

GENERAL NOTES:

All dimensions to be checked on site prior to manufacture. Do not scale from this drawing. Windows/doors shown indicative, refer to manufacturers details. All works to be in accordance with current Building Regulations/ British Standards. All sanitaryware, ironmongery etc. to be co-ordinated with the Client prior to installation.

SPECIFICATION NOTES:

All materials to be installed in accordance with manufacturers recommended guide lines. Setting out dimensions to face of structural element, not to Plasterboard face.

Electrical Installation. To be carried out in accordance with the recommendations of BS 7671:2008 + A3:2015 and the current edition of the Building Regulations for electrical equipment in buildings issued by the Institute of Electrical Engineers.

All new electrical installations to be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2008 + A3:2015, the current edition of the Wiring Guidance and Building Regulations Part P (electrical safety) by a person who is a member of the Competent Person Scheme authorised by the Secretary of State.

The person who is a member of the Competent Person Scheme is to send to the Local Authority or Approved Inspector a self-certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and BS 7671:2008 + A3:2015 Electrical Installation Test Certificate.

Fire: All steelwork / structures to receive min 60mins fire resistance/ fire protection. All service penetrations are to be suitably fire sleeved/stopped using Rockwool Corofix Firestop or similar or equal approved. Surface spread of flame within circulation areas to be to Class 0.

Boilers to be supplied, INSTALLED and TESTED by a Gas SAFE registered installer. All installation and test certificates are to be submitted to Building Control. The following is to be presented to the inspecting Building Control Officer on Site.

Ventilation and Drainage to be in accordance with Part F and H of the Building Regulations. Extract fan to provide 30lts/sec adjacent to hob (60 ltr/sec if else where) with 15 min overrun in kitchen.

Commissioning of Fixed Building Services: Certification is to be provided to the Building Control Officer or Approved Inspector confirming that the fixed building services have been commissioned in accordance with the Domestic Heating Compliance Guide/Manufacturers commissioning procedures by a suitably qualified person or member of a Competent Person Scheme no later than on completion of the work.

Glazing: Impact Resistant Glazing to be used in Critical areas as stated in Part K of the Building Regulations.

Passage of Sound: All new walls and floors to be constructed in compliance with E1 of Approved Document E, to be tested in accordance with the requirements of Regulation 20A of The Building Regulations 2000 (as amended).

U Values - Proposed Target: Main Roof = 0.18 W/m²K External Walls = 0.25 W/m²K Ground Floor = 0.22 W/m²K External facade windows/Glazing = 1.6 W/m²K

Target air permeability to achieve 5m³/(lm²) at 50Pa

Refer to Specialist Consultant information with regards to Structure, MEP and Swimming Pool requirements / specifications.

Above Ground Drainage: All information shown indicatively. Please refer to MEP Engineer's design and specification. All works to be carried out in accordance with Part H of the current Building Regulations.

Below Ground Drainage: Please refer to Structural Engineer's design and specification. Distances for drainage points, from centre of pipes to internal face of adjacent walls (unless otherwise specifically stated)

Radiators: All information shown indicatively. Please refer to MEP Engineer's design and specification.

Conservation Specifications - Please refer to document and in particular to: 1. GUIDELINES FOR SERVICE REMOVAL / INSTALLATION 2. DETAILS OF NEW OPENINGS 3. DETAILS OF INFILLING OPENING WITHIN MASONRY



* Where passing through external walls, provide pre-cast concrete lintel to give minimum 50mm clearance to all pipes. All branch connections on 'Y' junction to main drain run to have suitable rodding access

Manhole Cover - Slim profile mechanically fixed airtight manhole cover (double sealed and locking) with brass edging by Peter Savage or equal approved to suit access requirements of Delta sumps.

Wash Basin Waste, Kitchen Sink Waste, W.C. Wastes & Soil Stacks

Manhole (MH) location and details.

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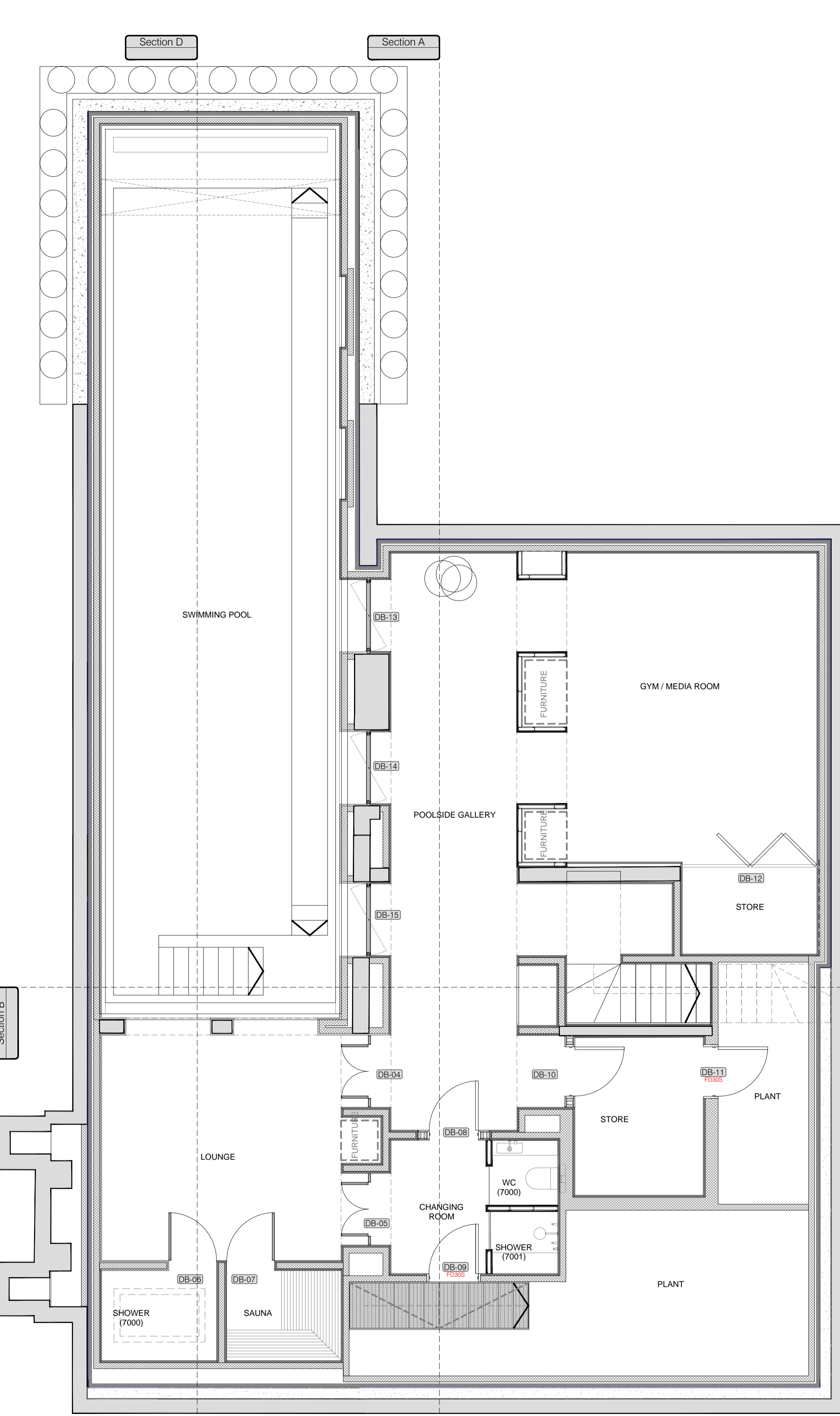
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Wall & Floor Specifications (Compliant to Building Regulations Part B, E & L)

Basement floor to concrete slab (U Value 0.22W/m²K): Finished floor built up varies, refer to 5000 Series details for information.

Ground Floor to Extensions (U Value 0.22W/m²K): Finished floor built up varies, refer to 5000 Series details for information.

External Wall (U Value 0.28W/m²K): 1No. Layer 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs, Plasterboard to be taped and skimmed.

Partition (Blockwork): 1No. Layer 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs either side of 100mm blockwork as per Structural Engineer's specification.

Partition (Metal Stud): 2No. Layers 12.5mm Gyproc Wallboard Plasterboard fixed either side of Gyproframe 48 S 50 °C studs @ 600mm centres cross braced with Gyproframe 99 FC 50 Fixing Channel @ 1200mm centres fixed to each stud with 2No. British Gypsum Water Head Drywall Screws with 50mm Isover APR 1200 acoustic insulation.

Wall Lining within En-suites/Bathrooms: 1No. Layer Gyproc Moisture Resistant Board. 1No. Layer Tile Backer Board to bathroom side to take 12mm tile finish and 8mm adhesive bed.

Garage and Rear Extension Flat Roof 0.7° fall (U-value = 0.18W/m²K): Prodek EPDM Rubber Roof covering (with 25 year guarantee) lapped minimum 150mm into Parapets/upstands on 25mm Kingspan Thermofoam TR27 LPC/FM on Kingspan Optim-R Roofing System with Protection Layer on Vapour Control Layer on 18mm WBP Plywood with staggered joints.

Side Extension Flat Roof 0.7° fall (U-value = 0.18W/m²K): Prodek EPDM Rubber Roof covering (with 25 year guarantee) lapped minimum 150mm into Parapets/upstands on 25mm Kingspan Thermofoam TR27 LPC/FM on Kingspan Optim-R Roofing System with Protection Layer on Vapour Control Layer on 18mm WBP Plywood with staggered joints.

Rear Extension Walls: 4mm Welded Weathering Steel Cladding (Corten) fixed to steel frame (Size and specification TBC by SE) with Colotex GA3000 PIR insulation to fully fill frame depth with inner layer of 50mm Colotex GA3050 insulation within 60x60mm timber sub frame with 18mm Plywood Sheathing board with Tyvek Vapour Control Layer with 2No. Layers 12.5mm Gyproc Wallboard Plasterboard.

Rear Extension Roof: 4mm Welded Weathering Steel Cladding (Corten) fixed to steel frame (Size and specification TBC by SE) with Colotex GA3000 PIR insulation to fully fill frame depth with inner layer of 50mm Colotex GA3050 insulation within 60x150mm timber sub frame (To suit MEP Requirements) with 18mm Plywood Sheathing board with Tyvek Vapour Control Layer with 1No. Layer 12.5mm Gyproc Wallboard Plasterboard.

Side Extension First Floor: Service zone to suit M&E requirements (minimum 400mm void) provided by CasLine MF ceiling system on acoustic hangers with 100mm Isover APR 1200 acoustic insulation laid over 1No. Layer 15mm Gyproc Plank Plasterboard and 1No. Layer 15mm Gyproc SoundBloc Plasterboard.

Side Extension - Ground and First Floor: Service zone to suit M&E requirements provided by CasLine MF ceiling system on acoustic hangers with 25mm Isover APR 1200 acoustic insulation laid over 1No. Layer 15mm Gyproc SoundBloc Plasterboard (to kitchen/side extension) or 1No. Layer 15mm Gyproc Moisture Resistant Plasterboard.

Upgrading to existing Pitched and Flat Roof (U Value 0.18W/m²K): All roof timbers to be inspected for suitability. Existing roof felt to be inspected for suitability and if required to be replaced then existing tiles to be carefully removed and stored securely for reinstallation at a later date.

New Dormer Cheeks and Roof (U Value 0.18W/m²K): Side hung roof tiles to match existing roof on 25mm tanalised battens on 25mm tanalised counter battens with Kingspan Nivent breathable membrane on 9mm OSB sheathing board fixed to 100x50mm studs (TBC by SE) with 100mm Kingspan Kooltherm K107 Pitched Roof Board between timber studs with 42.5mm Kingspan Kooltherm K118 insulated Plasterboard with taped joints acting as a VPL.

Partition between Room and Wet Area (Blockwork): 2No. Layers 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs to room side of 100mm blockwork as per Structural Engineer's specification.

Partition between Room and Bathroom (Timber Studs): 2No. Layers 12.5mm Gyproc Wallboard Plasterboard fixed to room side of either 1 or 2 rows of 69x44mm timber studs at 300mm C/Cs (TBC by Structural Engineer) with 50mm Isover APR 1200 acoustic insulation between studs.

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Independent Wall Lining - Type 1: 1No. Layer of 12.5mm Gyproc Wallboard Plasterboard on 12mm plywood fixed to 89x44mm timber studs at 300mm C/Cs (TBC by Structural Engineer). Plasterboard to be taped and skimmed.

Independent Wall Lining - Type 2: 1No. Layer of 12.5mm Gyproc Wallboard Plasterboard on 12mm plywood fixed to 50x25mm timber battens at 300mm C/Cs. No fixing into brickwork permitted. Plasterboard to be taped and skimmed.

Upgrade to Existing First Floor: Carefully remove and safely retain existing floorboards and install Gyproframe SIF Floor Channel and felt strip to top of existing joists to take 19mm Gyproc Plank. Install chicken wire over and between joists to take 100mm Isover Spacesaver Ready-Cut insulation.

Side Extension - First Floor: Allow for 20mm air gap in front with independent 100mm blockwork. Blockwork density and head restraint/windpost requirements to Structural Engineer's detailed design and specification.

Partition (Blockwork): 2No. Layers 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs either side of 100mm blockwork as per Structural Engineer's specification.

Partition (Metal Stud): 2No. Layers 12.5mm Gyproc Wallboard Plasterboard fixed either side of Gyproframe 48 S 50 °C studs @ 600mm centres cross braced with Gyproframe 99 FC 50 Fixing Channel @ 1200mm centres fixed to each stud with 2No. British Gypsum Water Head Drywall Screws with 50mm Isover APR 1200 acoustic insulation.

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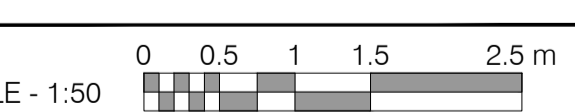
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SCALE - 1:50



Rev: Comments: By: Date:

Client:

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Client:

Drawing Title: Proposed Basement Floor

Client:

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Client:

Date: JAN 18

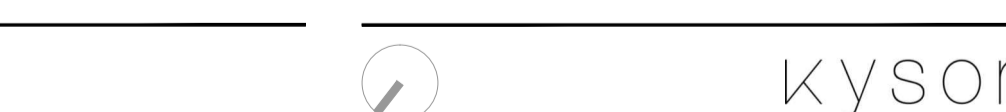
Client:

Drawn: ST

Client:

Checked: HV

Client:



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Project No.: 508-16

Drawing No.: 1999

Revision: A

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