CALCULATIONS CONFIRMING COMPLIANCE WITH PART L (CONSERVATION OF FUEL AND POWER) ARE SEPARATELY CALCULATED AND ISSUED

General Notes
1. Materials for the Works shall be new, unless otherwise specified, of the best quality, and fully in accordance with the relevant Britsh Standard and/or EC Specification.
2. Workmanship and Materials shall be to the approval of the Architect for appearance only and otherwise fully in accordance with current BS Specifications and Codes of Practice and/or BS EN Standard Specifications and Codes of Practice.
3. All proprietary products are to be fixed strictly in accordance with manufacturers instructions. These shall be marked CE and/or comply with the appropriate EEC Construction Product Directive technical specification.
4. All Works are to comply with the Building Regulations 2010 (current revision) administered by the Building Inspectorate and any other Byelaws, Statutes, or Regulations affecting Construction.
5. The Contractor shall verify all dimensions on site prior to commencing work. All discrepancies are to be reported to the Architect immediately.
6. THIS DRAWING IS NOT TO BE SCALED.

Verify whether ex drainage pipework connected to existing Interceptor Chamber is live. If so then a new connection is to be made into the new Interceptor Chamber with a new connection into the main sewer in York Rise. If not then existing interceptor chamber and locally interfering pipework is to be removed. Sewer in road is at level 44.50 approx. installation of new manhole is to include for an anti-flooding valve. discontinuation of existing is to satisfy appendix H1-B and new connection to sewer is to satisfy appendix H1-C.

new connection to sewer

new external windows fabricated in timber for painted finish complete with double glazing and ironmongery

existing FW connection into sewer

concrete padstones are to be provided where new steel beams take support from or are built into masonry walls

INTERNAL PARTITIONS
72 Gypwall framework with 50 Isover acoustic roll between lined both sides with 12.5 Gyproc Sound Bloc to receive 3mm skim coat FR30 standard

LOWER GROUND FLOOR
250 RC walls and 275 RC floor to SE details thickening all round at edges 75 screed on top with draingage channels around perimeter. floor laid on heave mat and 150 hardcore.

Internal floor membrane overlaid with 40mm Kingspan Kooltherm K3 with 60 reinforced sand cement screed topping overlaid with 19 engineered hardwood flooring on slip membrane.
walls to be insulated using 50 gypwall studwork with top and bottom fixings 50 Mineral Wool board between and 52.5 Kooltherm K18 insulated plasterboard internal lining.

BASEMENT WATERPROOFING

FACILITATING WORKS
Prepare and a Apply **Lime inhibitor solution** to new concrete wall & floor surfaces

BASEMENT WALLS
Install **8mm Cavity Drain Membrane** to full height, floor to ceiling.
Fix cavity drain membrane system using **Nuseal self sealing Multiplugs**
Seal all vertical lap joints with suitable Newton sealing tape.

PERIMETER DRAINAGE SYSTEM
Install low level **CDM Condensation strip** at to prevent surface moisture accumulation and allow for main contractor internal floor build ups and finishing layers.
Install **CDM Basedrain collection channels** into the slab recess around the internal perimeter at the floor wall junction to form a continuous perimeter drain.
Install **CDM Basedrain inspection and maintenance ports** at suitable intervals around the perimeter drainage channel –3No. allowed, locations to be confirmed by onsite.Install 50/63mm pipe connections between base drain and sump location.

BASEMENT FLOOR AREAS
Install **20mm Cavity drain membrane system** over entire floor area.
Seal all horizontal joints using suitable Newton Butyl sealing tapes.
Link to Newton Basedrain Perimeter drainage system.

SUMP AND PUMP - WATER DISCHARGE SYSTEM
Install **Double Pumping system** including **Primary NP400** pump, **Secondary NP400 back up pump** incorporating integrated float switches a nd non-return valves with an independent high water alarm as a minimum.

Install **Emergency battery operated back-up system** connected to the secondary sump pump for temporary assistance in a power failure scenario.
Install an **Advanced control panel system** to help actively manage the pumps and provide assistance in times of high ingress rates.

existing walls underpinned where shown including transitional pins

ELECTRICAL INSTALLATION TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH BS7671:2008 INCORPORATING AMENDMENT NO 1:2011 in compliance with Part P. Work to be carried out by competent person. A commissioning certificate to be provided on completion.

remove existing concrete over entire garden area. import earth as required and finish with 150 topsoil to stated finished level.

heavy encrustation at 10m (see Metrorod report)

terminates in MH (see MetroRod report)

soft landscaping on tiered slope

new mass concrete strip foundation

NEW IC - FW
anti-flood valve cl=48.70 il=47.18
EX. IC FW cl=50.37 il=49.35
cl=48.70 il=47.25

100 RWP into back inlet trapped gully

lgfW1 lgfW2 lgfW3 lgfW4

beam over

2 skins 100 bwk/dense blwk with 50 cavity with acoustic quilt lined both sides with 15 plaster

column FR60

BED 2 BED 3 BED 3 BED 2

HALL FLAT 1 HALL FLAT 2 store utility plant/utility

BATH BATH GYM GYM

double seal double cover to IC

mvhr in & out ducts

sump pit

GROUND FLOOR (shown cross hatched over)
engineered hardwood on battens on 3 layers high performance cold applied liquid dpm onto 150 RC slab on 50mm Kingspan Kooltherm K3 onto 50 sand/cement blinding on 150 hardcore

REAR PORTION OF LOWER GROUND FLOOR COMPRISING SERVICE AREAS TO BE PROVIDED WITH MVHR SYSTEM ,WITH AIR IN AND OUT TAKEN THROUGH FLANK WALLS

underpin not to project beyond face of wall above and to have inward facing toe with reinforcement

Building Regulations Approved Documents

AD Part A
Compliance provided by Structural Engineers drawings and Calculations
AD Part B
Compliance as illustrated on plans Separating floors and separating walls between common parts 60mins, all other partitions and elements of construction to be FR30. all doors to habitable rooms to be FR30 and entrance doors to flats to be FR30 with self closers. Smoke and heat detection system to be provided to each flat and within common parts to comply with BS5839-6:2004 Devices to comply with BS EN 14804:2005 and BS 5446-2:2003. Provide emergency lighting in common parts.
AD part C
compliance demonstrated on drawings
AD PartD
All materials to comply.
AD Part E
Compliance described on drawings. Post completion testing required.
AD Part F
Extract ventilation rates to comply with Table 5.1A and Whole dwelling ventilation rates to comply with Table 5.1b. M & E services engineers to design compliant system.
AD Part G
Wholesome water consumption to be restricted to 110/125 litres person or to comply with Table 2.1 maximum fittings consumption. Installation by competent person. M & E services engineers to design compliant systems for water services.
AD Part H
Underground drainage gradient minimum 1in 80 for 100 diameter pipework. Above ground waste drainage pipework to be min 50 diameter 1in 40 gradient, provide access at bends. traps to be deep seal. Layout as illustrated on drawings.
AD Part J
Room sealed appliances to be installed. M & E services engineers to specify compliant system.
AD Part K
Compliance indicated on drawings. Common parts stair - goings 250, risers 203 Other private stairs- goings, risers and guarding all to comply. Further details to be issued.
AD Part L
Compliance as illustrated on drawings and in SAP calculations.
AD Part M
Ground floor accommodation only
AD Part P
Installation to comply with Part P. works to be carried out by competent person.commissioning certificate issued on completion
AD Part Q
Secure doorsets to be provided to flat entrance doors (600mm protection all round). External windows and doors to have security fittings and ventilation restrictors

ALL STRUCTURAL WORK TO STRUCTURAL ENGINEERS DETAILS

LOWER GROUND FLOOR PLAN
FLAT 1 - GIA 46M2
FLAT 2 - GIA 44M2

Rev A 10.4.2015 bedroom windows reconfigured, light well enlarged
Rev B 7.5.2015 bedroom windows reconfigured.
Rev C 29.5.2015 structural wall configuration amended
Rev D 30.6.2015 LGF plan superimposed on site survey
Rev E 7.7.2015 external step layout adjusted in LH corner to be out of tree protection zone
Rev F 1.10.2015 window and door numbering
Rev G 16.10.15 internal revisions, draft construction ongoing 211015
rev H 27.10.15 internal revisions structural scheme modified, ex drainage added.
Rev J 11.11.2015 additional note on sewer connection, kingspan respecified 18.11 external rwp in well shown, additional steel column,column bases reduced.
Rev K 8.12.2015 ex. drainage pipes marked, draft FW drainage route shown, section lines DD and EE moved
Rev L 11.12.2015 drainage added,
Rev M 14.12.2015 additional notes
Rev N 11.01.2016 foul drainage amendments, IC inverts & chambers
Rev P Feb 2016 foul drainage amendments, sump pit added, amendments to ex. annotation. New notes added. separating wall now cavity. all related to Pindoria meetingon 25.1.2016
Rev Q 10.02.2016 screed added to LGF slab, doubleseal double covers to internal IC,invert to external IC
Rev R 7.03.2016 external retaining walls at rear moved
Rev S 8.04.2016 strip footing in rear patio
Rev T 8.05.2016 foundation below RHS either side of stairs to be merged with foundation to IC and sump. underpin to boundary with No 46 to be reduced in width and to have iward toe with reinfoorcement

CLIENT	Five Corners Ltd
JOB TITLE	44 Dartmouth Park Road NW5
DRAWING TITLE	scheme for 4 flats - plans LGF

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