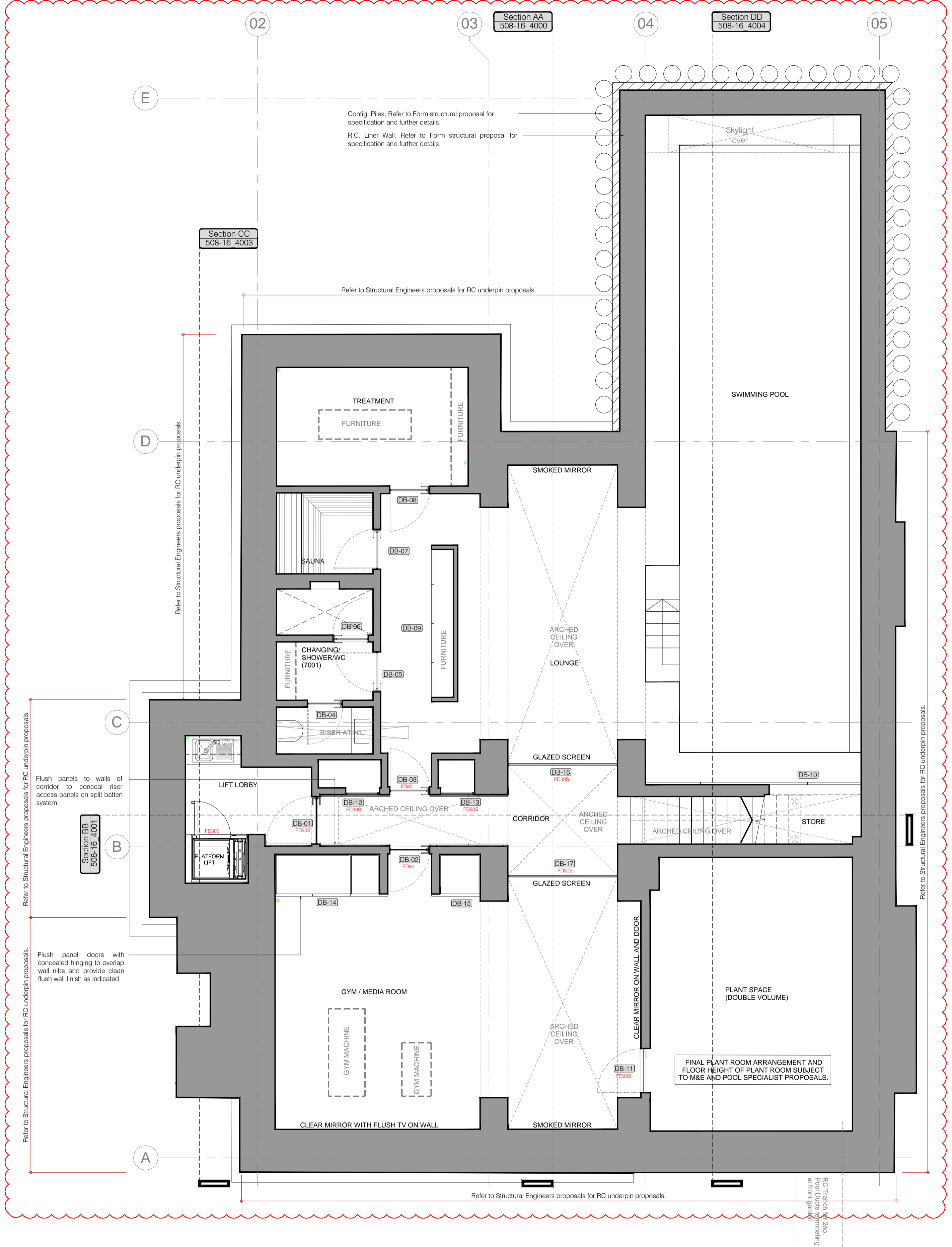


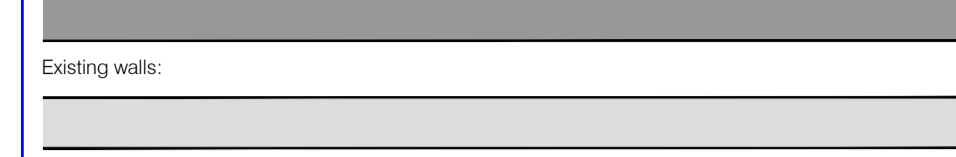
GENERAL NOTES:	
All dimensions to be checked on site prior to manufacture. Do not scale from this drawing.	
Windows/doors shown indicative, refer to manufacturers details.	
All works to be in accordance with current Building Regulations/ British Standards.	
All sanitaryware, ironmongery etc. to be co-ordinated with the Client prior to installation.	
Survey verification to be undertaken by contractor.	
Any discrepancies to be reported back to Architect/Client	
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 authorized 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.	
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 Consultants 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/m ² K External Walls = 0.25 W/m ² K Ground Floor = 0.22 W/m ² K External facade windows/Glazing = 1.6 W/m ² K (Note: Proposed U-values have been calculated upon the current guidelines in Building Regulation Part L1A 2010).	
Target air permeability to achieve 5m ³ /(h.m ²) 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 Engineers 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 SWP to be lagged with minimum 25mm Rockwool Tecktube or equal approved. All proposed external RWP to match existing.	
MH	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 MEP Engineer's design and specification. Distances for drainage points, from centre of pipes to internal face of adjacent walls (unless otherwise specifically stated)	
* 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	
Radiators	
All information shown indicatively. Please refer to MEP Engineers design and specification.	
Conservation Specifications - Please refer to document and in particular to:	
<ol style="list-style-type: none"> 1 GUIDELINES FOR SERVICE REMOVAL / INSTALLATION 2 DETAILS OF NEW OPENINGS 3 DETAILS OF INFILLING OPENINGS WITHIN MASONRY 4 METHOD STATEMENT FOR REPAIRS TO PANELLING 5 DETAILS OF FIREPLACES AND SURROUNDS 6 PAINT STRIPPING AND PREPARATION FOR REDECORATION 7 PLASTER CORNICE REPAIRS 8 REFURBISHMENT OF EXISTING WINDOWS 	
Fire Requirements	
<ul style="list-style-type: none"> All steelwork / structures to receive min 60mins fire resistance/ fire protection. Services ceiling if more than 800mm requires remote detection. Basement to ground required to be a 30 minutes compartment floor, including areas under stairs. All service penetrations through floors are to be suitably fire sleeved/stopped using Rockwool Coroff 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 intumescent hood/fire 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 MEP Engineers for further requirements. Fire ratings advised by Building Control where existing listed doors are retained. Confirmation required from site inspection by Building Control Consultant as to existing ratings/conditions. Any remediable works to upgraded doors if required TBC with Heritage Consultant. Building Control Consultant to advise the sprinkler locations if required in Basement. Refer to Fire Strategy from MEP Engineers for further requirements. Maximum travel distance within Plant Room should not exceed 9M from the furthest corner of Lower Basement plant space to the access door to the Basement plant space. MEP Engineer to confirm the Plant Room arrangement and travel distance to comply with Approved Document Part B requirements. Fire rating of the lift door and lift shaft to be advised by Building Control Consultant. Confirmation required from Lift Specialist and Contractor of any upgrading works to achieve the fire requirement. 	



Basement Wall Specifications

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

Proposed wall hatches:
Hatch to show the indicative wall/floor thickness, subject to Structural Engineer's proposals.

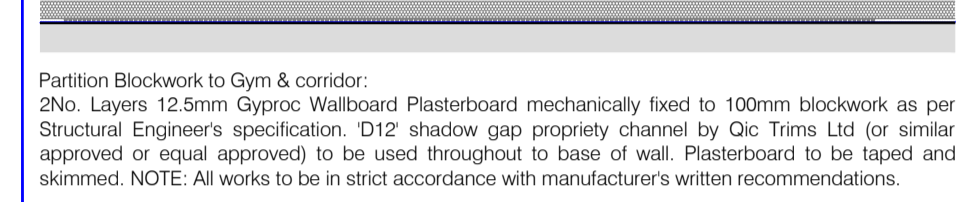


Existing walls:

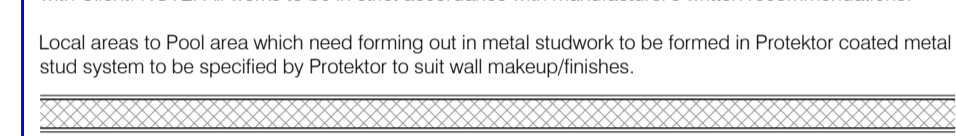
Basement External Wall (U Value 0.28W/m²K):
Refer to structural engineers proposals for new structural basement walls. Triton TT - 55 application to be applied in 2 x coats to new RC walls, underpins and brickwork as initial waterproof coating to basement structure then Triton Platon P8 wall tanking membrane or similar or equal approved with 50mm 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 -

- Plant room to be have 15mm Render pargé coat to walls with white painted finish.
- Gym and main corridor to allow for 2No. Layers 12.5mm Gyproc Wallboard Plasterboard mechanically fixed with D12 shadow gap propriety channel by Cic Trims Ltd at base of wall (or similar approved or equal approved) Plasterboard to be taped and skimmed.
- Swimming pool flank wall, Treatment room, Shower, Sauna and WC to have 10mm tile finish.
- Swimming pool walls and Lounge area to have 12.5mm Fermacel Power panel H20 mechanically fixed with specialise plaster finish applied to wall. D12 shadow gap propriety channel by Cic Trims Ltd (or similar approved or equal approved) to be used throughout to base of wall. Boards to be sealed in accordance with Fema call recommendations. Specialist plaster finish to be applied. Specification and makeup TBC and agreed with Client.
- Refer to finishes schedule for specific wall finishes.

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. All works including fixing through tanking membrane to be in strict accordance with manufacturer's written recommendations.



Partition Blockwork to Gym & Corridor:
2No. Layers 12.5mm Gyproc Wallboard Plasterboard mechanically fixed to 100mm blockwork as per Structural Engineer's specification. D12 shadow gap propriety channel by Cic Trims Ltd (or similar approved or equal approved) to be used throughout to base of wall. Plasterboard to be taped and skimmed. NOTE: All works to be in strict accordance with manufacturer's written recommendations.



Partition Blockwork to Lounge & Pool:
1x layer of 12.5mm Fermacel Power panel H20 mechanically fixed to 100mm blockwork as per Structural Engineer's specification. D12 shadow gap propriety channel by Cic Trims Ltd (or similar approved or equal approved) to be used throughout to base of wall. Boards to be sealed in accordance with Fema call recommendations. Specialist plaster finish to be applied. Specification and makeup TBC and agreed with Client. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

Local areas to Pool area which need forming out in metal studwork to be formed in Protektor coated metal stud system to be specified by Protektor to suit wall makeup/finishes.



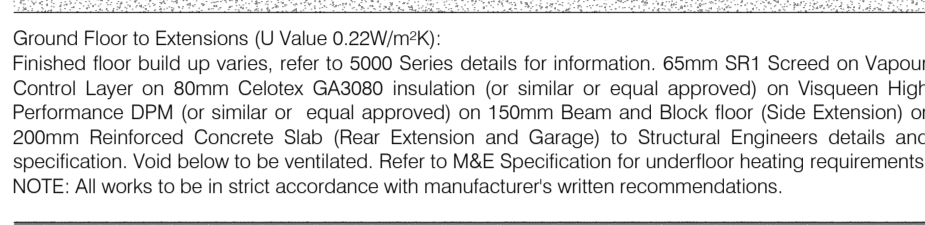
Partition Blockwork to WC, Shower, Sauna & Treatment room :
100mm blockwork as per Structural Engineer's specification. Walls to Suana, shower areas, adjacent to and underside of shower trays to have Bal waterproofing system applied. Wall finish to be 10mm tile/stone finish on adhesive bed. Refer to finishes schedule. NOTE: All works to be in strict accordance with manufacturer's written recommendations.

General Note: Plasterboard to be substituted with moisture resistant plasterboard in wet areas.

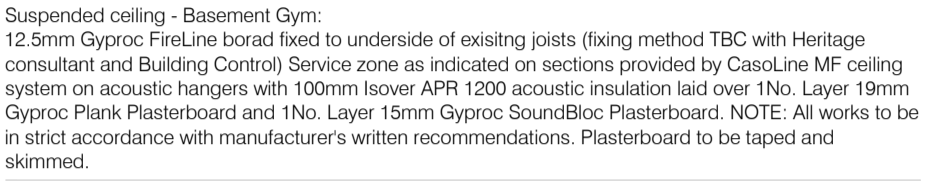
Basement Floor & Ceiling Specifications

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

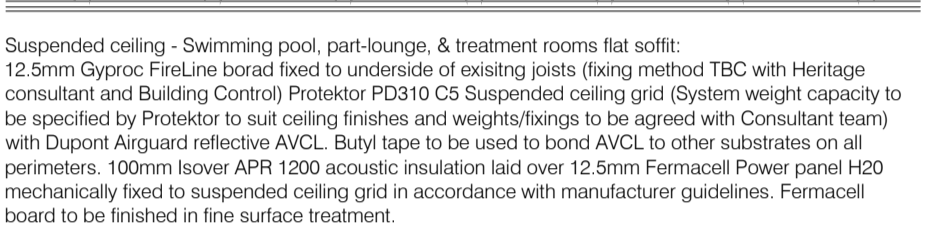
Basement floor to concrete slab (U Value 0.22W/m²K):
Finished floor build up varies, refer to Kysen 2200 series of Drawings for information. 65mm SR1 Scream on Vapour Control Layer on 60mm Celotex GA3060 insulation (or similar or equal approved) on 20mm Triton Platon P20 tanking membrane (or similar or equal approved) with Triton TT super application applied in 1 x coat on 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.



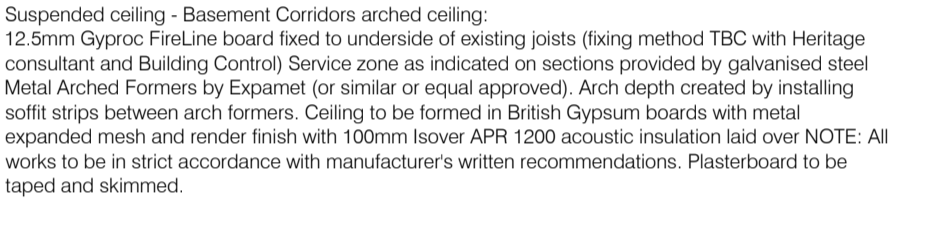
Ground Floor to Extensions (U Value 0.22W/m²K):
Finished floor build up varies, refer to 5000 Series details for information. 65mm SR1 Scream on Vapour Control Layer on 80mm Celotex GA3080 insulation (or similar or equal approved) on Visqueen High Performance DPM (or similar or equal approved) on 150mm 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.



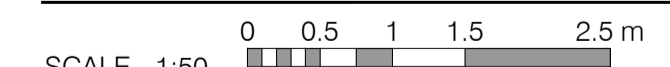
Suspended ceiling - Basement Gym:
12.5mm Gyproc FireLine board fixed to underside of existing joists (fixing method TBC with Heritage consultant and Building Control) Protektor PD310 C5 Suspended ceiling grid (System weight capacity to be specified by Protektor to suit ceiling finishes and weights/finishes to be agreed with Consultant team) with Dupont Arguard reflective AVCL. Buyt tape to be used to bond AVCL to other substrates on all perimeters. 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 - Swimming pool, part-lounge, & treatment rooms flat soffit:
12.5mm Gyproc FireLine board fixed to underside of existing joists (fixing method TBC with Heritage consultant and Building Control) Protektor PD310 C5 Suspended ceiling grid (System weight capacity to be specified by Protektor to suit ceiling finishes and weights/finishes to be agreed with Consultant team) with Dupont Arguard reflective AVCL. Buyt tape to be used to bond AVCL to other substrates on all perimeters. 100mm Isover APR 1200 acoustic insulation laid over 12.5mm Fermacel Power panel H20 mechanically fixed to suspended ceiling grid in accordance with manufacturer guidelines. Fermacel board to be finished in fine surface treatment.



Suspended ceiling - Basement Corridors arched ceiling:
12.5mm Gyproc FireLine board fixed to underside of existing joists (fixing method TBC with Heritage consultant and Building Control) Protektor PD310 C5 Suspended ceiling grid with Metal Arched Formers (System weight capacity to be specified by Protektor to suit ceiling finishes and weights/finishes to be agreed with Consultant team) with Dupont Arguard reflective AVCL. Buyt tape to be used to bond AVCL to other substrates on all perimeters. 100mm Isover APR 1200 acoustic insulation laid over 12.5mm Fermacel Power panel H20 or alternative board TBC to suit arched ceiling by Fermacel mechanically fixed to suspended ceiling grid in accordance with manufacturer guidelines. Fermacel board to be finished in fine surface treatment.



Rev: Comments: By: Date:
D Minor Material Amendments RM 13-03-2019



Client:
Project Title:
24 Heath Drive, London, NW3 7SB
Drawing Title:
Proposed
Basement Floor



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