ROOFS AND FLOORS:

All roofs and floors 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 fire designation AA (National class) or B(roof)(t4)(European class).

All leadwork to be carried out in accordance with BS6915.

Basement floor (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 floors construction.

All separating floors to achieve 30min. fire resistance. Any exposed struct. steel beams or columns to be coated with Stelcote intumescent paint by Quelfire to achieve 30min. fire resistance.

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 flors to be 100x50mm sw studs at 400mm cts infilled with 100mm ROCKWOOL Acoustic Slabs, cut to fit tight for soundproofing. Studs to be covered with 12.5mm plasterboard. Moisture resisting boards to be used in bathrooms. Partitions and walls generally finished with 5mm plaster skim.

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

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

Throughout the construction phase, the builder should employ an appropriate system of routine site inspection to ensure continuity of insulation and by way of evidence demonstrate compliance with the energy efficiency requirements, in accordance with Appendix C (Reporting evidence of compliance) of Approved Document L1A

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 floor 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 floor level, maintain cavity space to below floor level (as relevant).

DOORS AND WINDOWS:

All external windows, glazed doors and fixed 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. Rooflights 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 floor to be of sefety breakage grade to BS6206. High level windows and skylights to have safe means of remote operation.

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

HEATING, COLD & HOT WATER:

Separate heating zones to be formed, one per each floor. 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 efficiency 90% or more.

Gas boiler and hot water cylinder to be controlled by separate time and temperature controls. Underfloor 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.

Carbon-monoxide sensor and alarm system to be fitted in a Boiler Room, to comply with BS EN 50291-2001. Mains powered BS EN 50291 Type A alarm with fixed wiring (not 'plug-in' type) fitted with sensor failure warning device could be used as an alternative to battery powered units. Location: in the Boiler Room, on the ceiling at least 300mm from any wall, between 1m and 3m horizontally from the appliance.

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.

Boiler and HWC safety devices and discharge pipes are shown on the drawings, outlets to be directed downwards, to avoid danger to persons.

All fixed bath hot water supply to be by mans of thermostatic valves, set to temp. max.48degC.

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).

All water appliances to comply with max. water consumption regulations (Approved Doc.G 2.6, Table 2.1), as outlined in the MES Building Solutions Consultants Water Efficiency Report attached to Contract Documents.

VENTILATION:

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 flue gas fires to have a permanent ventillation opening of 450sq mm for each kW of appliance input rating

BASEMENT TANKING SYSTEM

Newton Waterproofing System to be used for sub-soil walls and floors, with dedicated sump pump and tank, supplied and fitted by an accredited specialist subcontractor to manufacturer's specification.

Waterproofing to concrete structures is subject to specialist waterproofing subcontractor's details, specification, supply and fit on site

M&E Services for ilustrative purpose only, subject to specialist M&E subcontractor's details, specification, supply and fit on site.

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 fire 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 fire alarm devices for dwellinghouses, Part 2 Specification for heat alarms, respectively. They should have a standby power supply, such as a battery (either rechargeable or non-rechargeable) or capacitor.

SECURED BY DESIGN REQUIREMENT

All doors to enter the buiding will be to a security sertificated standard. That is BS PAS 24-2012, LPS 1175 sr 2+, STS 201 or STS 202 br 2.
All opening and accessible windows will be to a security certificated standard. BS PAS 24-2012 etc. with P1A laminated glass.
Postdelivered via the front door. The letter box will be at least 400mm away from the door locks/handles woth a cowl fitted. Bespoke door will follow "Homes 16" design guide. ncluding two locks, 44mm thick with hinge bolts.

FLOOR BOARDS FIXING FOR STRUCTURAL PURPOSES

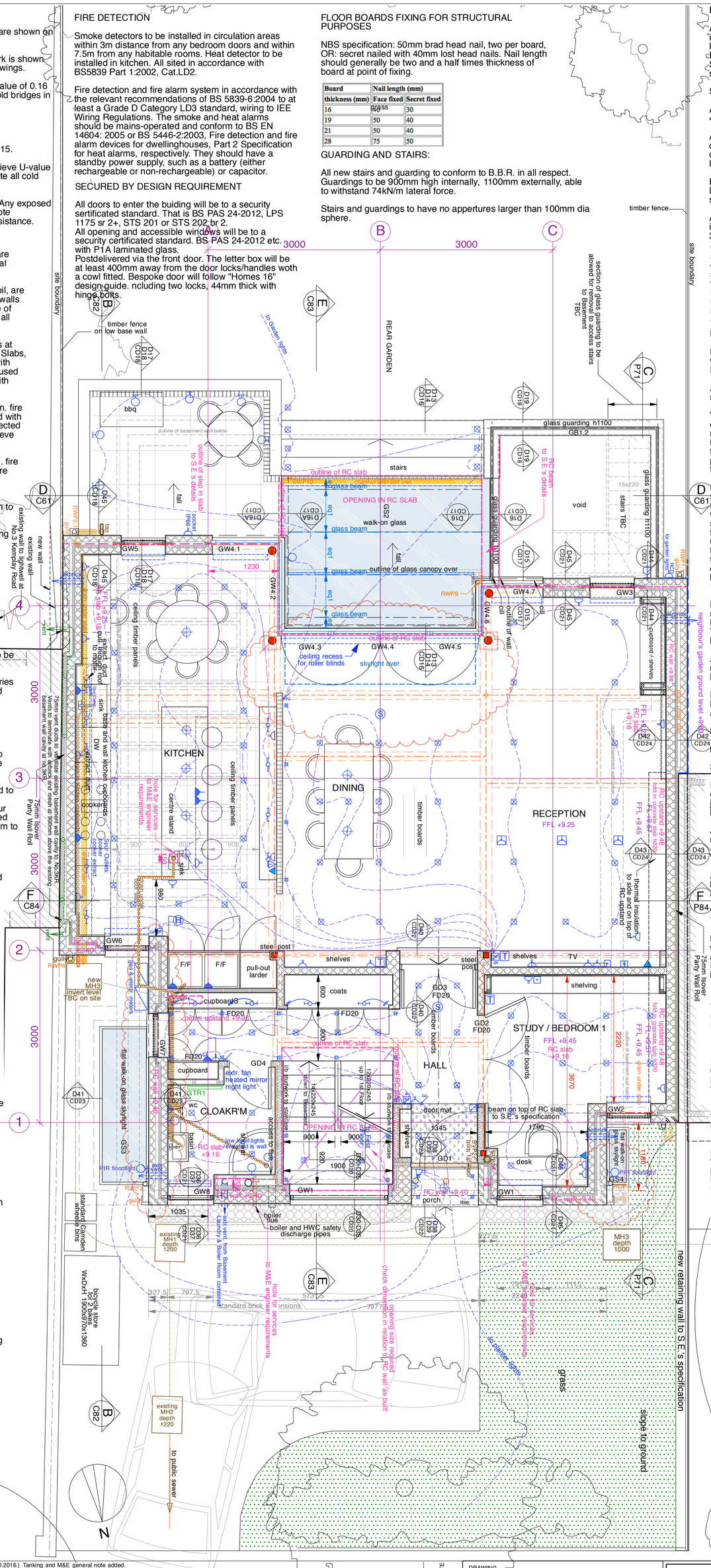
NBS specification: 50mm brad head nail, two per board, OR: secret nailed with 40mm lost head nails. Nail length should generally be two and a half times thickness of board at point of fixing.

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

GUARDING AND STAIRS:

All new stairs and guarding to conform to B.B.R. in all respect. Guardings to be 900mm high internally, 1100mm externally, able to withstand 74kN/m lateral force.

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



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-cerified by the Secr. of State. Self-cerification and BS7671. Test Certificate to be submitted.

Smart utility meters to be installed in Boiler Room.

All sockets and switches to be at heights between 450mm and 1200mm from finished floor level.

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

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

All new recessed downlighters to be fitted with intumescent fire protection hats by Envirograph to 30min fire protection.

Carbon monoxide alarms should comply with BS EN 50291:2001 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains-powered BS EN 50291 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative applications provided they are fitted with a sensor failure warning device.

DRAINAGE

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

All existing retained sub-soil drains to be CCTV surveyed to ensure suitability for purpose.

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 fitted 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 fire separating walls/floors to receive intumescent seals fitted in accordance with manufacturers instruction. Openings for pipes in tanked/waterproofed walls/floors to be water-tight sealed. Where drain trench is further than 1.0m from the building, the trench to be filled 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 fitted 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. The internal sewage pumping installation to be designed in accordance with BS EN 12056-4.

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.

Above 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 fitted with approved Dergo valves.

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

New manholes: 150mm conc. base, 215 class B bwk walls. Double sealed covers, for external and internal application suitable for tiled finish.
Internal size of manholes to relate to the number of inlets and to conform to B.Standards.

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, fitted 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
- floor mounted socket
- shaver socket
- luminare (letter denot.type)
- TV FM socket outlet
- distribution fuseboard
- door operated switch
- heat detector
- thermostat
- fire alarm bell
- panic buttom
- telephone socket
- intercom socket
- audio/video socket
- pendant light
- recessed downlighter
- surface mounted light
- smoke detector
- movement sensor
- floor light
- twin recessed downlighter
- carbon monoxide sensor

Rev.A (24.06.2015.) Updated detail, steel posts locations.
Rev.B (07.07.2015.) Laundry Skylight resized, structure updated, blockwork partitions shown.
Rev.C (21.03.2016.) Rear stairs, GB2.1, GS4 omitted, GS3 reduced.
Rev.D (07.04.2016.) GS4, GS3 back in scheme. Bldg.Regs. update.
Rev.E (09.05.2016.) Bikes store box updated.
Rev.F (24.05.2016.) Lights rings added, rainage updated. I/b studwork note to staircase added.
Rev.G (26.05.2016.) Drainage for RWP to No.7 side, updated. Front grass area changed.
Rev.I (04.10.2016.) Vent ducts to 3KR basement void shown.
Rev.J (26.10.2016.) Tanking and M&E general note added. Drainage updated.
Rev.K (01.11.2016.) Column added to Entrance area. Rear glass bridge divisions updated.
Rev.L (08.12.2016.) Slab setting-out indicated.
Rev.M (08.12.2016.) Setting-out updated.
Rev.N (2017.05.09.) Glass guarding access to stairs added. Blockwork around SVP2 added. Airbricks added.
Rev.O (30.06.2017.) Partition thicknes changed (Cloakroom).
Rev.P (30.08.2017.) Brickwork instead of studwork to mid. wall. Electrical update. Meters, PIR floodlights added.

CONSTRUCTION

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

DATE	SCALE
01.15	1:50 @A2
JOB	DRAWING
126A	C1P