

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 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.

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 lts/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.

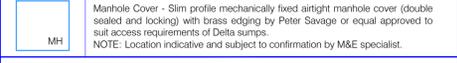
U Values -Proposed Target : Main Roof = 0.18 W/m²K External Walls = 0.25 W/m²K Ground Floor = 0.22 W/m²K External facade windows/Glazing = 1.6 W/m²K (Note: Proposed U-values have been calculated upon the current guidelines in Building Regulation Part L1A 2010.)

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 Tecktube or equal approved. All proposed external RWP to match existing.



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 Engineer's design and specification.



Structure

All information shown indicatively. Please refer to Structural Engineer's design and specification.

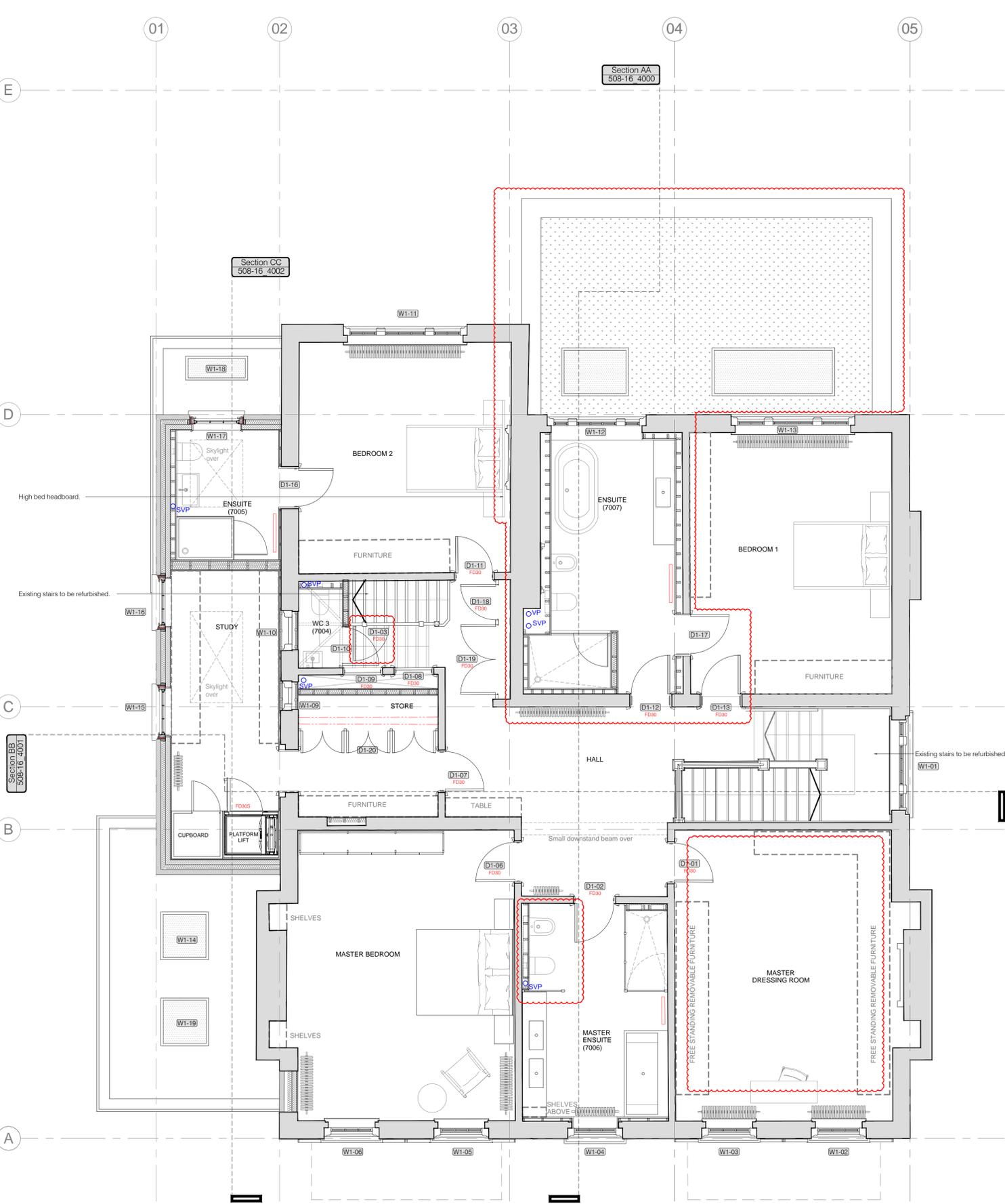


Conservation Specifications - Please refer to document and in particular to:

- 1. GUIDELINES FOR SERVICE REMOVAL / INSTALLATION
2. DETAILS OF NEW OPENINGS
3. DETAILS OF INFILLING OPENING WITHIN MASONRY
4. METHOD STATEMENT FOR REPAIRS TO PANELLING
5. DETAILS OF FREPS AND SURROUNDS
6. PAINT STRIPPING AND PREPARATION FOR REDECORATION
7. PLASTER CORNICE REPAIRS
8. REFRESHMENT OF EXISTING WINDOWS

Fire Requirements

- All steelwork / structures to receive min 60mins fire resistance/ fire protection. Services ceiling if more than 600mm 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 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 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 Engineer's 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 uprated 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 Engineer's 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 uprating works to achieve the fire requirement.



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

Existing walls:
External Wall (U Value 0.25W/m²K):
1.No. Layer 12.5mm Gyproc Wallboard Plasterboard on 10mm dabs. Plasterboard to be taped and skimmed.
Partition (2 Rows of Blockwork):
Partition (Metal Stud):
Partition between Room and Bathroom (Timber Stud):
Wall lining within En-suites/Bathrooms:
Independent Wall Lining - Type 1:
Independent Wall Lining - Type 2:

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

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

Ground Floor to Extensions (U Value 0.22W/m²K):
Upgrade to Existing First Floor:
Side Extension - First Floor:
Suspended ceiling - Ground and First Floor:
Upgrading to existing Pitched and Flat Roof (U Value 0.18W/m²K):
New Dormer Cheeks and Roof (U Value 0.18W/m²K):
Side Extension Flat Roof 0.7' fall (U-value = 0.18W/m²K):
Garage (U-value = 0.18W/m²K):

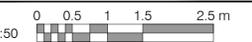


Table with columns: Rev, Comments, By, Date. Includes revisions F through K.



Client:
Project Title:
Drawing Title:
Scale: Date: Drawn: Checked:
1:50@A1 March 20 ST HV



Client:
Project Title:
Drawing Title:
Scale: Date: Drawn: Checked:
1:50@A1 March 20 ST HV