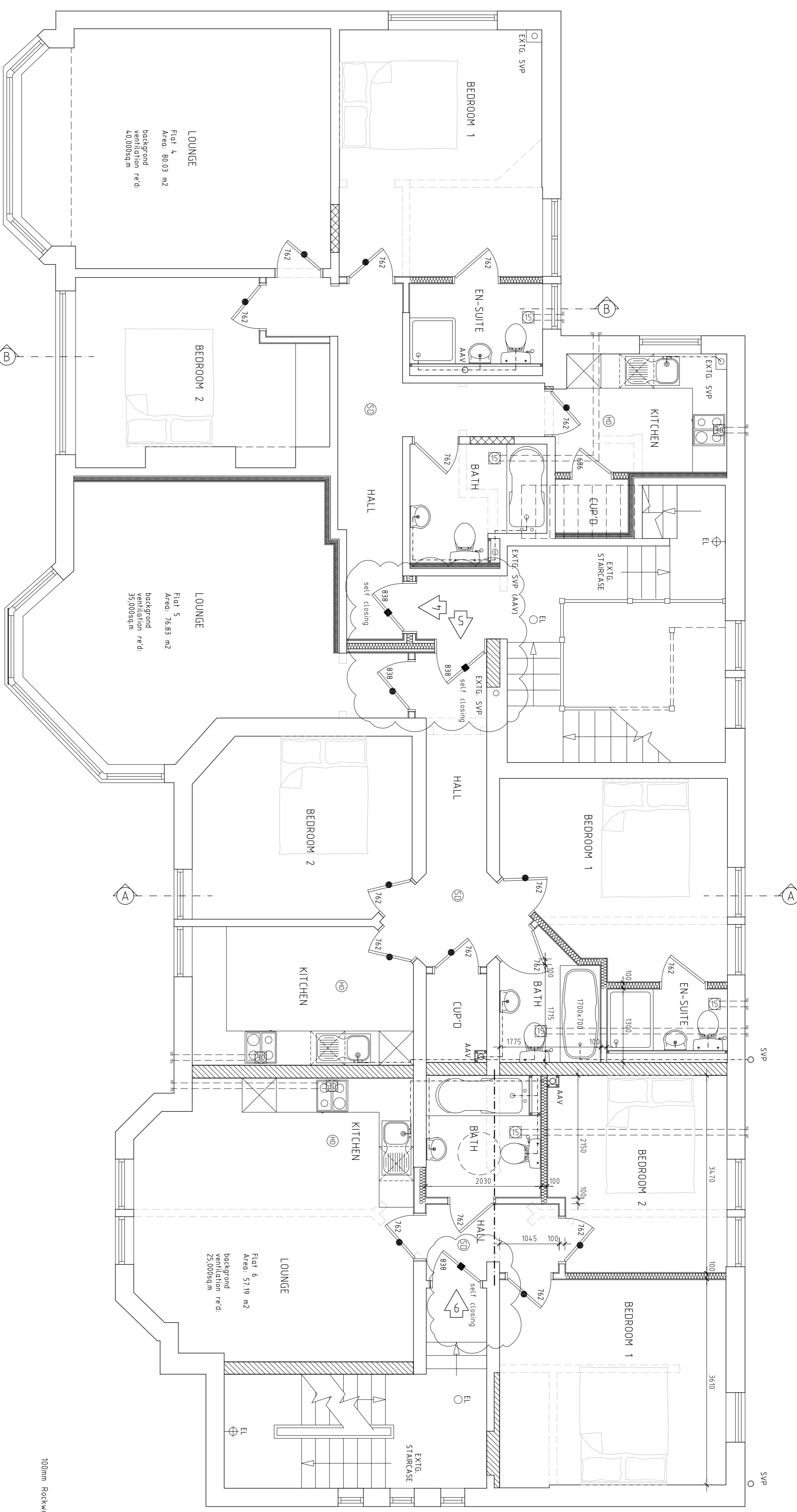
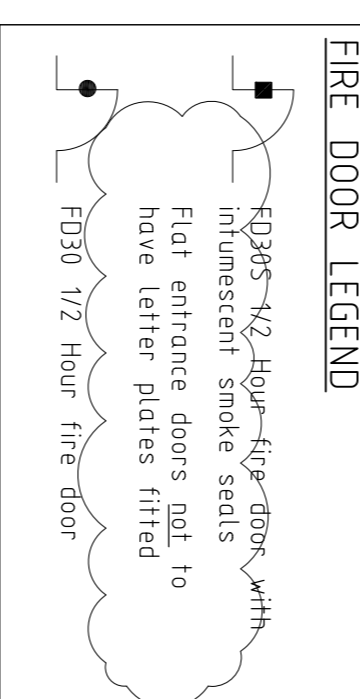


ELECTRICAL LEGEND.	
	All electrical work should meet the requirements of Part P Building Regulations and must be designed, installed and tested by a person competent to do so on completion (must comply with BS 7671)
	Smoke detector
	Note: Min 300mm from walls and light fittings
	Heat detector
	Entry phone system
	Pendant light fitting (Emergency light)
	Wall mounted light fitting (Emergency light)
	Ceiling mounted extract fan (rating as shown)

KEY TO WALL TYPES	
	All blockwork strengths are to be confirmed by structural engineer before any work commences on site
	Refer to specification for detailed technical requirements of wall types
	External brickwork
	3.5N (Min Density 400kg/m <sup>3</sup> ) concrete blockwork to mfr/1 plaster finish both sides
	7N (Min Density 1900kg/m <sup>3</sup> ) concrete blockwork to new party walls with 13mm wet plaster finish both sides
	100x50mm Timber Stud with 1 layer of 12.5mm plasterboard (min. 10kg/m <sup>3</sup> ) either side
	100x50mm Timber Stud with 1 layer of 12.5mm plasterboard (min. 10kg/m <sup>3</sup> ) either side, 50mm Rockwool Flexi between studs
	Existing walls to be demolished

NOTES	
1)	Toughened glass to be in accordance with Part N of the Building Regulations
2)	Front door to be min 800mm clear opening in accordance with Part M of the Building Regulations
3)	All switches and sockets are to be located between 450-1200mm above finished floor level. This does not include consumer unit/stroom stais and override roused spurs.
4)	All construction detailing to comply with Robust Details guidance document
5)	Dashed circle denotes 750mm diameter clear disabled access



**Toughened Glass**

Laminated glass to be provided to all doors and to any glazed panel below 900mm above floor level in windows and 1500mm to glazed screens within 900mm of doors.

Windows to upper floors with eights below 800mm above FFL to be fitted with permanent opening restrictors to limit opening to 100mm.

**Mechanical Ventilation**

Kitchens are to be provided with either a mechanical extractor capable of extracting at a rate not less than 60 litres/second, switched for intermittent operation, or a cooker hood capable of extracting at a rate of 30 litres/second.

**Utility rooms** are to be provided with mechanical extractor capable of extracting at a rate of not less than 30 litres/second.

**Bathrooms and cloakrooms** are to be provided with mechanical extractor capable of extracting at a rate of not less than 15 litres/second for intermittent operation.

**Mechanical extractors** at second floor level are to be ducted through the roof space, insulated as necessary, and to exit through fire/escape terminals.

**Internal bathrooms** to have a mechanical extractor capable of extracting not less than 15 litres/second operated via light switch with 15 minute overrun facility.

**Ducts serving extract fans** in ground and first floor ceilings to be fitted with intumescent duct closer to provide a minimum half hour fire resistance.

**Fire dampers** to be provided where ventilation ducts pass through fire resisting walls.

**Steelwork**

**Staircase (Existing)**

**Staircase** to be in accordance with Part K of the Building Regulations. Handrails/guardrails to flights and landings to be provided with a minimum height of 900mm above pitch line or floor level. Balustrading to be capable of resisting a force of 0.74kN/m and incorporate vertical balusters of suitable centres so that a sphere of 100mm cannot pass through at any point. Minimum headroom above pitch line to be 2000mm.

**Electrical Safety**

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the council should be satisfied that Part P has been issued for the work by a person competent to do so.

This may require an appropriate BS7671 electrical installation certificate to be issued for the work.

**High efficiency light fittings**, capable of only providing lamps with a luminous efficiency greater than 40 lumens to be provided in rooms or circulation areas most frequently used at a rate of 1 per 25m<sup>2</sup> of floor area or 1 per 4 fixed light fittings. Any external lighting fixed to the dwelling to be energy efficient, with lamp capacity not exceeding 150W per light fitting with the light automatically switching off when there is sufficient daylight.

**Heating**

Each flat will be heated by a condensing combination boiler with a SEDBUK rating of 89%-90% positioned as shown on plans.

**Controls** for space heating and hot water are to be time switch or programmer, room thermostat, and hot water thermostat, thermostatic radiator valves and provision of a boiler interlock and fully pumped circulation.

**A commissioning certificate** for the boiler installation should be supplied to Local Authority and copy left on site.

**Any pipes** that pass through the floor (excluding gas) are to be enclosed both above & below the floor by 2 No. layers of 12.5mm plasterboard on 38x38mm s.w battens. Pipes to be insulated with minimum 25mm thickness glass fibre quilt within boarded duct.

**An energy rating** should be prepared and fixed in a conspicuous place within all dwellings.

**Ventilation**

**Bathrooms**

**Background ventilation** to be 5000mm<sup>2</sup> in the form of trickle ventilation over windows.

**Habitable Rooms**

**Background ventilation** to be 10000mm<sup>2</sup> in the form of trickle ventilation over windows or 215x215mm airbricks.

**Purge Ventilation** to be equivalent to 1/20th of floor area of room

**Evening ventilation** to be equivalent of 25mm continuous strip. A 25mm wide venous mesh protected ventilation strip should be provided to the soffit board of the eaves/gables.

**Longhorn Beetle**

**All roof timbers** to be treated to prevent infestation by the Longhorn Beetle.

**Automatic Smoke Detection and Alarm System**

Fire alarm control and indicating equipment conforming to BS5824-2 and power supply equipment conforming to BS5854-4, which is designed and installed in accordance with all the recommendations of sections 1 to 4, inclusive of BS5839:Part 1:2002, with the exception of the clause variations detailed in BS5839:Part 6:2004:Page 9 (Grade 'A' system) is to be provided and located in common entrance hallway.

Fire alarm call points conforming to BSEN 54, Part 11 are to be provided at each of the following positions:-

i. Common entrance hallway.

ii. First floor landing of staircase enclosure.

iii. Second floor landing of staircase enclosure.

Fire alarm sounders are to be provided throughout the building. Sounders are to be installed in positions determined after audibility tests and are to be of a uniform type throughout the installation. In this instance, combined detector/sounder devices will be acceptable.

A sleeping risk requires a much more intense type of sounder and a higher degree of coverage than does a non-sleeping occupancy. This aspect must be taken into account in designing the alarm system for this type of premises.

The minimum sound level is to be 75dB(A) at the headbed with all doors shut. Please be advised that the current British Standard 5839: Part 1: 2002 details the standards and this Authority requires that all cables used in the installation should be "standard fire resisting cables" in accordance with clause 26.2 of the BS. All such cables are to be coloured red.

A copy of a certificate from a qualified electrical engineer confirming that the fire alarm complies with the British Standard and that the system meets the specified audibility levels to be forwarded to the Authority.

**Conservation of Fuel and Power.**

External tanks of the building are to be lined with 50mm British Gypsum Thermalite board, fixed on dabs, or cavity wall injected with insulation (to be agreed on inspection).

**Roof insulation** to be upgraded to 100mm rockwool between joists and 170mm rockwool over.

**Timber Ground floor insulation** to be upgraded to 170mm Crown Wall insulation roll between floor joists supported by insulation supporting wire.

**All new glazing** to achieve an average weighted area U value of 1.8 W/m<sup>2</sup>, Pilkington K glass.

**Insulate skintings** with 60mm Celotex Turf-R G433060 between the rafters & 60mm Celotex Turf-R G433063 under with 510 gauge polythene vapour barrier. 50mm air gap to be retained through skintling area.

**Insulate perimeter stud walls** (second floor) with 100mm Celotex Turf-R GA 3000 between studs with a further 200mm of Celotex T-Break across the inside face of the studs to prevent a cold bridge.