

SMOKE DETECTORS

MAINS SUPPLIED AND INTERLINKED SMOKE DETECTORS AT ALL FLOOR LEVELS INSTALLED TO MANUFACTURERS RECOMMENDATIONS

ELECTRICAL INSTALLATION
ALL ELECTRICAL INSTALLATION TO BE IN FULL ACCORDANCE WITH BS 7671:2001 AND WITH THE LATEST EDITION OF THE IEE WIRING REGULATIONS AND SHOULD BE CARRIED OUT IN ACCORDANCE WITH CURRENT INSTALLATION TECHNIQUES APPLICABLE TO THE MATERIAL AND EQUIPMENT BEING USED. ALL ELECTRICAL WORKS SHALL ALSO COMPLY WITH THE BUILDING REGULATIONS PART P
NOTE THAT ALL CABLES WHICH ARE COVERED OR SURROUNDED WITH THERMAL INSULATION TO BE DE-RATED IN ACCORDANCE WITH APPENDIX A OF BRE THERMAL INSULATION: AVOIDING RISKS 2002 EDITION.

ALL DOWN LIGHTERS IN GROUND FLOOR CEILING VOIDS ARE TO BE EITHER BOXED IN WITH 12.5MM PLASTERBOARD OF FITTED WITH AN INTUMESCENT COVER TO MAINTAIN HALF HOUR FIRE RESISTANCE.

SERVICES AND FITTINGS WITHIN THE ROOF ARE TO BE PROTECTED FROM OVERHEATING. LIGHTING CIRCUIT CABLES TO BE 1.5SQ MM MINIMUM WHERE WITHIN INSULATION – ALL OTHER CABLE RUNS TO BE SUPPORTED BY AND CLIPPED TO ROOF TIMBERS AND BE KEPT CLEAR OF INSULATION.

ALL LIGHT SWITCHES/POWER SOCKETS TO BE BETWEEN 450MM AND 1200MM FROM FLOOR LEVEL. ALL TO COMPLY WITH PART P OF THE BUILDING REGULATIONS AND FITTED BY A COMPETENT ELECTRICAL CONTRACTOR AND REGISTERED WITH AN APPROVED PART P SCHEME

DOORS & WINDOWS

ALL INTERNAL DOORS TO MATCH EXISTING .
ALL WINDOWS TO BE TREATED SW WITH DOUBLE GLAZED UNITS, OBSCURE GLASS TO BATHROOMS AND CLOAKROOMS. ALL WINDOWS TO INCLUDE FOR 8000MM2 TRICKLE VENTILATION EXCEPT TO KITCHEN AND BATHROOMS WHICH ARE TO HAVE A CAPACITY OF 4000MM2 AND LOCKING HANDLES AND RESTRICTORS.
ALL GLAZING BELOW 800 MM AND GLAZING IN DOORS WITHIN 1500MM OF FLOOR LEVEL TO BE TOUGHENED SAFETY GLASS.
ALL EXTERNAL WINDOWS ARE TO BE 0.16W/M2K . ALL GLAZING IN ACCORDANCE BS6262; 1978
SAFETY GLAZING IN ACCORDANCE WITH BSBS6206; 1981 SHALL BE FITTED IN ALL CRITICAL LOCATIONS;
ALL GLAZED DOORS
ALL FULL HEIGHT SIDELIGHTS
ANY WINDOW WITHIN 300MM OF A DOOR OPENING UP TO A HEIGHT OF 1500MM
ANY WINDOW BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE THAT LEVEL.

WINDOWS TO BE FITTED BY A REGISTERED FENSA INSTALLER OR ALL MANUFACTURERS CERTIFICATES MUST BE ISSUED TO LA CONFIRMING COMPLIANCE WITH ABOVE NOTES
LINTELS TO GROUND FLOOR WINDOWS ARE IG TYPE AS SHOWN ON DRAWINGS AND TO HAVE A MIN END BEARING OF 150MM

ALL WINDOWS PROVIDED FOR EMERGENCY EGRESS SHOULD HAVE AN OPENABLE AREA OF AT LEAST 0.33M SQ. AND HAVE AN UNOBSTRUCTED DIMENSION OF AT LEAST 450X450MM. THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100MM ABOVE FINISHED FLOOR AREA.

VENTILATION TO ROOMS

KITCHEN TO HAVE MECHANICAL EXTRACT WITH CAPACITY OF 60 LITRES/SECOND OR IF INCORPORATED WITHIN A COOKER HOOD AND CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 30 LITRES/SECOND WHICH MAY BE OPERATED INTERMITTENTLY
BATHROOMS TO BE MECHANICALLY VENTILATED VIA ELECTRIC FAN AT A RATE OF NOT LESS THAN 15 LITRES / SECOND WHICH MAY BE OPERATED INTERMITTENTLY OR BY LIGHT SWITCH(IF NO OPENABLE WINDOW) WITH 15MIN OVERUN.
UTILITY TO HAVE MECHANICAL EXTRACT WITH CAPACITY OF 30 LITRES/SECOND
MAINTAIN 10MM AIR GAP UNDER ALL INTERNAL DOORS
ALL VENTILATION TO COMPLY WITH PART F1 OF BUILDING REGULATIONS LATEST EDITION

FIRE PROTECTION OF STRUCTURAL STEELWORK

NEW STEELWORK AS SHOWN ON PLANS ALL TO STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS. ALL STEELWORK TO BE LINED WITH 2 LAYERS OF 12.5MM FIRELINE PLASTERBOARD WITH ALL JOINTS STAGGERED, SEALED AND TAPED. WHERE IT IS NOT POSSIBLE TO ENCASE THE STEELWORK WITH PLASTERBOARD THE STEEL SHOULD BE COATED WITH INTUMESCENT PAINT TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

INTERNAL WALLS – NON LOADBEARING

75X50MM SOFTWOOD FRAMING COMPRISING SOLE AND HEAD PLATES, UPRIGHTS AT 400MM CENTERS AND NOOGINS AT STAGGERED AT MID HEIGHT. WALLS TO BE LINED EACH SIDE WITH 12.5MM PLASTERBOARD, TAPED, SKIMMED AND SET FINISH.
PLASTERBOARD TO BE SKIMMED READY FOR DECORATION.
ALL STUDWORK WALLS TO BE SUPPORTED ON DOUBLED FLOOR JOISTS OR NOGGINS.
A TIMBER STUD INFILLED WITH 50MM OF EARTHWOOL ACOUSTIC PARTITION ROLL OR 50MM EARTHWOOL FLEXIBLE SLAB TO MEET THE REQUIREMENTS OF THE BUILDING REGULATIONS FOR A 40 RW DB PARTITION.
THE PARTITION SHOULD BE SEALED WITH AN ACOUSTIC SEALANT AT ITS PERIMETER AND AT ALL PENETRATIONS

FOR STUDWORK TO BEDROOMS AND ROOMS CONTAINING WCS
STUDWORK TO BE LINED WITH 15MM THICK WALL BOARD(MINIMUM MASS 10KG/M2) AND VOID TO INCLUDE A LAYER OF 50MM INSULATION QUILT. ALL GAPS TO BE WELL SEALED.

STAIRS

NEW STAIRCASE BETWEEN FIRST FLOOR AND LOFT CONVERSION TO BE STANDARD TIMBER CONSTRUCTION TO THE FOLLOWING SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION. TIMBER STAIRS TO COMPLY WITH BS585 AND WITH PART K OF THE BUILDING REGULATIONS. ASSUMED FLOOR TO FLOOR HEIGHT 2763

MAX RISE 220MM, MIN GOING SHOULD BE 225mm. TAPERED TREADS HAVE A GOING IN THE CENTRE OF THE TREAD AT LEAST THE SAME AS THE GOING ON THE STRAIGHT. MIN 50MM GOING OF TAPERED TREADS MEASURED AT NARROW END. PITCH NOT TO EXCEED 42 DEGREES. THE WIDTH AND LENGTH OF EVERY LANDING SHOULD BE AT LEAST AS GREAT AS THE SMALLEST WIDTH OF THE FLIGHT. DOORS WHICH SWING ACROSS A LANDING AT THE BOTTOM OF A FLIGHT SHOULD LEAVE A CLEAR SPACE OF 400MM ACROSS THE FULL WIDTH OF THE FLIGHT. MIN 2.0M HEADROOM MEASURED VERTICALLY ABOVE PITCH OF STAIRS AND LANDINGS.

INTERNAL FIRE DOORS

DOORS REFERENCED FD30 TO BE 30 MINUTE FIRE RESISTANT DOORS COMPLETE WITH INTUMESCENT STRIPS AND Z5MM STOPS AND A PERCO OR SIMILAR DOMESTIC SELF-CLOSING DEVISE.

ADDITIONAL NOTES

NEW WALLS TO BE TIED INTO EXISTING STRUCTURE USING SIMPSON STRONG TIES CSK CROCODILE WALL EXTENSION PROFILES FITTED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION

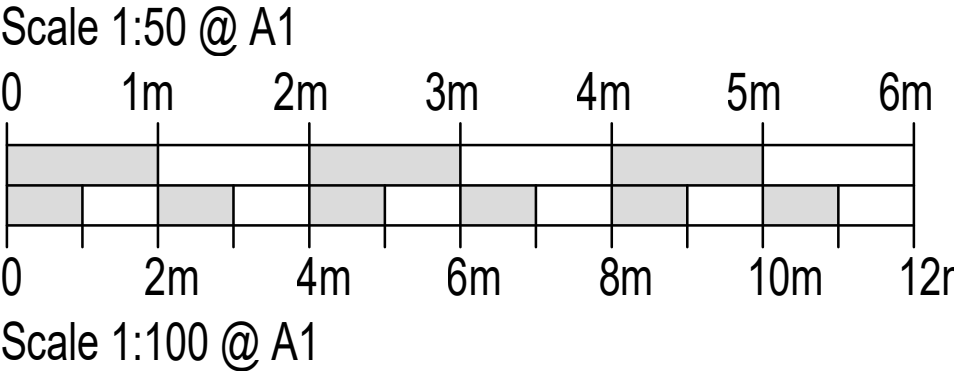
WALL TIES TO BE ANCON DOUBLE TRIANGULAR WALL TIES
STAINLESS STEEL SIZE TO SUIT CAVITY WIDTH

SOAKAWAY ADDITIONAL NOTES

THE SOAKAWAY IS TO BE CONSTRUCTED A MINIMUM OF 5m AWAY FROM ANY BUILDING.
IT IS TO BE CONSTRUCTED OF PROPRIETARY PERFORATED CONCRETE SOAKAWAY RINGS WITH BASE AND TOP ALL INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
THE INSIDE OF THE RINGS ARE TO BE LEFT AS A VOID AND TO GIVE A MINIMUM OF 3m3 BELOW THE INVERT OF THE INCOMING RWP

GENERAL NOTES
All work is to comply with current British Standards, Codes of Practice and Building Regulations as applicable. Workmanship shall be in accordance with good building practice and should at least comply with BS 8000 and the latest applicable Codes of Practice. Proprietary materials to be fixed/applied in accordance with manufacturers recommendations.
Any conflicting information is to be confirmed with client before commencing the works. No responsibility can be accepted for dimensions scaled from drawings and Contractors are expected to check all dimensions and details before commencing work. Do not scale drawings.
No responsibility can be accepted for estimates of work or orders placed for materials based the drawings while still being considered by the Local Authority and pending amendments.
If different materials are used on site the Contractor must ensure that they comply with the currents BS Codes and quality and are suitable for the purpose.
All work to be carried out in accordance with current Building Regulations and BS Codes of Practice. All dimensions are to be checked on site by the Contractor prior to commencement of the works. Errors and omissions are to be reported immediately.
Any existing structure with increased loading due to new works must be checked for suitability prior to commencement. Replacement and underpinning at the direction of the Designer or Engineer.
All existing drainage shown on the drawings is assumed and must be verified by testing and excavation by the Contractor before works commence.
All works adjacent to the boundary or party walls within 3m distance must not be started without the neighbor's having advance notification and consents under the Party Wall etc. Act, 1996.
Foundations adjacent to boundary are to be eccentric and must not encroach the boundary.
No variation to the design on the drawings are to be made without the Designers prior approval and approval from the Local Authority where applicable.
On completion the site is to be left clean and clear of debris. The Contractor is to provide all external works deemed relevant to the works.
Brickwork design BS3921 (21N/mm sq.) unless noted otherwise.
Painting and decorating to BS6150.
Joinery and ironmongery to BS1186.
Preservatives to timber BS2668 with all cut ends treated, brush applied.
Structural steel to BS4360 grade 43 or as specified by the Engineer. Concrete encased sections painted with 2 No. coats of red oxide primer.
Refer to all calculations and schedules that are to be read in conjunction with these drawings.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS AND CALCULATIONS



Rev:	Description:	Date:
dmd tel: 01372466642mob: 07773404777 e mail: davelmorton29@yahoo.co.uk		
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Title: NOTES		
Drawn: DM		Date: DEC 2019
Scale: 1:100 1:1250 @ A1		
Drawing No: DRM214/PL004	Revisions:	- - - - -
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