ROOFS AND FLOORS:

All roofs and f bors construction and detail description are shown on Section and Detail Drawings.

Structural design to S.E. details and calc's. All steelwork is shown overhead, for information only, for details see S.E. Drawings.

Roofs to be 'warm-deck' type, designed to achieve U-value of 0.16 W/m2K. Design care has been taken to eliminate all cold bridges in roofs construction.

Roofs to be of f re designation AA (National class) or B(roof)(t4)(European class).

All leadwork to be carried out in accordance with BS6915.

Basement f bor (in contact with soil) is designed to achieve U-value of 0.18 W/m2K. Design care has been taken to eliminate all cold bridges in f bors construction.

All separating f bors to achieve 30min. f re resistance. Any exposed struct. steel beams or columns to be coated with Stelcote intumescent paint by Quelf re to achieve 30min. f re resistance.

GUARDING AND STAIRS:

All new stairs and guarding to conform to B.B.R. in all respect. Guardings to be 900mm igh internally, 1100mm externally, able to withstand 70kN/m lateral force.

Stairs and guardings to have no appertures larger than 100mm dia sphere.

WALLS

All structural walls construction and detail description are shown on Plan, Section and Detail Drawings. Strtuctural design to S.E. details and calculations.

External walls at the Basement level, in contact with soil, are designed to achieve U-value of 0.22 W/m2K. External walls above Basement level are designed to achieve U-vaue of 0.25 W/m2K. Design care has been taken to eliminate all cold bridges in walls construction.

New partitions to upper f brs to be 100x50mm sw studs at 400mm cts inf lled with 100mm ROCKWOOL Acoustic Slabs, cut to f t tight for soundproof ng. Studs to be covered with 12.5mm plasterboard. Moisture resisting boards to be used in bathrooms. Partitions and walls generally f nished with 5mm plaster skim.

All structural elements to be protected to achieve 30min. f re resisting construction. Exposed steelwork to be painted with f re retardant paint. Walls and partitions enclosing protected means of escape (halls, staircase and corridor) to achieve 30min. f re protection.

All cupboards in the Staircase lobby areas to be 30min. f re resisting construction, cupboard doors to be to FD20 f re standards.

New dpc to all new external cavity walls to be Hyload pitch free, placed 150mm above adjacent external ground level, continuously lapped and bonded to f bor dpm and tanking layers (as relevant). Cavity trays to be formed at parapet levels, over windows and other openings. No dpc across cavity space at f bor level, maintain cavity space to below f bor level (as relevant).

DOORS AND WINDOWS:

All external windows, glazed doors and f xed panels to be in thermally broken metal framing with double glazing achieve U-value of 1.4W/m2K. Solid doors to achieve U-value 1.2W/m2K overall. Roof glazing to conservatories to have toughened and laminated glass. Roof lghts and glazed dormers to achieve U-value of 1.4W/m2K.

All external windows and doors to have permanent draftproofers.

Glass in doors and windows, and below the hight of 800mm from the f bor to be of sefety breakage grade to BS6206.

FD20 type solid and glazed f re doors to be constructed to TRADA standards as tested to BSEN1634-1:2000 and BSEN1363-1:1999. Glass to be clear Pilkington Pyrodur f re resisting glass. Intumescent seals to be incorporated into the construction. Fixed glass f re screens to conform to same standards.

HEATING & HOT WATER:

Separate heating zones to be formed, one per each f bor. A separate h.w. service zone to be formed to feed hot water storage tank.

Gas boiler to be fully condensing, modulated, auto-ignition gas boiler (Worcester 30CDi System, or similar) of energy eff ciency 90% or more.

Gas boiler and hot water cylinder to be controlled by separate time and temperature controls. Underf bor heating circuit to be separately controlled by time and temperature controls reducing u/f heating water temperature as required. Separate heating zones to have separate room thermostats temperature controls.

Hot Water Storage cylinder to be unvented, to comply with BS7206, be fully insulated in accordance with WHMA spec. and be suitably and clearly labelled on the outside as required by the WHMA.

Primary circulation heating pipes outside heated areas to be insulated as below.
All primary circulation pipes for hot water service to be insulated to DHC guide standards (ie. less than 7.8W/m heat loss for 15mm dia. pipe).

VENTILLATION:

Extractor fans rates: 6l/sec to WC's, 15l/sec to bathrooms, cloakroom and utility (with 15 min. overrun and 10mm gap under door if no opening window), 60l/sec to kitchen over cooker.

Habitable rooms to receive rapid ventillation by opening windows or external doors of 1/20th of room area, background ventillation of no less than 8000mm2 vent area. Kitchen, bathrooms/toilets to have background ventillation of no less than 4000mm2 in addition to mechanical extractors as above.

Rooms with open f lue gas f res to have a permanent ventillation opening of 450sq mm for each kW of appliance input rating

FLOOR BOARDS FIXING FOR STRUCTURAL PURPOSES

NBS specif cation: 50mm brad head nail, two per board, OR: secret nailed with 40mm lost head nails. Nail length should generally be two and a half times thickness of board at point of f xing.

Board	Nail length (mm)	
thickness (mm)	Face fixed	Secret fixed
16	40	30
19	50	40
21	50	40
28	75	50

BASEMENT TANKING SYSTEM
Newton Waterproof ng System to be used for sub-soil walls and f bors, with dedicated sump pump and tank, supplied and f tted by an accredited specialist subcontractor to manufacturer's specif cation.

FIRE DETECTION

Smoke detectors to be installed in circulation areas within 3m distance from any bedroom doors and within 7.5m from any habitable rooms. Heat detector to be installed in kitchen. All sited in accordance with BS5839 Part 1:2002, Cat.LD2.

Fire detection and f re alarm system in accordance with the relevant recommendations of BS 5839-6:2004 to at least a Grade D Category LD3 standard, wiring to IEE Wiring Regulations. The smoke and heat alarms should be mains-operated and conform to BS EN 14604: 2005 or BS 5446-2:2003, Fire detection and f re alarm devices for dwellinghouses, Part 2 Specif cation for heat alarms, respectively. They should have a standby power supply, such as a battery (either rechargeable or non-rechargeable) or capacitor.

ELECTRICAL

All wiring and electrical work to be designed, installed, inspected and tested in accordance with BS7671, IEE latest edition. Wiring Guidance and BR Part P, by the Electrician self-cerif ed by the Secr. of State. Self-cerif cation and BS7671. Test Certif cate to be submitted.

All sockets and switches to be at heights between 450mm and 1200mm from f nished f bor level.

At least 3 in 4 of all f xed room lights (pendants, downlighters, wall lights, etc.) to be low energy GU10 or GU5.2 lamps with light eff cacy greater than 40 lumens/circuit-watt.

Exterior security ande f bod lights to be f tted with lamps of 150W or under and be controlled by daylight sensor with timer override automatic switch.

All new recessed downlighters to be f tted with intumescent f re protection hats by Envirograph to 30min f re protection.

DRAINAGE

New drainage system to comply with BS EN 12056 and BS EN 752, BS8301 and Bldg. Regulations AD Pt. H

Waste connections to 100mm SVP to be within 100mm of each other, soil connections within 200mm from the nearest connection. Replacement and new runs pipes in UPVC to conform to BS4514. Plastic traps to conform to BS3943. All changes in directions of soil and waste pipes to have rodding access f tted on bends. All work to BS5572:1978

Drains/wastes passing through walls to have min. 50mm clearance all round with structural openings with PC lintols over. Openings to be masked each side of wall with rigid sheet material. Openings for pipes in f re separating walls/f bors to receive intumescent seals f tted in accordance with manufacturers instruction. Openings for pipes in tanked/waterproofed walls/f bors to be water-tight sealed. Where drain trench is further than 1.0m from the building, the trench to be f lled with concrete to a level below the lowest level for the building equal to the distance from building, less 150mm.

Drainage at below street sewer level to be f tted with sewage lifting equipment installed in accordance with BS8301, discharging sewage to a suitable manhole. The system to be ventillated: for single appliance if longer than 6m, for a group of appliances if longer than 12m. Rodent control measures recommended by Local Authority in the area to be observed and applied as necessary.

Pipes to be laid to even gradients prescribed by B.Standards and straight lines as far as practicable or as large radius horizontal bends as possible.

Drains to be tested to withstand water test pressure of 1.5m head of water above the invert of the pipe at the head of the drain, to the satisfaction of B.Inspector.

Surface Gullies: All new gullies to be trapped.

If an active subsoil drain is encountered during excavation, it should be re-laid in pipes with sealed joints and have access points provided outside the building.

Abovxe ground soil pipes to be 100mm dia. UPVC, rodding access on bends.

WC pans to be of P-trap type.

Above ground soilstacks to be 100mm dia. UPVC, vert. bends to be min. 200mm. Stacks to be ventillated above roof line or f tted with approved Dergo valves.

Waste branches to be 38mm dia. UPVC branch with 75mm deep seal trap, fall 18~90mm/m.

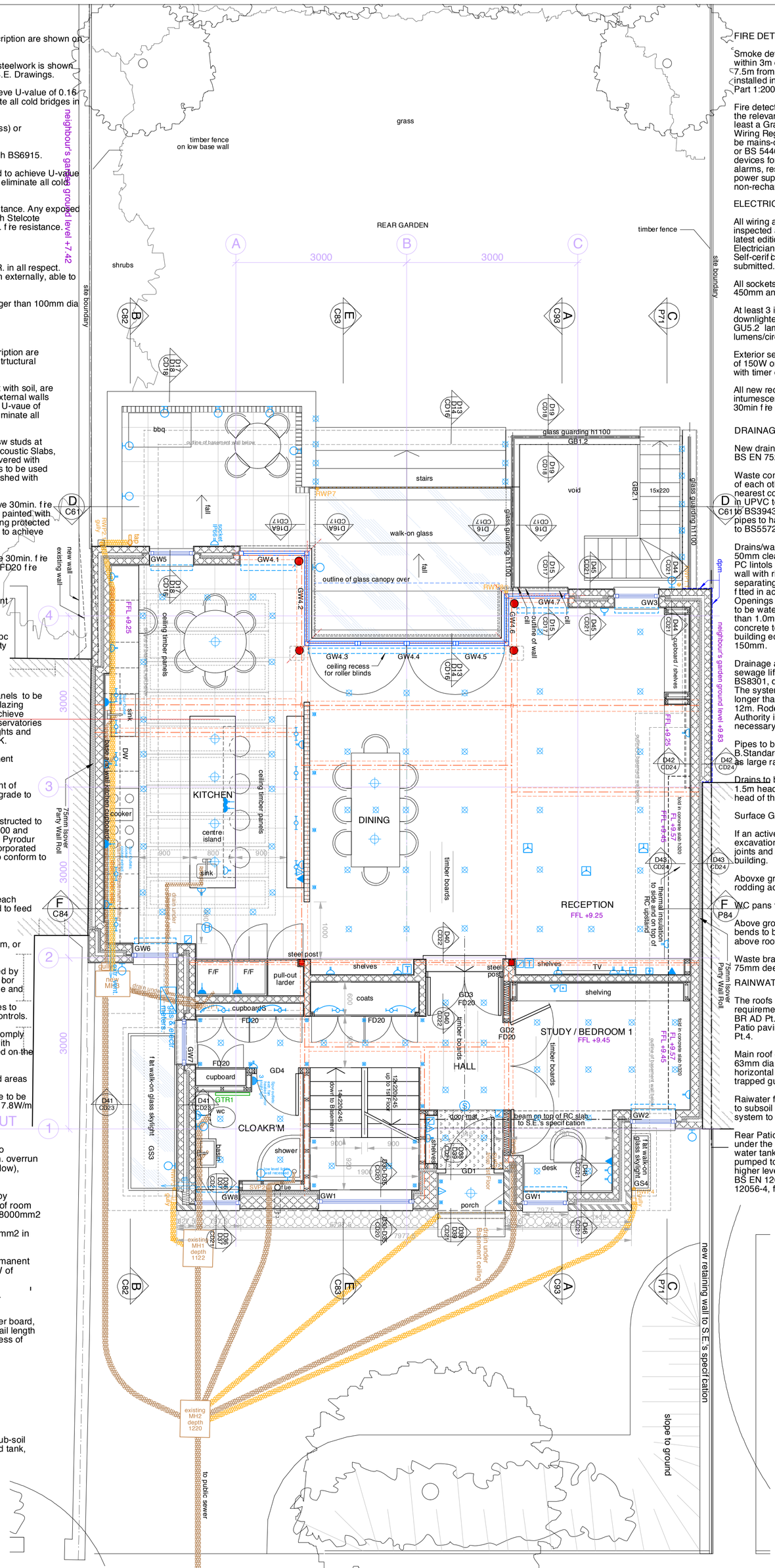
RAINWATER DISPOSAL

The roofs rainwater disp. system to meet the requirements of Bldg. Regulations in accordance with BR AD Pt. H3, to BS6367 and BS EN 12056. Impervious Patio paving rainwater disp. to meet BS EN 752-4:1998 Pt.4.

Main roof gutters to be min.115mm, downpipes min. 63mm dia. Rear gutter to discharge to a downpipes, to horizontal pipes on the side roofs, to the rear patio trapped gullies.

Raiwater from roofs and impoervious patios to discharge to subsoil drains through trapped gullies, to combined system to the extg. street sewer.

Rear Patio rainwater disp. to be through sub-soil drain under the building discharging to a separate sewage foul water tank and a separate surface/ground water tank, pumped to the existing manhole at ground level (invert at higher level). The tank & pump systems to conform to BS EN 12050-1:2001 / BS EN 752-6:1998 / BS EN 12056-4, f tted to mnfr. instruction.



ELECTRICAL LEGEND

- one way light switch
- two way light switch
- dimmer switch
- 13A s.socket outlet (double)
- 13A fused connection
- 5A lighting socket outlet
- f bor mounted socket
- shaver socket
- luminare (letter denot.type)
- TV FM socket outlet
- distribution fuseboard
- door operated switch
- heat detector
- thermostat
- f re alarm bell
- panic buttom
- telephone socket
- intercom socket
- audio/video socket
- pendant light
- recessed downlighter
- surface mounted light
- smoke detector
- movement sensor
- f bor light
- twin recessed downlighter

Rev A (24.06.2015.) Updated detail, steel posts locations.
RevB (07.07.2015.) Laundry Skylight resized, structure updated, blockwork partitions shown.

TENDER

ALL DIMENSIONS TO BE CHECKED ON SITE DO NOT SCALE

DRAWING: GROUND FLOOR PLAN - PROP.
PROJECT: 5 KEMPLAY ROAD, NW3
CLIENT: MR & MRS FOURNIER

TAG ARCHITECTS
14 BELSIZE CRESCENT, HAMPSTEAD, LONDON NW3 5QU
TEL.: 020 7431 7974

DATE: 01.15
SCALE: 1:50 @A2
JOB: 126A
DRAWING: C1B