



New openings

Allow for installing 215x140mm pre-stressed concrete lintels to each of the 2no openings within the existing 'one brick thick' masonry wall. Lintels to be provided with min 150mm end bearing

FIRE SAFETY

Internal Fire Spread

Partitions to be provided in 100mm stud with 12.5mm plasterboard, taped an to each side. Studs to be full filled with wool insulation. wher

applicable. All structural steelwork to be provided with 1no 12.5mm Gyproc Fireline

Doors

Doors to be 30 min self closing fire doors with intumescent smoke and fire seals as illustrated on plan. All doors on escape routes are to be openable from within without a key.

Means of Escap

Mains operated Smoke Alarms and Heat Detectors installed in accordance with BS 5839-1:2013. Fire detection and alarm system to be designed, installed and commissioned by a suitably qualified person. All commissioning certificates to be provided to Approved Inspector prior to use.

Emergency Lighting

Emergency lighting to be installed in accordance with BS 5266 Pt1. Directional signage to be installed in accordance with BS 5499 Pt1. Fire detection and alarm system to be designed, installed and commissioned by a suitably qualified person. All commissioning certificates to be provided to Approved Inspector prior to use.

Habitable rooms VENTILATION

All habitable rooms to have ventilation openings not less than 1/20 of total area, openings are to be not less than 1750mm above floor level.

Background ventilation

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all windows to habitable rooms to have not less than 8000mm² background ve Utility room, Kitchen and sanitary accomodation to have not less than 4000mr background ventilation.

Separate sanitary accommodation to have mechanical extract at 6 l/s with 15min overrun wired to light switch.

Commercial Kitchen ventilation as per specialist design.

Roof Voids

Pipes to be PVC-u drainage system 110mm diameter to BS 4660:1989 EN1401: 1:1998 pipes and fittings. Drains to be bedded in pea gravel in accordance with manufacturers recommendations. Falls in accordance with manufacturers recommendations of Building Control. Drainage pipe work passing through walls to have reinforced concrete lintel over with minimum 50mm clearance all round. Mask openings both sides of wall or pipe sleeve with rigid sheet material approved by Building Control. All drains to be supported and protected in accordance with BS EN 752:1997 and BS EN 1610: 1998. Clear 50mm air gap to be maintained in roof void over insulation and under roof covering to cold roofs as indicated. Equivalent of 25mm continuous ventilation strip to be provided at eaves by means of discreet in-line soffit vents. Underground Drainage DRAINAGE

Above ground Drainage

Pipes and fittings to be to BS EN ISO 9002:1994 and BS 5255:1989. Waste Ultra ABS waste systems (solvent welded).

| Bath: | Sinks: | Wash hand b |
|---|---|---|
| 40mm diameter with 75mm deep seal antisyphon trap | 40mm diameter with 75mm deep seal antisyphon trap | Wash hand basins: 32mm diameter with 75mm deep seal antisyphon trap |

Shower 50mm diameter with 75mm deep seal antisyphon trap:

Ground floor wastes to discharge into back inlet gullies or below gratings of gulley exposing 450mm maximum of waste pipe externally. Pipes to discharge above water level: all gullies to have rodding access. Waste pipes to have rodding access at bends. Sink waste to utility room to discharge into manifold at base of W.C.

Soil and vent pipes to be 100mm PVC fitted with durable cage located minimum 900mm above any ventilation opening within 3 metres. Pipes to be secured in accordance with the manufacturers recommendations.

PROTECTION FROM FALLING

Glazing

Glazing shall be toughened safety glass in the following locations

Between finished floor level and 800mm above floor level

- To external and internal walls and partitions

- Between finished floor level and 1500mm to doors and side panels

All glazing to thermal elements to be double glazed units unless other

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ated. All

glazing to comply with relevant British Standards

ALL DIMENSIONS TO BE CHECKED ON SITE AND VERIFIED PRIOR TO COMMENCING WORKS/ MANUFACTURE, ANY DISCREPANCIES TO BE REPORTED TO MATTHEWS JOHNS ASSOCIATES ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED

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CONSERVATION OF FUEL AND POWER

Thermal elements

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skimmed

All external walls are to be provided with 100mm studwork, infilled with 100mm Celotex GA4000 or similar approved. Stud to be provided with 12.5mm plasterboard, taped and skimmed. Internal walls to be prepared and tanked with KA tanking slurry or similar approved. Iap DPM up the face of the wall and tape to the KA tanking with Butyl Tape between the DPM and wall and then tape over the join with single sided Butyl tape over the join. Vapour membrane is to be provided between plasterboard and stud. Alternitavely, foil back plasterboard may be used in lieu of vapour membrane. [0.18W/m2K min]

Roof to be provided with 100mm Celotex GA4000 or similar approved as illustrated on drawings. Underside of roof to be counter battened with 50x50mm CLS and 50mm GA4000 or similar approved between. All joints to both layers of insulation are t obe securely taped with Celotex aluminium foil tape or similar approved. Finished surface to be 12.5mm plasterboard, taped and skimmed. Ensure continuous 50mm air gap over insulation.

[0.18W/m2K min]

Floor provided with 90mm Celotex GA4000 or similar approved. Allow for underfloor heating and 55mm flow screed over, ready to accept surface finishes. [0.18W/m2K min]

<u>Lighting</u> All new lighting is to be energy efficient.

ACCESS TO AND USE OF BUILDINGS

Generally

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Ramped access will be provided to the entrance doors from external areas

ELECTRICAL SAFETY

All electrical work to be designed, carried out, tested, inspected and certified by a person deemed as 'competent' in accordance with BS 7671.

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DRAWING NUMBER DRAWING TITLE DETAIL PLANS AND BUILDING CONTROL SPECICFICATION PROJECT THE COACH HOUSE CLIENT PENLEE HOUSE/ PENZANCE TOWN COUNCIL Matthews Johns Associates Unit 17, Dowren House, Hayle, Cornwall, TR27 4HD tel: (01736) 759555 SCALE CHECKED BY rchitectural Design, Chartered Building Surv ARCHITECTURAL DESIGN & BUILDING SURVEYORS GINATOR MS S AS SHOWN PAPER SIZE APPROVED BY ç Þ S

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