

NOTES:

1. SEE STRUCTURAL ENGINEERS DETAILS FOR THE FOLLOWING:
- STEELWORK/STRUCTURAL TIMBER - POSTS AND BEAM SIZES, AND BEARING REQUIREMENTS
 - LINTELS SIZES AND BEARING REQUIREMENTS

2. EXISTING AND PROPOSED FOUL AND SURFACE WATER DRAINAGE DESIGN ASSUMED AND INDICATIVE ONLY - REFER TO DRAINAGE ENGINEER DRAINAGE DETAILS (IF AVAILABLE)

3. THIS DRAWING TO BE READ IN CONJUNCTION WITH 1601 CONSTRUCTION 200 SERIES DRAWINGS AND CONSTRUCTION NOTES



BUILDING REGULATION NOTES - FOR FULL INCORPORATION INTO THE TENDER AND WORKS:

PART A

- REFER TO STRUCTURAL ENGINEERS DESIGN AND CALCS
- ALL LINTELS TO STRUCTURAL ENGINEERS' SPECIFICATION TO SUIT SPAN AND WALL LOADINGS

EXTERNAL WALL LINTELS:

INSULATION FILLED GALVANISED STEEL IG OR SIMILAR CAVITY WALL LINTELS TO SUIT WALL THICKNESS WITH MIN. 150mm END, WITH SEPARATE CAVITY TRAY OVER. PROVIDE PROPRIETARY WEEPHOLE VENTS AT MAX. 900mm CENTRES (MIN. 2No. PER OPENING, SYMMETRICALLY DISPOSED).

PART B1 (MEANS OF ESCAPE):

- ESCAPE FROM HABITABLE ROOMS IS VIA ESCAPE WINDOWS OR DOORS (AS INDICATED ON ELEVATIONS)
- MAINS OPERATED LINKED COMBINED SMOKE DETECTORS/SOUNDERS ARE TO BE PROVIDED AS SHOWN
- DESIGNATED ESCAPE WINDOWS TO PROVIDE UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33 m2 AND AT LEAST 450 mm HIGH BY 450 mm HIGH - THE BOTTOM OF THE OPENING SHOULD NOT BE MORE THAN 1100 mm FROM FFL

PART B2 (INTERNAL FIRE SPREAD - LININGS)

INTERNAL WALLS AND CEILINGS GENERALLY TO BE PAINTED FAIRFACED BLOCKWORK

PART B3 (INTERNAL FIRE SPREAD - STRUCTURES)

- ASSUMED NO COMPARTMENTATION REQUIRED
- CAVITY BARRIERS AT OPENINGS AND CLOSED AT TOP
- ALL STRUCTURAL TIMBERS/STEELS WITHIN FIRST FLOORS AND SUPPORTING FIRST FLOOR TO BE PROTECTED BY PLASTERBOARD PROVIDING 30 MINS FR: ASSUMED ROOF TIMBERS/STEELS REQUIRE NO PROTECTION

PART C

- NO SPECIAL CONSIDERATIONS

PART D

- NO SPECIAL CONSIDERATIONS

PART E

- AS NOTED ON FLOOR PLANS INTERNAL PARTITIONS TO HAVE ACOUSTIC INFILL AND HAVE MIN 12.5 MM PLASTERBOARD/SKIM
- SEPARATING WALLS/FLOORS - N/A

PART F

- NEW OPENABLE WINDOWS AND EXTERNAL DOORS TO HABITABLE ROOMS TO BE CAPABLE OF PROVIDING RAPID VENTILATION AREA EQUIVALENT TO 1/20 FLOOR AREA OF ROOM SERVED.
- NEW WINDOWS AND EXTERNAL DOORS GENERALLY ARE TO INCORPORATE TRICKLE VENTILATORS WITH INTEGRAL FLY SCREEN AND EXTERNAL COVER HOOD TO GIVE 8000mm2 OF BACKGROUND VENTILATION PER WINDOW
- PROVIDE INTERMITTENT EXTRACT FANS TO BATHROOMS/ENSUITES/ WCS: MIN 15 l/sec WITH HUMIDISTAT CONTROL

- ALL INTERNAL DOORS TO WET AREAS INCLUDING WC TO HAVE 10 MM UNDERCUT

PART G:

- HOT AND COLD WATER SYSTEM TO BS 6700 OR BS EN 806 - 2 AND IN ACCORDANCE WITH THE BSE PUBLICATION 'THE CONTROL OF LEGIONELLA BACTERIA IN WATER SYSTEMS'
- HOT WATER SUPPLY TEMPERATURE TO A BATH SHOULD BE LIMITED TO A MAXIMUM TEMPERATURE OF 48 DEGREES CELSIUS
- ALL WORKS TO COMPLY WITH 2010 APPROVED DOCUMENT PART G AND TO MEET CODE LEVEL 3 FOR WATER EFFICIENCY OF LESS THAN 105 L/PERSON/DAY E.G:
 - 6/4 DUAL FLUSH WC
 - FLOW REDUCING/AERATING TAPS THROUGHOUT
 - 6-9 LITRES/MINUTE FOR SHOWERS
 - 18 LITRE MAX VOLUME DISHWASHER
 - 60 LITRE MAX VOLUME WASHING MACHINE

PART H:

- ABOVE GROUND DRAINAGE - INSTALL NEW SANITARY FITTINGS IN POSITION INDICATED ON PLAN: 40 mm DIA WASTES TO SINKS, BATHS AND SHOWERS, 32 mm DIA TO BASINS: WASTE PIPES IN PVC AND INCORPORATING 75mm DEEP SEAL TRAPS, ANTI-VAC TRAPS TO WASTE RUNS OVER 1.5m IN LENGTH - WASTE PIPES TAKEN TO SOIL AND VENT PIPES OR BACK INLET TRAPPED GULLIES AS SHOWN - SVPS IN 100 mm DIA PVC TERMINATING INTERNALLY WITH RELIEF VALVE, SVP AT TOP OF DRAIN RUNS TO TERMINATE THROUGH ROOF - TO BS EN 12056-1, BS EN 12056-2 AND BS EN 12056-5 - PROVIDE ACCESS FITTINGS IN CONVENIENT LOCATIONS TO PERMIT CLEANING AND TESTING OF PIPEWORK - PRESSURE TEST

- RAINWATER - ASSUMED NO NEW GUTTERS/DOWNPipes REQUIRED

PART J:

- ASSUMED NO NEW BOILER REQUIRED

PART K4 (GLAZING)

- ALL GLAZING IN CRITICAL LOCATIONS AS DEFINED IN PART N1 OF THE BUILDING REGULATIONS (BELOW 800mm ABOVE FFL, BELOW 1500mm ABOVE FFL IN DOORS OR ADJACENT SIDE PANELS WITHIN 300mm OF DOOR EDGE) AND ALL ROOF GLAZING TO BE OF SAFETY GLASS TO BS6206. OUTER PANE OF GROUND FLOOR WINDOWS TO BE OF LAMINATED GLASS IN ACCORDANCE WITH EMPLOYER'S REQUIREMENTS OUTLINE SPECIFICATION.

PART L

- WINDOWS/GLAZED DOORS TO BE MIN U VALUE 1.2
- CAVITIES TO BE CLOSED AT HEAD WITH CALCIUM SILICATE BOARD OR MINERAL FIBRE CAVITY CLOSER, AND AT JAMBS WITH PROPRIETARY INSULATED CAVITY CLOSERS TO GIVE A U VALUE OF 0.45W/m2K OR BETTER.

PART M:

- RAMPED APPROACH TO NEW DIS WC ENTRANCE DOOR PROVIDED IS GENERALLY LEVEL - AS NOTED ON THE SITE PLAN
- NEW DIS WC ENTRANCE DOOR TO HAVE LEVEL ACCESS THRESHOLD AND MIN 775 mm CLEAR OPENING WIDTH

GENERAL NOTES (NOT PROJECT SPECIFIC):

- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE
- STRUCTURAL TIMBERS TO BE STRESS GRADED, CLASS C24 UNLESS NOTED
- VERTICAL DPCs TO BE INSERTED TO ALL NEW EXTERNAL OPENINGS
- WALL TIES TO BE S/S TO SUIT INSULATION, SPACED TO SUIT CAVITY, STAGGERED, DOUBLE UP AT OPENINGS - ENGINEER TO CONFIRM
- PROVIDE LATERAL RESTRAINT TO WALLS RUNNING PARALLEL TO JOISTS AND RAFTERS BY FIXING MILD STEEL STRAPS OF 30 X 5 mm CROSS SECTIONAL AREA AT 2 m CENTRES - ENGINEER TO CONFIRM
- ENSURE CAVITIES ARE KEPT CLEAN OF MORTAR SNOTS AND OTHER DEBRIS
- WALL INSULATION MUST BE INSTALLED AT LEAST 150 mm BELOW THE TOP OF THE FLOOR INSULATIONS
- INSTALL PERIMETER INSULATION TO EDGE OF SCREED
- FLOOR INSULATION MUST TIGHTLY ABUT BLOCKWORK
- SEAL GAP BETWEEN SKIRTING BOARD AND THE FLOOR USING A FLEXIBLE SEALANT
- SEAL ALL PENETRATIONS THROUGH AIR BARRIER INCLUDING PENETRATIONS TO CEILING, USING A FLEXIBLE SEALANT
- ENSURE ROOF INSULATION PACKED BETWEEN LAST JOIST AND WALL: ENSURE FULL DEPTH OF INSULATION EXTENDS TO INNER FACE OF WALL
- FIX CEILING FIRST AND SEAL OF GAPS BETWEEN CEILING AND MASONRY WALL WITH FEXIBLE SEALANT
- WALL PLATES TO BE BEDDED ON CONTINUOUS MORTAR BED
- MINIMUM FRAME OVERLAP BETWEEN WINDOW/DOOR AND CAVITY = 30 mm
- APPLY FLEXIBLE SEALER TO INTERNAL PERIMETER OF JUNCTION BETWEEN ALL WINDOWS/DOORS AND PLASTER
- APPLY FLEXIBLE SEALER TO JUNCTIONS BETWEEN WINDOW & CILL AND CILL & PLASTER
- ALL LEADWORK TO BE IN ACCORDANCE WITH THE ROLLED LEAD SHEET COMPLETE MANUAL AND BSEN 12588:2006. PATINATION OIL TO BE APPLIED TO COMPLETE EXPOSED LEADWORK. ALL LEAD WORK TO BE FINISHED WITH 'BLM PATINATION OIL' OR EQUIVALENT UPON COMPLETION OF EACH SECTION AS PER MANUFACTURERS RECOMMENDATIONS.
- DOOR FRAMES TO BE POLYSULPHIDE MASTIC POINTED TO STRUCTURAL OPENING.

