



APPLY 'COATMASTER' P/PROPLAST-STEEL D INTUMESCENT PAINT TO ALL STRUCTURAL STEELWORK. APPLY IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATION TO ACHIEVE MINIMUM 30 MINUTES FIRE RESISTANCE. ALL IN ACCORDANCE WITH BS 474, PART 2: 1987.

PROVIDE SMOKE DETECTOR/ALARMS IN CIRCULATION AREAS TO ALL FLOORS. DETECTORS TO BE MAXIMUM 7.5M FROM DOOR OF EACH HABITABLE ROOM AND TO BE INTERLINKED. ALL UNITS TO HAVE BATTERY BACK UP AND TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND PART B BUILDING REGULATIONS. ALL LTO BS 5839-6:2004.

IF IN DOUBT ASK DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DEVIATION OR DISCREPANCY FROM THIS DRAWING IS TO BE REFERRED TO DESIGNER. COPYRIGHT RESERVED. STRUCTURAL ENGINEER'S DETAILS & OR MANUFACTURERS SPECIFICATION MUST READ IN CONJUNCTION WITH DETAILS. ANY DEVICES TO BE CHECKED WITH DESIGNER.

NEW GROUND/FIRST FLOOR LIGHTWEIGHT PARTITIONS TO BE 100X50MM STUDWORK UNLESS FOLLOWING EXISTING WHERE STUDS SHOULD BE SEED TO MATCH. INSULATED WITH 50MM ROCKWOOL ACOUSTIC SLAB AND LINE BOTH SIDES WITH 15MM PLASTERBOARD. TAPE & SKIM. SEAL ALL WALL/FLOOR & WALL/CILING JUNCTIONS WITH FLEXIBLE SEALANT IN ACCORDANCE WITH PART E BUILDING REGULATIONS. PROVIDES 1/2 HR FIRE RESISTANCE IN ACCORDANCE WITH AD B1 AT FIRST AND SECOND FLOOR LEVEL. TRIPLE UP JOISTS BELOW PARTITION OR PROVIDE CROSS NOGGINS WHERE PARTITIONS RUN 90° TO JOIST DIRECTION.

NEW GROUND FLOOR SOLID PARTITIONS TO BE 100MM 7.0N BLOCK WORK (ABOVE DPC - 215MM BELOW DPC). LINED BOTH SIDES WITH 12.5MM PLASTERBOARD. TAPE & SKIM. SEAL ALL WALL/FLOOR & WALL/CILING JUNCTIONS WITH FLEXIBLE SEALANT IN ACCORDANCE WITH PART E BUILDING REGULATIONS. PROVIDE DPC AS PER EXTERNAL WALLS.

WALLS: CONSTRUCT WITH 150MM RUBBLE COURSED STONE WORK TO MATCH EXISTING. 100MM CAVITY WITH 90MM KINGSPAN K106 FULL FILL INSULATION (100MM RESIDUAL CAVITY) AND 100MM ARMBOND ULTRALITE INNER SKIN LAMEDA VALUE 0.15W/M.K. PROVIDES U' VALUE OF 0.17W/M2K. USE CUT STRIPS OF RIGID INSULATION TO PREVENT THERMAL BRIDGING AT ALL JUNCTIONS AND THERMABATE INSULATED CAVITY CLOSERS TO ALL OPENINGS (CONFORMING TO MINIMUM 2 HR RESISTANCE AD B1). PROVIDE STAINLESS STEEL TIES AT 450 CS VERTICALLY AND 750 CS HORIZONTALLY. FINISH WITH 15.5MM PLASTERBOARD + 3MM SKIM COAT. USE CATNAC STEEL UNITS TO EXTERNAL OPENINGS OR AS SPECIFIED. ENSURE MINIMUM 150MM BEARINGS. PROVIDE ADDITIONAL RIGID INSULATION TO ALL MATERIAL CHANGES AND JUNCTIONS TO AVOID THERMAL BRIDGING. SEAL JOINTS BETWEEN WINDOWS/DOORS AND WALL STRUCTURE WITH SEALANT POINTING TO OUTSIDE AND EXPANDING FOAM OR PLASTER INTERNALLY.

NEW WASTES TO SINKS & BASINS TO BE 40MM WITH 75MM DEEP SEAL TRAPS, CONNECTED TO 50MM PIPE WORK WITH ROODING ACCESS AT ALL BENDS AND CONNECTIONS. ALL FOR CONNECTION TO NEW SUB STACK. DISHWASHER TO DISCHARGE TO PROPRIETARY FITTING ON KITCHEN WASTE. WASTES TO BE 100MM WITH ROODING ACCESS AT ALL BENDS AND CONNECTIONS. WC TO BE 42.4 LITRE DUAL FLUSH. SEE PLAN FOR SPOUTS/STACK POSITIONS. ENGINE EXISTING SVP TERMINATES WITH MINIMUM 100MM CLEARANCE TO ALL OPENING WASTES (WITHIN 4.000M).

PROVIDE NEW BLACK CAST IRON EFFECT 75MM DOWN PIPES FOR CONNECTION TO NEW SOAK AWAY.

ALL NEW DRAINAGE UNDERGROUND TO BE IN STRICT ACCORDANCE WITH SECTION H BUILDING REGULATIONS. ALL PIPE WORK UNDERGROUND TO BE 100MM AND LAD ON 100MM PEA BEACH FOR CONNECTION TO EXISTING ACCESS CHAMBER. USE EXISTING ENTRY POINTS AND MAKE GOOD TO BENCHING ETC. ALL TO BS 4460/5481. WHERE PIPE WORK PASSES THROUGH EXTERNAL WALLS, PROVIDE CONCRETE UNTEL OVER IN ACCORDANCE WITH DIAGRAM P PART H BUILDING REGULATIONS. DRAINAGE UNDER FLOORS TO BE PROTECTED AGAINST POSSIBLE GROUND MOVEMENT WITH 100MM PEA BEACH ALL ROUND.

THIS DRAWING MUST BE READ IN CONJUNCTION WITH DESIGN RISK ASSESSMENTS. THE CONTRACTOR MUST PREPARE METHOD STATEMENTS FOR SAFE WORKING BEFORE WORKS COMMENCE. THE DETAILED CONSTRUCTION AND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO PLOT FOUND SERVICES ON AS BUILT DRAWING.

ENSURE ALL NEW DOORS PROVIDE MINIMUM 1.6W/M2K U' VALUE (I.E. 24MM UNIT WITH 16MM VSG AND LOWER COATING) TO EXTERNAL PANE OR FENESTRATED CONSTRUCTION AND WINDOW 1.6W/M2K. ALL STANDARD WINDOWS TO BE FITTED WITH TITONIC VENTILATORS (OR APPROVED SIMILAR). SUPPLYING 8000MM² OPENING AREAS 915MM AND WIDER AND 4000MM² ON WINDOWS BELOW THAT SIZE DOWN TO 600MM. PROVIDE OPENING LIGHTS EQUIVALENT TO 4TH FLOOR AREA FOR RAPID VENTILATION. GLAZING TO CRITICAL AREAS MUST CONFORM TO CLASS A BS6206. WER DECLARATION WILL BE REQUIRED TO BE PROVIDED TO BUILDING CONTROL FOR ALL WINDOWS/DOORS AT COMPLETION.

ALL NEW WALL PLATES TO BE TREATED SOFTWOOD AND TO BE STRAPPED TO WALLS @ 1500MM CS WITH 20 X 5 OMS GALVANISED STEEL STRAPS. PROVIDE GABLE ROOF PLANKING WALL RESTRAINT USING 30 X 5 GMS STRAPS @ 1000MM CS AND LAPPED OVER MINIMUM THREE RAFTERS WITH SW NOGGINS UNDER.

PROVIDE LIGHT FITTINGS CAPABLE ONLY OF ACCEPTING LAMPS WITH LUMINOUS EFFICIENCY GREATER THAN 45 LAMP LUMENS PER CIRCUIT WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS AT ALL AREAS AFFECTED BY THE BUILDING WORKS. AT A RATE 3 PER 4 FIXED LIGHT FITTINGS TO COMPLY WITH PART L1 BUILDING REGULATIONS.

CONSTRUCT FLAT ROOF USING 140MM KINGSPAN THERMAROOF T/10/FC/M INSULATION ON 18MM PLY DECK OVER TILING FILLETS FIXED TO 150 X 50 C24 JOISTS (VAPOUR PROOF NON SETTING GUN GRADE MASTIC SEALANT APPLIED CONTINUOUSLY TO UPPER SURFACE OF ALL JOISTS/NOGGINS CORRESPONDING WITH BOARD EDGES TO ENSURE CONTINUITY OF FOIL VAPOUR CONTROL LAYER). FINISH WITH SARNIFEL SINGLE MEMBRANE OR PROPRIETARY GSP SOLUTION. APPLY 12.5MM PLASTERBOARD UNDER, TAPE & SKIM. PROVIDES U' VALUE OF 0.16 W/M2K.

EXTEND HEATING CIRCUIT INTO NEW EXTENSION. RECENT BOILER SHOULD ENSURE COMPLIANCE WITH CURRENT REGULATIONS. HOWEVER POSITION TO BE CHANGED TO NEW GROUND FLOOR CLOAK ROOM REQUIRING REGISTERED ENGINEER TO INSTALL ALL NEW WORK AND PROVIDE COMMISSIONING CERTIFICATE. INCLUDING MAINTENANCE AND OPERATING INSTRUCTIONS. TO CLIENT AND BUILDING CONTROL ON COMPLETION. NEW BOILER TO FLUE STRAIGHT OUT TO FLANKING WALL AT HIGH LEVEL.

ELECTRICAL INSTALLATIONS ARE TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671:2001. THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME. WITH INSTALLATION CERTIFICATE PROVIDED TO BUILDING CONTROL AND CLIENT ON COMPLETION TO SHOW COMPLIANCE WITH AD PART F 2005.

NOTE: SEE STRUCTURAL ENGINEERS INPUT FOR NEW STEELWORK, SPANS AND BEARINGS.

MILNES ASSOCIATES JOB NO: 6507
STRUCTURAL CALCULATIONS AND DETAILS MUST BE KEPT ON SITE AND READ IN CONJUNCTION WITH DRAWINGS. STRUCTURAL REQUIREMENTS TAKE PRECEDENCE AND ANY DEVIATION BETWEEN DRAWINGS/STRUCTURAL DETAILS OR ACTUAL CONSTRUCTION/STRUCTURAL DETAILS TO BE REFERRED TO DESIGNER FOR CLARIFICATION. EXISTING ELEMENTS OF STRUCTURE CARRYING INCREASED LOADS ARE TO BE OPENED UP AND CHECKED FOR ADEQUACY, AND REPLACED/REPAIRED AS NECESSARY.



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