

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. Sockets to be installed between 450mm and 1200mm from floor level to comply with Approved Document M of the Building Regulations unless otherwise agreed. Where original paneling present sockets, switches etc. to be centred an aligned as appropriate (no cutting of architectural features permitted).

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. All Lighting & ducts within ceiling zone to have retro-reflective protection with a minimum of 30mins fire resistance unless a fire rated fitting is installed. Fire alarm system to be installed to comply with BS 5266-1:2016 Escape lighting to be installed to comply with BS 5839-6:2013. Refer to Fire Strategy from IFC for further requirements.

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: - The Gas Safe Licence Number - The start and expiry date of the licence - The licence indicates the installer is qualified for the work in hand and the qualifications are up-to-date - Gas burner appliances to be in accordance with Part J of the Building Regulations. If boilers are to be Condensing type they are to have a SEDBUK rating of not less than 90%. All hot water supply and systems to be installed in accordance with Part G of the Building Regulations.

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. Extract fan to provide 15lts/sec with 15 min overrun in bathroom/shower. Extraction fan to provide 30lts/sec for utility. Bathroom shower/utility to extract out external wall within existing apertures. Refer to M&E Consultant's details and specification.

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). The testing shall be carried out by a test body with appropriate third party accreditation.

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 (Note: Proposed U-values have been calculated upon the current guidelines in Building Regulation Part L1A 2010).

Target air permeability to achieve 5m³/(h.m²) 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. All service penetrations to be sealed to prevent vermin ingress. All internal RWP and SVP to be lagged with minimum 25mm Rockwool Teckuteb or equal approved. All proposed external RWP to match existing.

MH1 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. NOTE: Location indicative and subject to confirmation by M&E specialist.

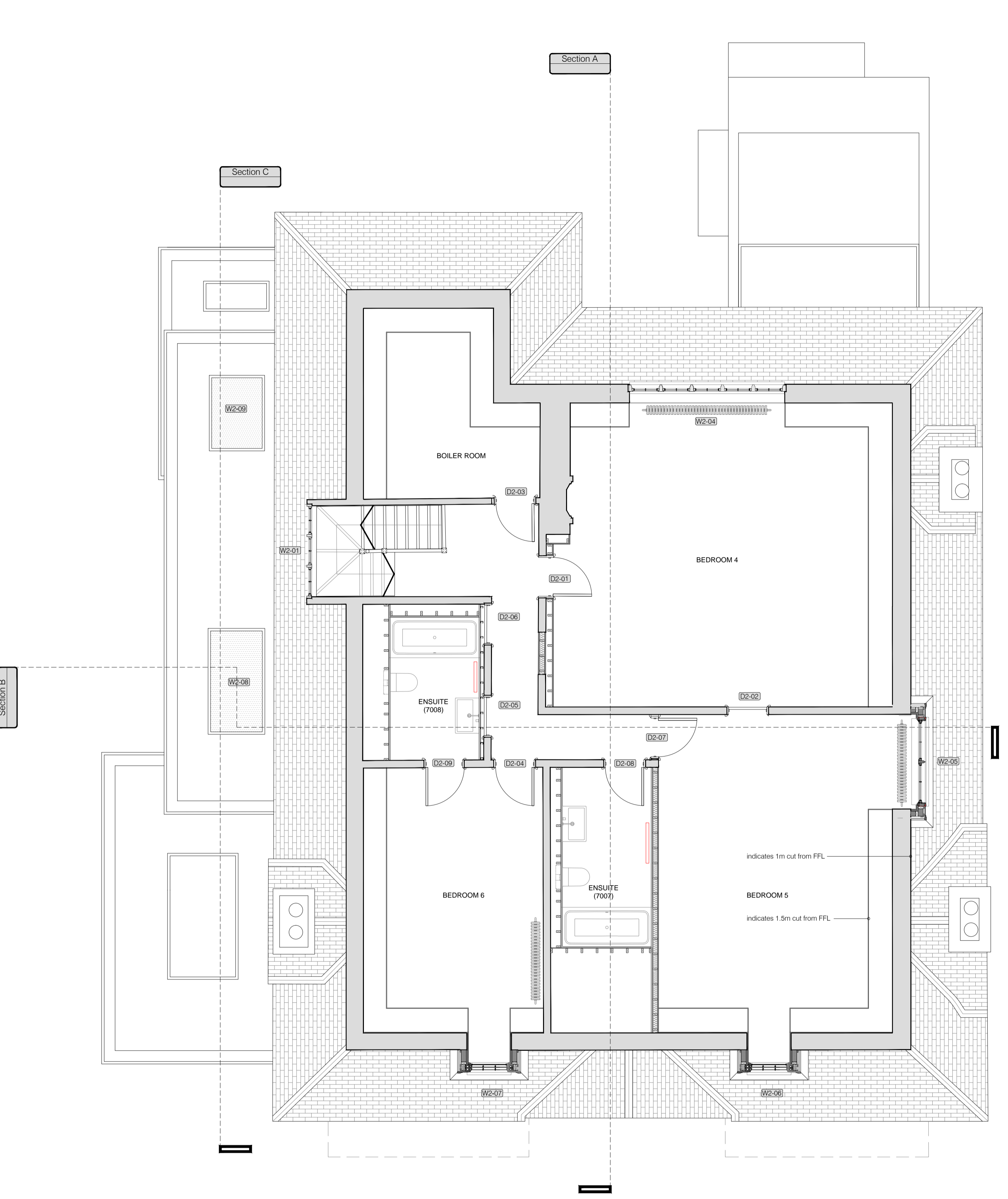
Below Ground Drainage: Please refer to Structural Engineer's design and specification. Distances for drainage points, from centre of pipes to internal face of adjacent walls (unless otherwise specifically stated). Wash Basin Waste, Kitchen Sink Waste, W.C. Wastes & Soil Stacks, Wall Internal Face.

* Where passing through external walls, provide pre-cast concrete lintels to give minimum 50mm clearance to all pipes. All branch connections on 45° junction to main drain run to have suitable rodding access

Radiators: All information shown indicatively. Please refer to MEP Engineer's design and specification. Type A (traditional unit), Type B (modern unit).

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
4 METHOD STATEMENT FOR REPAIRS TO PANELLING
5 DETAILS OF FIREPLACES AND SURREAUNDS
6 PAINT STRIPPING AND PREPARATION FOR REDECORATION
7 PLASTER CORNICE REPAIRS
8 REFRESHMENT OF EXISTING WINDOWS



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 Kyson 2000 series of Drawings for information. 65mm SR1 Scream on Vapour Control Layer on 60mm Celotex GA3060 insulation (or similar or equal approved) on 20mm Delta MS20 tanking membrane (or similar or equal approved) on 300mm reinforced concrete slab to Structural Engineers details and specification with perimeter drainage channel. Tanking works to be carried out by approved specialist. 30 years warranty certificate to be provided upon completion. Refer to M&E Specification for underfloor heating requirements. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Ground Floor to Extensions (U Value 0.22W/m²K): Finished floor built up varies, refer to 5000 Series details for information. 65mm SR1 Scream on Vapour Control Layer on 80mm Celotex GA3060 insulation (or similar or equal approved) on Visqueen High Performance DPM (or similar or equal approved) on 150mm Beam and Block floor (Side Extension) or 200mm Reinforced Concrete Slab (Rear Extension and Garage) to Structural Engineers details and specification. Void below to be ventilated. Refer to M&E Specification for underfloor heating requirements. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Dry lining to Basement External Wall (U Value 0.28W/m²K): Delta MS500 wall tanking membrane or similar or equal approved with 60mm Celotex GA3060 insulation with 30mm air gap in front with independent 100mm blockwork. Blockwork density and head restraint/windpost requirements to Structural Engineers detailed design and specification. Finishes vary Allow for 30mm tile zone to Swimming Pool, Wet Room, Jet Shower, Sauna, WC and Shower/Steam Room. Allow for 2No. Layers 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs with D12 shadow gap propriety channel by Qic Trims Ltd (or similar approved or equal approved) to Changing Room, Poolside Gallery, Treatment Room, Gym/Media Room and Stair Area. Allow for 15mm Render parge coat to walls within rooms housing Plant equipment. Plasterboard to be taped and skimmed. Waterproof/drainage details TBC by Specialist Subcontractor. 30 years warranty certificate to be provided upon completion. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

External Wall (U Value 0.25W/m²K): 1No. Layer 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs, Plasterboard to be taped and skimmed; 100mm Blockwork (Blockwork Thermal Conductivity of 0.18W/m²K), min. 100mm Cavity with 100mm Earthwool DrTherm Cavity Slab 32 Ultimate (thermal conductivity of 0.032 W/mK), 102.5mm facing brickwork Qic Victorian Pressed Medium Dark* by Furness to match existing. Block and Brick to be tied with Ancor Wall ties (or similar or equal approved) at maximum 750mm spacing horizontally and 450mm spacing vertically to Structural Engineer's design and specification. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Partition (Blockwork): 2No. Layers 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs either side of 100mm blockwork as per Structural Engineer's specification. D12 shadow gap propriety channel by Qic Trims Ltd (or similar approved or equal approved) to be used throughout. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Partition (2 Rows of Blockwork): 1No. Layer 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs either side of 2No. rows of 100mm blockwork as per Structural Engineer's specification with 100mm cavity between fully filled with 100mm Earthwool DrTherm Cavity Slab 32 Ultimate. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Partition between Room and Wet Area (Blockwork): 1No. Layer 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs to room side of 100mm blockwork as per Structural Engineer's specification. D12 shadow gap propriety channel by Qic Trims Ltd (or similar or equal approved) to be used throughout. (not in WC/Shower/Steam/Sauna/Jet Shower). 1No. Layer Tile Backer Board to Wet Area side to take 12mm tile finish and 8mm adhesive bed. Walls adjacent to shower areas and underside of shower trays to have Bal waterproofing system applied. Plasterboard to be taped and skimmed. NOTE: Where wall forms partition within Wet Area (WC/Shower/Steam/Sauna/Jet Shower), wall make-up to be as per specification of bathroom side for both sides of blockwork. Note: All works including fixing through tanking membrane to be in strict accordance with manufacturer's written recommendations.

Internal Blockwork Wall (215mm): 215mm high density solid block (Minimum 1800kg/m³) with nominal 15mm Render parge coat (minimum 13mm) to either side and 2No. Layers 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs to Treatment room side with D12 shadow gap propriety channel by Qic Trims Ltd (or similar or equal approved). High density block to be laid in a single course stretcher bond arrangement, on its side. Mortar beds may be 10-15mm thick to permit coursing to junction with inner leaf. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Partition (Metal Studs): 2No. Layers 12.5mm Gyproc Wallboard Plasterboard fixed either side of Gyplframe 48 S 50 °C studs @ 600mm centres cross braced with Gyplframe 99 FC 50 Fixing Channel @ 1200mm centres fixed to each stud with 2No. British Gypsam Water Head Drywall Screws with 50mm Isover APR 1200 acoustic insulation. Allow for 1No. Layer Tile Backer Board to Wet Area side to take 12mm tile finish and 8mm adhesive bed. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

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 89x44mm timber studs at 300mm C/Cs (TBC by Structural Engineer) with 50mm Isover APR 1200 acoustic insulation between studs. 1No. Gyproc Moisture Resistant Board and 1No. Layer Tile Backer Board to bathroom side to take 12mm tile finish and 8mm adhesive bed (Note: 12mm ply patress to be used where required to replace moisture resistant board for fixing sanitaryware.) Walls adjacent to shower areas and underside of shower trays to have Bal waterproofing system applied. Plasterboard to be taped and skimmed. NOTE: Where wall forms partition within bathroom, wall make-up to be as per specification of bathroom side for both sides of stud. All works including fixing through tanking membrane to be in strict accordance with manufacturer's written recommendations.

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 (Note: 12mm ply patress to be used where required to replace moisture resistant board for fixing sanitaryware.) Boards to be fixed to 89x44mm timber studs at 300mm C/Cs (TBC by Structural Engineer). Walls adjacent to shower areas and underside of shower trays to have Bal waterproofing system applied. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

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

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. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

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. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Upgrade to Existing First Floor: Carefully remove and safely retain existing floorboards and install Gyplframe 51F 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 Rely-Cut insulation. Refer to M&E Specification for underfloor heating requirements. For Suspended ceiling treatment see below. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Side Extension - First Floor: Allow for 20mm Floor Finish zone on 17mm DECKON MDF T1T composite acoustic overlay board on 22m T&G Chipboard Flooring screw fixed to 150x50mm Timber Joists at 300mm C/Cs (TBC by Structural Engineer) with 30mm air gap in front with independent 100mm blockwork. Blockwork density and head restraint/windpost requirements to Structural Engineers detailed design and specification. Finishes vary Allow for 30mm tile zone to Swimming Pool, Wet Room, Jet Shower, Sauna, WC and Shower/Steam Room. Allow for 2No. Layers 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs with D12 shadow gap propriety channel by Qic Trims Ltd (or similar approved or equal approved) to Changing Room, Poolside Gallery, Treatment Room, Gym/Media Room and Stair Area. Allow for 15mm Render parge coat to walls within rooms housing Plant equipment. Plasterboard to be taped and skimmed. Waterproof/drainage details TBC by Specialist Subcontractor. 30 years warranty certificate to be provided upon completion. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Suspended ceiling - Basement: 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 19mm Gyproc Plank Plasterboard and 1No. Layer 15mm Gyproc SoundBloc Plasterboard. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Plasterboard to be taped and skimmed.

Suspended ceiling - 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. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Plasterboard to be taped and skimmed.

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. Remove old battens and install a new BBA approved draped breathable membrane over 70mm Celotex GA3070 rigid insulation between rafters (or similar or equal approved) with 50mm Celotex GA3050 rigid insulation below rafters (or similar or equal approved) with taped joints acting as a VPL. Depth of rafters TBC. Install new 50mm tanalised battens and re-install original roof tiles. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Same insulation treatment to be given to the flat roof portion of the existing main roof.

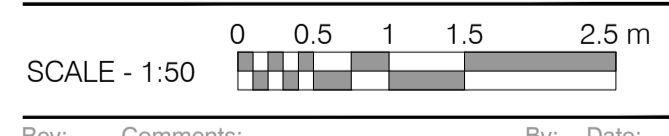
New Dormer Cheeks and Roof (U Value 0.18W/m²K): Side hung roof tiles to match existing roof on 25mm tanalised battens on 25mm tanalised counter battens with Kingspan Nivent breathable membrane on 9mm OSB sheathing board fixed to 100x50mm studs (TBC by SE) with 100mm Kingspan Kooltherm K107 Pitched Roof Board between timber studs with 42.5mm Kingspan Kooltherm K118 insulated Plasterboard with taped joints acting as a VPL. NOTE: All works to be in strict accordance with manufacturer's written recommendations. Same insulation treatment to be given to the dormer roof.

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/PM on Kingspan Optim-R Roofing System with Protection Layer on Vapour Control Layer on 18mm WBP Plywood with staggered joints screwed and glued to 150x100mm timber joists @ 300mm C/Cs as per Structural Engineer's specification with 1No. Layer 15mm Gyproc Wallboard Plasterboard to Dressing Room or 1No. Layer 15mm Gyproc Moisture Resistant Plasterboard to Master Bathroom. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

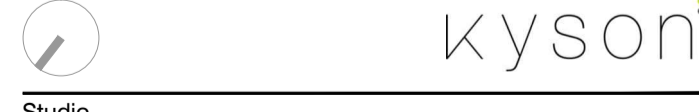
Garage and Rear Extension Flat Roof 0.7' fall (U-value = 0.18W/m²K): Prodek EPDM Rubber Roof covering (with 25 year guarantee) lapped minimum 150mm into Parapets/upstands on 120mm Celotex Crown-Bond on Vapour Control Layer on 18mm WBP Plywood with staggered joints screwed and glued to 150x100mm timber joists @ 300mm C/Cs as per Structural Engineer's specification with 1No. Layer 15mm Gyproc Wallboard Plasterboard. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Rear Extension Walls: 4mm Welded Weathering Steel Cladding (Corten) fixed to steel Frame (Size and specification TBC by SE) with Celotex GA3000 PIR insulation to fully fill frame depth with inner layer of 50mm Celotex GA3050 insulation within 60x60mm timber sub frame (To suit MEP Requirements) with 18mm Plywood Sheathing board with Tyvek Vapour Control Layer with 2No. Layers 12.5mm Gyproc Wallboard Plasterboard. D12 shadow gap propriety channel by Qic Trims Ltd (or similar approved or equal approved). Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Rear Extension Roof: 4mm Welded Weathering Steel Cladding (Corten) fixed to steel Frame (Size and specification TBC by SE) with Celotex GA3000 PIR insulation to fully fill frame depth with inner layer of 50mm Celotex GA3050 insulation within 50x150mm 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. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.



SCALE - 1:50



Rev: Comments: By: Date: Client: Project Title: 24 Heath Drive, London, NW3 7SB

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28 Scruton Street London UK EC2A 4RP T: +44(0) 20 7247 2462 E: enquiries@kyson.co.uk W: www.kyson.co.uk