

EXISTING STRUCTURES:

ALL ELEMENTS OF THE EXISTING STRUCTURE, INCLUDING FOUNDATIONS, SITE PRIOR TO WORKS STARTING. UNLESS OTHERWISE STATED ON THE PLANS, ANY WALL / STRUCTURE ETC. TO BE REMOVED SHALL BE DONE CAREFULLY AND MED TO BE LOAD INTEGRAL TO THE STRUCTURE OR CONTROL, OR ENGINEER IF REQUIRED, ON

D.P.C TO BE CONTINUED THROUGH THE FULL CAVITY WALL WIDTH TO ACT AS CAVITY THROUGH THE D.P.M SHOULD BE APPROPRIATELY SEALED. EXISTING GROUND CONDITIONS UNKNOWN, FOUNDATIONS TO BE GENERALLY 600mm WIDE STRIP FOUNDATIONS, CONCRETE TO BE DESIGNATED GEN 1 MIX, DEPTH MIN. 225mm. FOUNDATIONS TO BE MIN 600mm BELOW FINISHED GROUND LEVEL OR AS AGREED WITH THE L.A. BUILDING INSPECTOR ON SITE AFTER INSPECTION OF THE EXCAVATED BASE (min. 1.000m BELOW GROUND LEVEL WHEN IN CLAY SUBSOIL), WALLS BELOW GROUND LEVEL TO CONSIST OF CLASS 3 COMMON BRICKS / FOUNDATION BLOCKS, ALL LAID IN CLASS 2 SAND / CEMENT MORTAR. CAVITY TO BE FILLED WITH LEAN MIX CONCRETE TO 225mm BELOW LOWEST D.P.C. LEVEL. ANY BRICKWORK OVER DRAINS TO BE SUPPORTED BY R.C. LINTELS, MAINTAINING A 50mm CLEARANCE VOID AROUND THE PIPE, TO BE PACKED WITH COMPRESSIBLE MATERIAL TO PREVENT INGRESS OF VERMIN. RADON PROTECTION (where O

NSULATION ON SLAB - EXCAVATE TO REMOVE ALL VEGETATION & SOIL TO A MIN. DEPTH OF 150mm. min. 65mm POLYTHENE DPM (with min. 300mm welted laps) LINKED TO WALL D.P.C, ON 25mm SAND BLINDING, ON MIN. 150mm .RAGE FLOOR - EXCAVATE TO REMOVE ALL VEGETATION & SOIL TO A MIN. DEPTH OF 150 IMPACTED HARDCORE. SAND / CEMENT SCREED, ON VAPOUR CONTROL LAYER (VCL) OVER 100mm THICK 'CELOTEX GA4000' FLOOR INSULATION (0.1 WELL COMPACTED HARDCORE. TURN UP INSULATION AT EDGES OF FLOOR (MIN THICKNESS 25mm). RETE FLOOR SLAB ON 1200 GAUGE

NEW CAVITY WALL CONSTRUCTION COMPRISING APPROVED FACING BRICKWORK, LAID IN CLASS 2 SAND/CEMENT MORT INTERNAL FACE OF BLOCKWORK FINISHED WITH DOT AND DAB RENDER AND PLASTER SKIM FINISH.

GROUND FLOOR CONSTRUCTION - 0.18W/m²K:

BUILD IN CAVITY TRAYS TO EXPOSED OPENINGS IN ACCORDANCE WITH B.S. 5268: 1978 & 1985, AND WITH 'PART A' OF THE BUILDING REGULATIONS 1985. LINTELS OVER OPENINGS TO BE 'CATNIC' / I.G' OR SIN STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS. MIN. END BEARINGS OF 150mm TO BE ACHIEVED IN ALL LOCATIONS. ALLOW FOR STAINLESS STEEL WALL TIES FIXED AT 600mm CTRS HORIZONTALLY & 450mm CTRS STAGGERED VERTICALLY, INCREASE TO 225mm CTRS VERTICALLY AT JAMBS TO ALL OPENINGS. CAVITY WALL INSULATION TO BE CARRIED UP TO FULL EXTENT OF 225mm BELOW FLOOR LEVEL. CLOSE CAVITY AT ALL JAMB OPENINGS WITH INSULATED CAVITY CLOSER. INCORPORATE POLYTHENE D.P.C IN BOTH LEAVES OF CAVITY WALL MIN. 150mm ABOVE FINISHED GROUND LEVEL. FOR 150mm CAVITY WALLS ENSURED ACCORDANCE WITH TABLE 5 PART 'A' OF THE APPROVED DOCUMENTS. VED. LINTELS TO EXTERNAL TO BE GALVANISED / INSULATED & INSTALLED GABLE WALL. ENSURE LOWEST CAVITY BATT IS

ENSURE LOWEST INSULATION CONTINUES 225mm BELOW FLOOR LEVEL. CLOSE CAVITY AT ALL JAMB OPENINGS WITH INSULATED CAVITY CLOSER. INCORPORATE POLYTHENE D.P.C IN BOTH LEAVES OF CAVITY WALL MIN. 150mm ABOVE FINISHED GROUNI.
OPENINGS IN ACCORDANCE WITH B.S. 5288: 1978 & 1985, AND WITH 'PART A' OF THE BUILDING REGULATIONS 1985. LINTELS OVER OPENINGS TO BE 'CATNIC' / 'I.G' OR SIMILAR APPROVED LINTELS. LINTELS TO EXTERNAL WALLS TO BE GALVANISED & INSURANCE WITH INSTRUCTIONS. MIN. END BEARINGS OF 150mm TO BE ACHIEVED IN ALL LOCATIONS.

OAD BEARING WALLS TO BE CONSTRUCTED OF 3.5N 100n

CEILINGS GENERALLY:

SPECIALIST DESIGNED AND MANUFACTURED 600 SUSPENDED CEILING GRID, WITH WHITE MICROPERFORATED TILES AND RECESSED

PITCHED ROOF CONSTRUCTION - 0.16W/m²K:

(tbc on site) TRUSSED RAFTER ROOF SYSTEM AT 600mm CTRS. TRUSSED RAFTERS MANUFACTURED. DVIDED WITH SOLID NOGGINS. METAL ROOFING SHEETS TO MATCH EXISTING, IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, ON TYVEK (or AND INSTALLED IN ACCO

ULATION AT FLAT CEILING: 270mm THICK INSULATION QUILT (0.040W/mK) LAID IN TWO LAYERS - 100mm BETWEEN CEILING JOISTS AND 170mm LAID AT 90 deg TO CEILING JOIS

WINDOWS TO HAVE A VENTILATED AREA OF AT LEAST 1/20th ROOM FLOOR AREA WITH SOME PART OF VENTILATION OPENING AT LEAST 1.75m ABOVE FLOOR LEVEL. ADJUSTABLE TRICKLE WITH APPROVED DOCUMENT F SECTION 1 TABLE 1.2a. VENTILATION - IN ACCORDANCE WITH CIBSE APPLICATION MANUAL AM10 : NATURAL VENTILATION IN NON-DOMESTIC BUILDINGS.

WC's TO HAVE MECHANICAL EXTRACT FANS CAPABLE OF EXTRACTING AT A RATE OF 6 L/SEC PER WC. BACKGROUND VENTILATORS SHOULD BE LOCATED IN ALL ROOMS. MIN 5000mm² EQUIVALENT AREA nº EQUIVALENT AREA IN ALL HABITABLE ROOMS WITH AN EXTERNAL

BACKGROUND VENTILATORS CAN BE EITHER MANUALLY ADJUSTABLE OR AUTOMATIC CONTROLLED. ALL INTERNAL DOORS TO BE UNDERCUT BY 10mm TO PROVIDE AN AREA OF 7600mm² ABOVE THE FLOOR FINISH (EQUIVALENT TO A 10MM UNDERCUT FOR A STAI

INTERMITTENT EXTRACT CAN BE OPERATED MANUALLY AND / OR AUTOMATICALLY BY A SENSOR (E.G. HUMIDITY SENSOR, OCCUPANCY/USAGE SENSOR, DETECTION OF MOISTURE/POLLUTANT.
POLLUTANT.

WHERE MANUAL CONTROLS ARE PROVIDED THEY SHOULD BE WITHIN REASONABLE REACH OF OCCUPANTS (I.E. REQ. 'N3' SAFE OPENING AND CLOSING OF WINDOWS ETC IN APPROVED DOCUMENT 'N').
WINDOWS TO HAVE A VENTILATED AREA OF AT LEAST 1/20th ROOM FLOOR AREA WITH SOME PART OF VENTILATION OPENING AT LEAST 1.75m ABOVE FLOOR LEVEL. ADJUSTABLE TRICKLE VENTILATORS IN PROVIDE MANUAL OVER RIDE TO ALLOW THE OCCUPANT TO TURN OFF THE EX

SURFACE WATER - TO NEW SOAKAWAY. SOAKAWAY TO BE FORMED WITH CLEAN STONE FILL TO ENGINEERS DESIGN, WITH POLYTHENE OVER HARDCORE TO PREVENT CONTAMINATION BY TOP LAYER OF SOIL. SOAKAWAYS TO BE MIN. OF 5.000m
ALL WORK TO BE IN ACCORDANCE WITH B.S 8301:1985 AND THE BUILDING REGULATIONS PART 'H'. ABOVE GROUND - 100mm uPVC HALF ROUND GUTTERS WITH 68mm DIA. RWP'S. 100mm DIA. SOIL & VENT PIPES WITH TERMINAL GUARD MIN. 900mm ABOVE OPENING LIGHT OF WINDOW WITHIN 3.000m. 40mm DIA. WASTE TO SINK. 32 TRAP. W.C PIPEWORK SHOULD NOT ALLOW THE PASSAGE OF LIGHT THROUGH. RODDING POINTS IN SOIL STACKS AND AIR ADMITTANCE VALVES MUST BE ABOVE THE SPILL OVER LEVEL OF THE LOWEST CONNECTED APPLIANCE. OW GROUND - 100mm DIA. POLYPROPYLENE FLEXIBLE JOINTED PIPES, LAID TO MIN. 1:60 FALLS ON PEA GRAVEL BED. BACKFILL TRENCHES WIT SELECTED EXCAVATED MATERIAL. WHERE COVER TO PIPES IS LESS THAN 600mm, PROTECT WITH CONCRE PECTION CHAMBERS TO BE PRE-FORMED 440mm DIA. UP TO A DEPTH OF 900mm & TO BE SURROUNDED IN CONCRETE IN AREAS ACCESSED BY MOTOR VEHICLES. ALL TO BE FITTED WITH STEEL FRAMES & COVERS. GULLIES SHOWN AS BACK INLET PATTER

SPACE AND WATER HEATING:
EXTEND EXISTING HEAT PUMP HEATING SYSTEM TO UNDERFLOOR HEATING TO ALL

HOT WATER PROVIDED BY INSTANTANEOUS HOT WATER HEATERS, IN ACCORDANCE WITH SECTION 8 OF THE NON-DOMESTIC HEATING COMPLIANCE GUIDE. PERSONS CARRYING OUT THE COMMISSIONING TO PROVIDE CERTIFICATE CONFIRMING IT HAS BEEN CARRIED OUT PROPERLY.

USER NOTICE TO BE PROVIDED RELATING TO FIREPLACE / CHIMNEY / ASHP INSTALLATION, COMMISSIONING AND SERVICING, PRIOR TO COMPLETION.

ELECTRICAL:

LIGHTING & POWER POINT POSITIONS TO BE IN ACCORDANCE WITH PART 'M' OF THE BUILDING REGULATIONS 1999 SECTION 8. ALL SWITCHES & SOCKET OUTLETS TO BE PRO LIGHT FITTINGS TAKING ONLY LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.

ALL FIRE DETECTION INCLUDING SMOKE / HEAT DETECTORS AND ALARM SYSTEMS TO BE MIN. GRADE D2 CATEGORY LD3 . ENSURE ALL NEW SYSTEMS ARE TAKEN INTO THE ORIGINAL BUILDING.

TO DO SO.

ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P OF THE BUILDING REGULATIONS (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPRION OF THE WORK BY A PERSON COMPETENT TO DO SO.

LIGHTING TO BE LED CEILING GRID PANELS TO ENSURE SUITABLE LUX LEVELS FOR EACH ROOM USE IN ACCORDANCE WITH THE CIBSE RECOMMENDED LIGHTING LEVELS, WITH PIR MOTION SENSORS TO WC'S.

ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' OF THE BUILDING REGULATIONS (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

JOINERY GENERALLY:

WINDOWS & GLAZING:

WINDOWS AND DOORS TO HAVE DOUBLE GLAZED SEALED UNITS AND BE DRAUGHT STRIPPED WITH GLASS TO PART 'K' OF THE BUILDII 16mm AIR GAP AND A 'SOFT' LOW-E COATING & BE ARGON FILLED, TO ACHIEVE A MINIMUM U-VALUE OF 1.6W/m²K.

PART 'M' COMPLIANCE:

STALLED STRICTLY IN ACCORDANCE WITH THE

HERE DOORS ARE FITTED WITH A LATCH, THE DOOR OPENING FURNITURE SHOULD BE CAPABLE OF BEING OPERATED WITH ONE HAND USING A CLOSED FIST, E.G. A LEVER HANDLE. ALL DOOR OPENING FURNITURE SHOULD CONTRAST VISUALLY WITH THE SURFACE OF THE LEADING EDGE OF ANY DOOR THAT IS NOT SELF-CLOSING, OR IS LIKELY TO BE HELD OPEN, CONTRASTS VISUALLY WITH THE OTHER DOOR SURFACES AND ITS SURROUNDINGS. OPERATING FORCE AT THE LEADING EDGE OF ANY DOOR THAT IS NOT SELF-CLOSING, OR IS LIKELY TO BE HELD OPEN, CONTRASTS VISUALLY WITH THE OTHER DOOR SURFACES AND ITS SURROUNDINGS. OPERATING FORCE AT THE LEADING EDGE OF ANY DOOR THAT IS NOT SELF-CLOSING, OR IS LIKELY TO BE HELD OPEN, CONTRASTS VISUALLY WITH THE OTHER DOOR SURFACES AND ITS SURROUNDINGS. OPERATING FORCE AT THE LEADING EDGE OF ANY DOOR THAT IS NOT SELF-CLOSING, OR IS LIKELY TO BE HELD OPEN, CONTRASTS VISUALLY WITH THE OTHER DOOR SURFACES AND ITS SURROUNDINGS. OPERATING FORCE AT THE LEADING EDGE OF ANY DOOR THAT IS NOT SELF-CLOSING, OR IS LIKELY TO BE HELD OPEN, CONTRASTS VISUALLY WITH THE OTHER DOOR SURFACES AND ITS SURROUNDINGS. OPERATING FORCE AT THE LEADING EDGE OF ANY DOOR THAT IS NOT SELF-CLOSING, OR IS LIKELY TO BE HELD OPEN, CONTRASTS VISUALLY WITH THE OTHER DOOR SURFACES AND ITS SURROUNDINGS.

SION PANELS TO DOORS TO BE WITHIN ZONE OF 5001 L SWITCHES, SOCKETS, TELEPHONE POINTS ETC. AR ARE TO BE A MINIMUM OF 450 1500mm ABOVE FINISHED FLOOR LEVEL

MANIFESTATION TO GLAZING BETWEEN 850-1000MM AND 1400-1600MM ABOVE GL ACCESS TO FRONT DOOR WILL BE VIA A SHORT RAMP, CONSTRUCTED TO GIVE LEVEL TH - 1450mm ABOVE FINISHED FLOOR LEVEL. W.C. PROVISION IN ENTRANCE STORY: DOOR TO TOILET TO OPEN OUTWARDS & TO PROVIDE 800mm CLEAR OPENING WIDTH IN ACCORDANCE WITH PART IN TABLE 1 SECTION 7.5 OF BUILDING REGULATIONS 1 WHEELCHAIR ACCESS AND ALLOW WHEELCHAIRS TO APPROACH TO WITHIN 400mm OF FRONT OF W.C. PROVIDE 750mm CLEAR SPACE IN FRONT OF W.C. FRONT DOOR TO ACHIEVE MIN. 775mm CLEAR OPENING WI

999. W.H.B TO BE FIXED MIN. 850mn DTH & MAX. 15mm THRESHOLD UPST/

AIR TIGHTNESS REQUIREMENTS:

THE BUILDING FABRIC TO BE CONSTRUCTED TO REDUCE THERMAL

AN AIR PRESSURE TEST IS REQUIRED ON COMPLETION OF THE SOUTHERN EXTENSION.

THE MAIN PRINCIPLE IN LIMITING AIR LEAKAGE FROM THE BUILDING IS TO PROVIDE A CONTINUOUS BARRIER TO AIR MOVEMENT AROUND THE HABITABLE SPACE (INCLUDING INSULATION LAYER. JST CONSTRUCTION DETAILS AND GOOD CONSTRUCTIONAL PRACTICES TO BE ADOPTED TO SIGNIFICANTLY REDUCE THERMAL BRIDGING AND TO ACHIEVE A MINIMUM PRESSURISATION TEST OF AIR PERMEAE ILITY OF 5.00

SEE SBEM CALCULATIONS AND ACCON NYING DETAILS IN SUPPORT OF THE DRAV

STEELWORK & FIRE PROTECTION: . SUPPORTING STEELWORK TO BE 30 MINUTE FIRE PROTECTED WITH INTUMESCENT PAINT, JOTUN STEELMASTER

COMPARTMENT WALLS AS INDICATED ON THE PLANS, TO BE TAKEN UP FULL HEIGHT IN ROOF SPACE AND FIRE STOPPED WITH FIBREGLASS QUILT INSULATION 30 MINUTE FIRE RESISTING CONSTRUCTION SELF CLOSING FIRE DOORS TO BE PROVIDED FOR ACCESS BETWEEN ANY COMPARTMENT WITHIN A ROOF SPACE. NOTE: INTUMESCENT PAINT TO BE COMPATIBLE WITH STEELWORK PRIMER APPLIED.

CAVITY BARRIERS TO BE PROVIDED AT THE JUNCTION BETWEEN THE EXTERNAL CAVITY WALL AND EVERY COMPARTMENT WALL AND FLOOR, AND AROUND EVERY OPENING.
WALLS IDENTIFIED ON THE PLANS AS FIRE COMPARTMENT WALLS, TO BE TAKEN FULL HEIGHT IN ROOF SPACE AND FIRE STOPPED WITH FIBREGLASS QUILT INSULATION TO U/S ROOF

G1. ENSURE A WHOLESOME WATER SUPPLY, SUPPLIED BY THE LOCAL WATER SUPPLY UNDERTAKER, FOR DRINKING WATER AND ANY SANITARY CONVENIENCE FITTED WITH A FLUSHING DEVICE G3. THERE MUST BE SUITABLE INSTALLATION OF HEATED WHOLESOME WATER TO SANITARY CONVENIENCES AND SINKS. HOT WATER SUPPLIES TO ANY FIXED BATHS ARE TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE TEMPERATURE OF THE WATER DELIVERED TO A MAXIMUM OF 48°C. HOT WATER TAPS ARE TO BE INSTALLED ON THE LEFT HAND SIDE OF THE BATH/SINK.

TERNATIVELY THE MATERIALS SHOULD BE MARKED, STAMPED, INDEPENDENTLY CERTIFIED OR OTHERWISE. GULATION 7 - MATERIALS AND WORKMANSHIP: L MATERIALS TO COMPLY WITH THE APPROPRIJ RIATE BRITISH STANDARD OR AGF



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