

NOTE: THE CONTRACTOR SHOULD REFER TO THE GENERAL SPECIFICATION DOCUMENT AND/OR THE STRUCTURAL ENGINEERS CALCULATION DOCUMENT AND ANY OTHER RELATED DOCUMENT AND CROSS-REFERENCE ALL DETAILED CONSTRUCTION ITEMS WITH THIS DRAWING. ALL STRUCTURAL MEMBERS / STEELWORK TO BE IN ACCORDANCE WITH STRCT. ENG'S CALCS & DETAILS. THE STRUCTURAL CALCS / DETAILS ARE TO BE SENT TO THE BUILDING CONTROL BODY FOR APPROVAL. CONDITIONAL APPROVAL SOUGHT.

EXISTING STRUCTURES: THE CONTRACTOR SHOULD EXAMINE THE STRUCTURAL INTEGRITY OF ALL STRUCTURAL MEMBERS INCLUDING STEEL / TIMBER BEAMS, COLUMNS, LOAD-BEARING BRICK / BLOCK WALLS, ETC. TO CONFIRM THEIR SUITABILITY TO TAKE INCREASED LOADS. THE CONTRACTOR SHOULD ALSO CONFIRM THAT ALL LOAD-BEARING WALLS AND PARTY WALLS ARE AS INDICATED ON THE DRAWINGS PRIOR TO COMMENCING WORK. WHERE ANY STRUCTURAL DEFECTS ARE DISCOVERED IT WILL BE NECESSARY TO CONSULT A QUALIFIED STRUCTURAL ENGINEER TO ADVISE ON THE APPROPRIATE ACTION.

UPGRADED EXTERNAL WALLS: PROVIDE 75MM THICK KINGSPAN KOOL THERM K118 INSULATED PLASTERBOARD ON 25 X 50MM S.W. TIMBER BATTENS AND/OR 100 X 50MM S.W. TIMBER STUDWORK AT 600MM CTS OR ON DABS ON BASEMENT TANKING SYSTEM TO SPECIALIST DESIGN & DETAILS

PARTY WALLS: EXIST. PARTY WALLS TO BE UPGRADED WITH PROSOUND SOUNDBOARD4 SOUNDPROOFING SYSTEM OR SIMILAR APPROVED. AIRBORNE PERFORMANCE: 48DB. NOTE: ADVICE TO BE SOUGHT FROM A SUITABLY QUALIFIED ACOUSTIC CONSULTANT FOR GUIDANCE AND DESIGN.

SECOND FLOOR: REFER TO SPECIFICATION NOTE No. 7 FOR DETAILED FLOOR ITEMS. PROVIDE 22mm THICK FLOOR DECKING ON 175 X 63mm S.W. FLOOR JOISTS AT MAX 400 CTS. ALL FLOOR JOISTS BENEATH STUD PARTITIONS AND BATH ARE TO BE TRIPLED. CEILING / FLOOR TO BE PROVIDED WITH PROSOUND REDUCTOCLIP TIMBER JOIST CEILING SOUNDPROOFING SYSTEM OR SIMILAR APPROVED WITH 100MM THICK ROCKWOOL ACOUSTIC MINERAL WOOL ADDED BETWEEN THE TIMBER JOISTS. NOTE: ADVICE TO BE SOUGHT FROM A SUITABLY QUALIFIED ACOUSTIC CONSULTANT FOR GUIDANCE AND DESIGN.

STAIRCASE: REFER TO SPECIFICATION NOTE No. 16 FOR FURTHER TECHNICAL DETAILS. STAIRCASE OPENING & HEIGHT DIMENSIONS ARE TO BE MEASURED ON SITE BY SPECIALIST MANUFACTURER. MANUFACTURER IS TO CONFIRM COMPLIANCE WITH APPROVED DOCUMENT 'K' OF THE CURRENT BUILDING REGULATIONS. WIDTH OF LANDINGS TO BE NO LESS THAN WIDTH OF STAIRS.

WINDOWS: ALL WINDOWS TO BE REPLACED WITH HERMETICALLY SEALED DOUBLE-GLAZED UNITS COMPRISING UPVC FRAMED DOUBLE GLAZED UNITS WITH 4MM THICK GLASS TO EACH PANE AND 22MM ARGON FILLED SEALED AIR GAP CAVITY AND SOFT TYPE LOW EMISSIVITY COATING TO INNER PANE. WINDOW FRAME IS TO CONTAIN TRICKLE VENTS. WINDOWS ARE TO BE EQUAL TO AT LEAST 1/20TH OF ROOM FLOOR AREA. WINDOWS UNITS TO MEET THE THERMAL PERFORMANCE AS SET OUT IN PART L OF THE CURRENT BUILDING REGULATIONS

SAFETY GLAZING: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. ALL GLAZING WITHIN 800MM OF THE FINISHED FLOOR LEVEL AND TO SIDE WINDOWS WITHIN 300MM OF DOORS AND IN DOORS UP TO 1500MM HIGH IS TO BE SAFETY GLAZING. SAFETY GLAZING TO BE LAMINATED GLASS TO MEET THE SAFETY PERFORMANCE AS SET OUT IN PART N OF THE CURRENT BUILDING REGULATIONS.

INTERNAL PARTITIONS: REFER TO SPECIFICATION NOTE No. 6 FOR DETAILED ITEMS. BLOCKWORK WALLS CONSTRUCTED WITH 100MM WIDE CONCRETE BLOCKWORK WITH PLASTER FINISH. STUD PARTITIONS CONSTRUCTED WITH 75 X 50MM S.W. STUDWORK WITH ACOUSTIC ABSORBING QUILT INSULATION BETWEEN STUDS.

ENERGY CALCS: ADVICE TO BE SOUGHT FROM A SUITABLY QUALIFIED ENERGY ASSESSOR CONSULTANT FOR GUIDANCE AND DESIGN.

ELECTRICAL INSTALLATION: REFER TO SPECIFICATION NOTE No. 13 FOR FURTHER TECHNICAL DETAILS. ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION 'PART P' (ELECTRICAL SAFETY). THE TYPE, AMOUNT AND POSITIONS OF ALL ELECTRICAL POINTS WILL BE TO THE CLIENT'S REQUIREMENTS.

GAS SAFETY: INSTALLATION & USE OF GAS APPLIANCES TO BE CARRIED OUT BY A GAS SAFE REGISTERED CONTRACTOR. ANY WORKS CARRIED OUT MUST COMPLY WITH THE GAS SAFETY (INSTALLATION & USE) REGULATIONS 1998

CARBON MONOXIDE DETECTION: MAINS POWERED CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP TO BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS

PLUMBING & HEATING / HOT WATER INSTALLATION: REFER TO SPECIFICATION NOTE No. 14 FOR FURTHER TECHNICAL DETAILS. ALL OF THE WORK RELATING TO HEATING AND HOT WATER INSTALLATIONS WILL BE SUBJECT TO BUILDING CONTROL AND ALL RELEVANT INFORMATION AND FULL CERTIFICATION ARE TO BE SUBMITTED TO THE BUILDING CONTROL BODY UPON COMPLETION OF THE WORK

VENTILATION: REFER TO SPECIFICATION NOTE No. 15 FOR BACKGROUND AND MECHANICAL VENTILATION REQUIREMENTS.

MECH. EXTRACT FANS: MECHANICAL EXTRACT - REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS.
SANITARY: 6 L/SEC., EN-SUITE & BATH: 15 L/SEC., UTILITY ROOM: 30 L/SEC., KITCHEN: 30 L/SEC. (ADJACENT TO HOB) OR 60 L/SEC. ELSEWHERE. WHERE REQUIRED, PROVIDE A PROPRIETARY DUCT TO EXTERNAL WALL

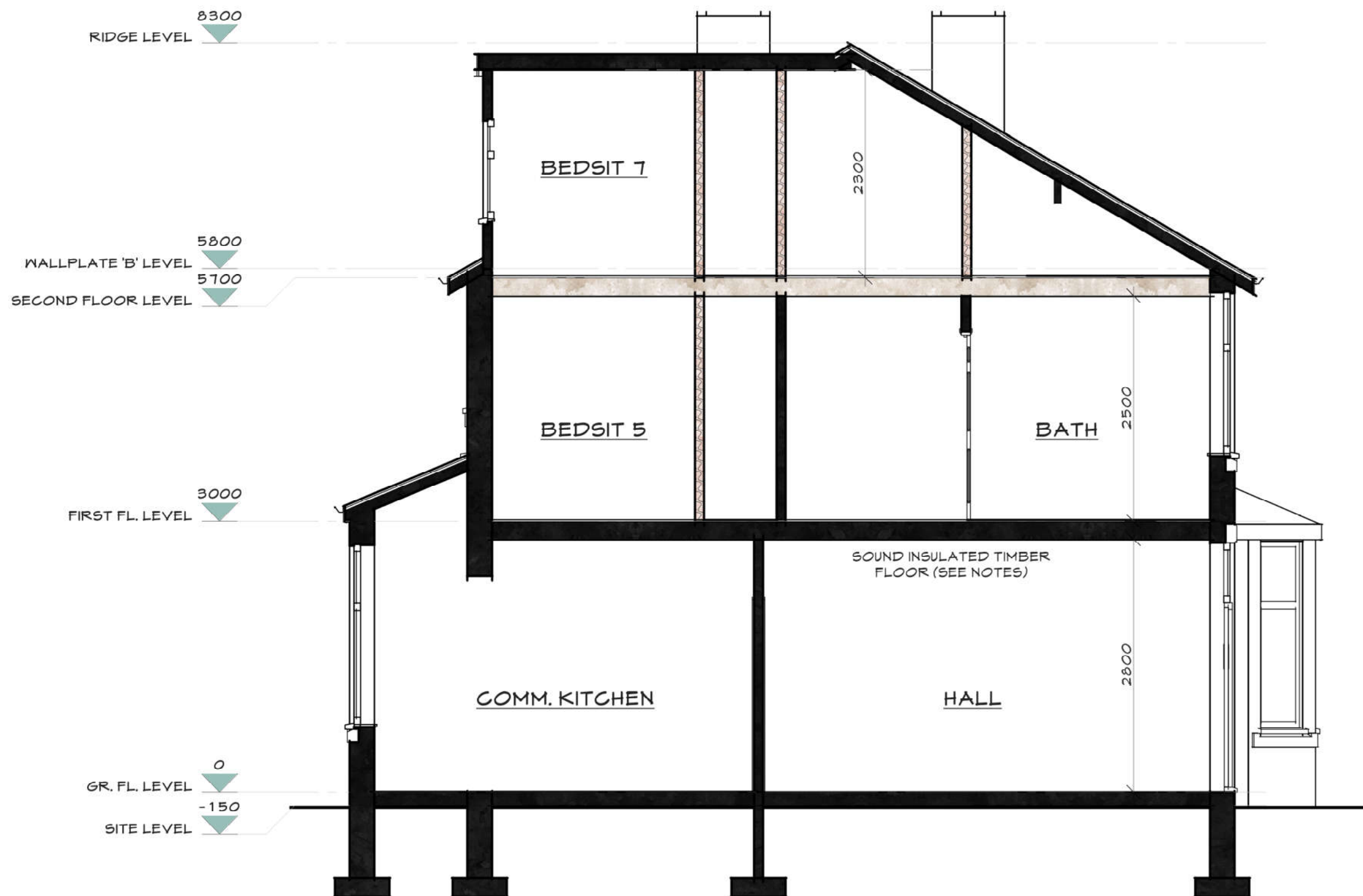
FIRE SAFETY: REFER TO SPECIFICATION NOTE No. 13 FOR FIRE SAFETY TECHNICAL DETAILS. FIRE ALARMS AND ASSOCIATED EQUIPMENT SO INDICATED ARE TO CONFORM TO THE RELEVANT BRITISH STANDARD.

FIRE RESISTING PARTITIONS: ALL PARTITIONS ENCLOSING THE STAIRWAY TO ACHIEVE 30 MINS FIRE PROTECTION. CHECK & UPGRADE IF NECESSARY

SMOKE & HEAT DETECTORS: AUTOMATIC SMOKE & HEAT DETECTOR HEADS TO BE LINKED INTO THE FIRE ALARM WARNING SYSTEM IN ACCORDANCE WITH BS 5839-1:2002

FIRE DOORS: FIRE DOORS TO BE QUALITY ASSURED 30 MINUTE FIRE RESISTANT FITTED WITH AN OVERHEAD HYDRAULIC SELF CLOSING DEVICE (SC). FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS AND SMOKE SEALS WITH 12MM REBATES TO DOOR FRAME. A 'KEEP SHUT' NOTICE TO BE FIXED AT EYE LEVEL TO EACH SIDE OF DOOR.

EMERGENCY LIGHTING: ANY EMERGENCY LIGHTING SYSTEM TO BE IN ACCORDANCE WITH BS 5266 PART 1: 2005



SECTION A-A

SCALE 1:50



VISUAL SCALE 1:100 @ A2



VISUAL SCALE 1:50 @ A2

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SHEET TITLE:

SECTION A-A

SHEET NUMBER:	REVISION:
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