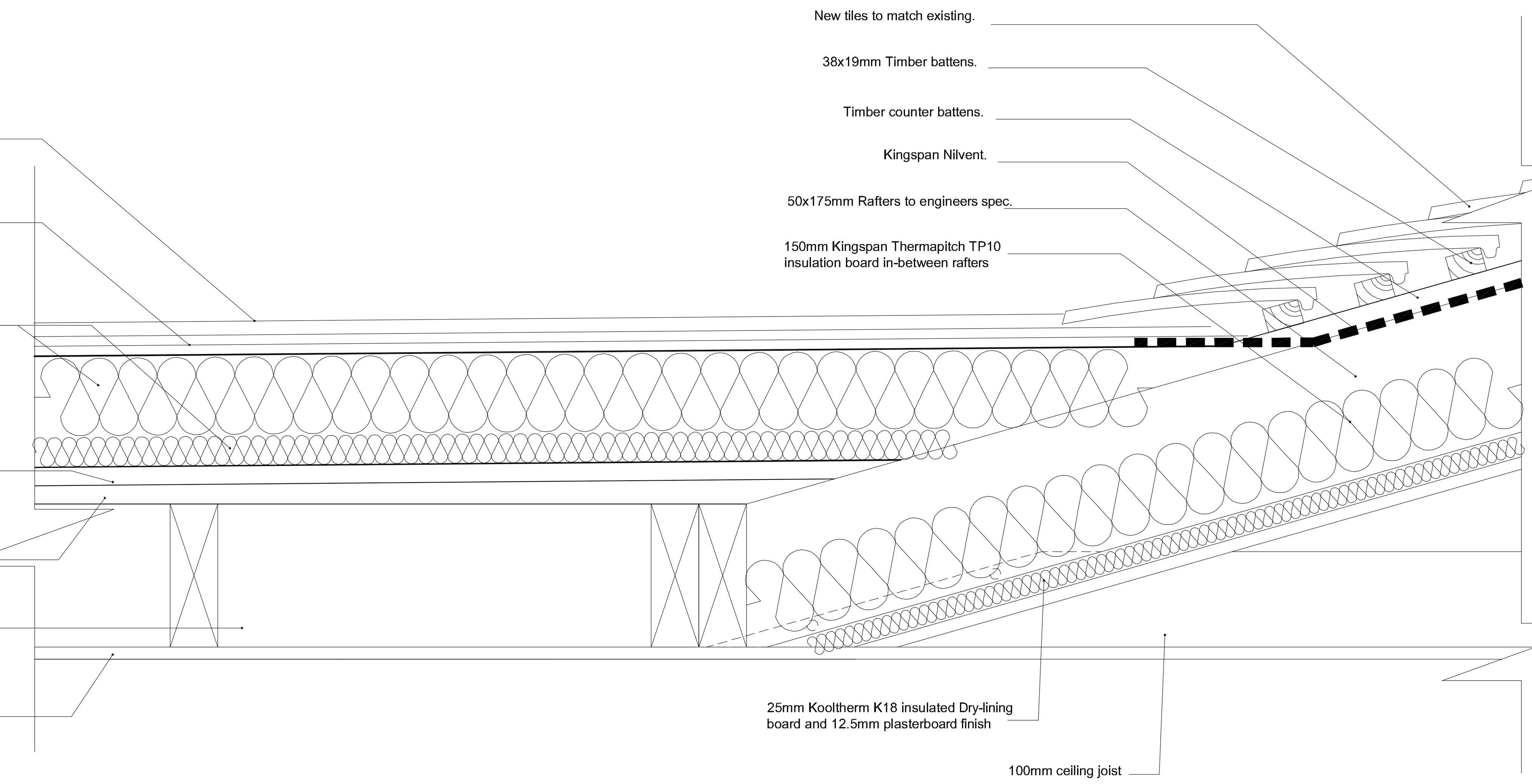
FIRE
Steel: All structural steelwork due to receive fire protection to be encased in 20mm thick Gyproc Glasroc S frameless encasement system in accordance with manufacturers recommendations. All to achieve 1hr fire protection.

Smoke alarms to be mains operated on a single independent circuit at the main distribution board, with secondary battery power supply and interlinked throughout each dwelling. Located in circulation areas as indicated on each storey. Position determined within the following guidelines; within 7m of kitchens/living rooms and 3m of bedroom doors, fixed to the ceiling at least 300mm from any wall or light fitting. All smoke alarms must be accessible for maintenance. All to be installed and conform to BS 5839 Part 6

02 FRONT ELEVATION
SCALE: 1:50



03 REAR ELEVATION
SCALE: 1:50



04 TYPICAL FLAT ROOF/PITCHED ROOF JOINT
SCALE: 1:5

REV	DATE	BY	REQUESTED	COMMENTS
A	NOV 09	VN		Notes amended.

REVISIONS

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drawing
BUILDING REGULATIONS:
PROP ELEVATIONS AND NOTES
FLAT/PITCHED ROOF DETAIL

scale	date
1:50/ 1:5	JULY 09
drawn	checked
VN	

job no	dwg no	rev
06/1068	BR.103	A