

**DRAINAGE**

**DRAINAGE ABOVE GROUND**  
 Single stack plumbing system installed in accordance with BS 5372 - 1978.  
 100mm dia. Plastic soil and vent pipes connected to ridge vent terminals or air admittance valves.  
 Basin wastes 32mm dia. for lengths not exceeding 1.7m and 38mm, where length exceeds 1.7m. Bath, shower and sink wastes to be 38mm dia. 37°C wastes to be 100mm dia. - all waste pipes to be fixed with 75mm deep and traps and rodding access as necessary. Where shower wastes exceeds 3.0m in length size to be increased to 50mm dia.  
 Large radius bend and rodding access plate to be fitted at base of each soil stack.

**DRAINAGE BELOW GROUND**

All new drainage to BS 8301.  
 Carefully locate all existing drains prior to commencement of the works. Grab up existing redundant gullies and seal off redundant drains in concrete. Excavate and form new manhole chambers on 150mm concrete slab, bed new channels and lay piped runs set in bedding trowelled smooth.  
 Build up 225mm clear to engineering brickwork sides and set in case iron cover and frame.  
 Chamber 600mm x 750mm if level level 1100mm.  
 Chamber 1200mm x 750mm if level level 1100mm.  
 Step inset at 300mm centres.  
 Precast concrete and PVC channels to be used with Local Authority Approval.  
 Drains to be formed using 100mm dia. 'Serpentierre' or similar pipes with flexible polypropylene couplings laid on and surrounded with pea shingle. Drains below the building are to be encased and backfilled with concrete. Flexible rocker joints to be provided to drains 150mm each side where passing through foundation walls and precast concrete inserts to be built in over drainage and services openings.

**FOUNDATIONS**

All to structural engineers details.

**FLOORS**

Ground floor to be R.C. slab to structural engineers details on 150mm thick wall cross-sections handovers finished with lagging.  
 150kg polythene damp proof membrane laid over floor slab with minimum laps of 300mm and topped with 40mm thick C16/20 concrete. Right side insulation covered with polythene DPM lapped as before and finished with 65mm thick screed with mesh reinforcement.  
 Damp proof membrane to extend up walls, partitions and vertical abutments and lapped with DPC all round.

**WALLS**

External walls to be constructed in 240mm cavity construction with 100mm facing brick to outer leaf. 45mm wide cavity tied together with stainless steel wall ties at centres to be agreed with the structural engineer. Cavity to be fully filled with 60mm 'Woolwool' wall bats. Inner skin of cavity to be 140mm insulating blockwork. Structural strength of blockwork to be specified by structural engineer. Cracks to be closed at reveals and joints with troweled cavity sealant built in as recommended by manufacturer.

Existing external walls to be lined internally with 40mm thick 'Celotex' half R board reference QAJ0402 to achieve a maximum U<sub>v</sub> value of 0.23 W/m<sup>2</sup>K.  
 Fix 25mm x 20mm treated softwood battens to insulation board to provide fixing for wall boards. Ensure that positions of battens outside with Bating board joints.  
 Line window and door reveals with QAJ0122 to reduce risk of thermal bridging.

Internal dividing walls between bedrooms to be constructed from 'Oxypro' or similar approved metal stud partitions.  
 Steel partitioning to be fixed with 'Lafarge' half R board or 'Oxypro' double boards fixed in accordance with manufacturers instructions. Board to have taped and filled joints to receive finishes. Void between boards to be filled with 100mm quota insulation.

Internal walls within rooms and studios to be constructed from 'Oxypro' or similar approved metal stud partitions.  
 Steel partitioning to be fixed with 'Lafarge' half R board or 'Oxypro' double boards fixed in accordance with manufacturers instructions. Board to have taped and filled joints to receive finishes. Void between boards to be filled with 100mm quota insulation.

Lift enclosures to be constructed from 200mm cavity construction with 100mm outer leaf of dense concrete blockwork. 25mm wide cavity tied together with stainless steel wall ties at centres to be agreed with the structural engineer.  
 Cavity to be fully filled with 25mm 'Wool' or similar insulation. Inner skin of cavity to be 140mm dense concrete blockwork structural strength of blockwork to be specified by structural engineer.

**KITCHEN AND BATHROOM VENTILATION**

Mechanical ventilation to be provided to kitchens in accordance with current Building Regulations. Extraction rate to be 30 litres / sec provided by an extraction cooker hood or 60 litres / sec by an extractor fan unit. Extraction rates to each bathroom to be provided by 'Vilvort' ventilation system installed in accordance with manufacturers details and specification, designed in accordance with BRE digest 396, 'Continuous Means of Ventilation in Buildings'.

**WINDOWS / DOORS**

All windows as indicated on drawings to have a minimum of 1/20 area openable to all rooms, total window area to each room to be less than 1/10 of floor area.  
 New windows fixed by galvanized lugs set into brick / blockwork, between sill and top and run mastic in reveals.

GLAZING UNITS WITH ARGON GAS INFILL AND WATERBUT.  
 Best available on OPC and run mastic in reveals.  
 Safety glazing to be installed in critical areas inside building.  
 These areas are as follows:-

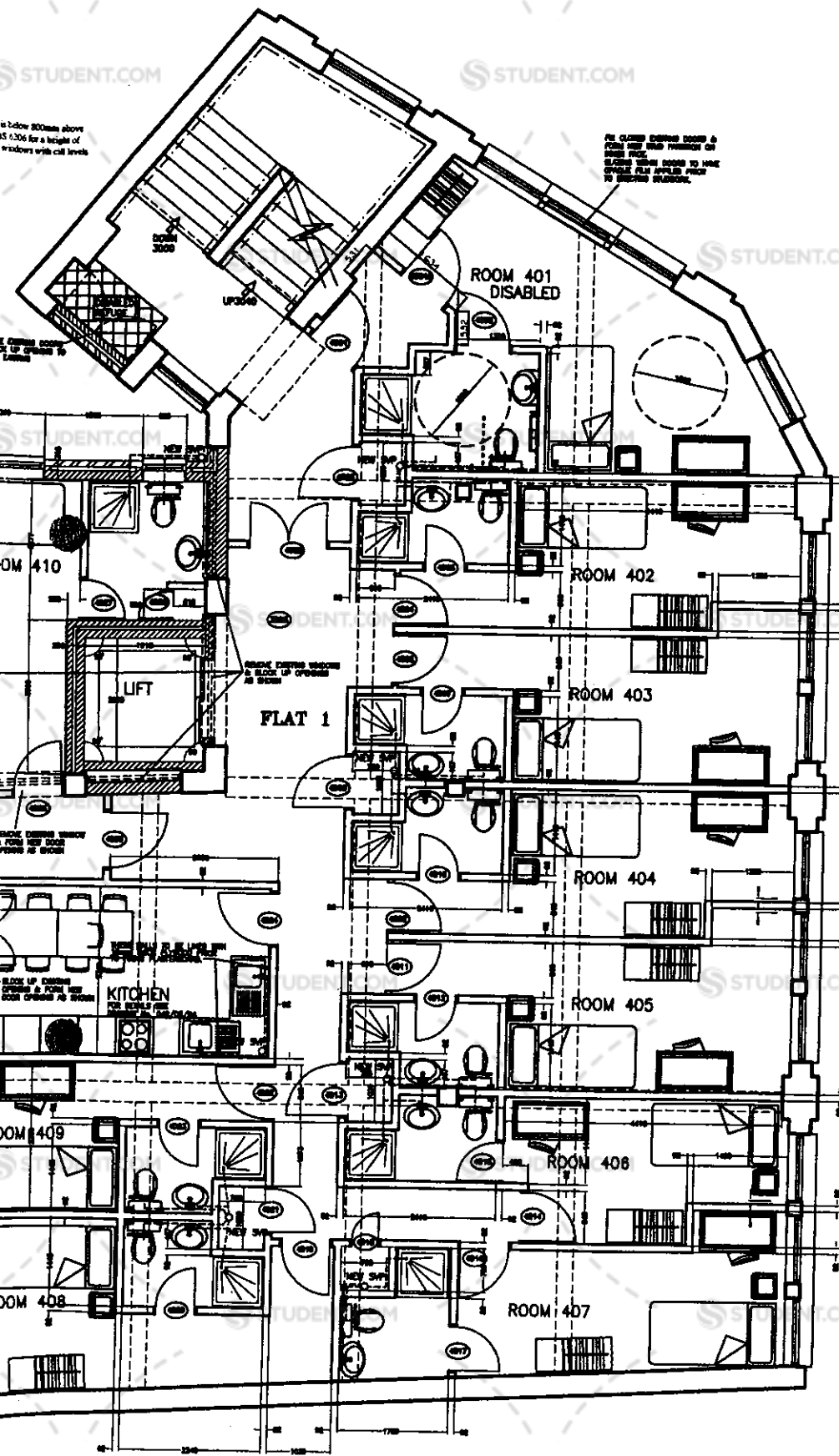
in doors and door side lights between finished floor level and 1500mm high in internal and external walls and partitions between finish floor and 800mm high  
 NOTE - all safety glazing to comply with BS 6206.

**SAFETY GLASS**

Safety glass is to be fitted to all opening doors and all windows, any part of which is below 800mm above floor level. Glazing to doors and windows adjacent to doors to be safety glass to BS 6399 for a height of 1500mm above floor level. Toughened or laminated glass to be fitted to first floor windows with sill levels below 800mm above floor level.

**ROOF CONSTRUCTION**

Existing roof covering to be stripped back to roof deck.  
 Prepare deck and apply mastic asphalt in two coats to a total depth of 20mm on black sheathing felt to BS 747.  
 Asphalt to be finished with solar reflective paint.  
 New roof covering to be laid to existing falls on 65mm 'Celotex Double-R' RD 3085 or similar approved thermal insulation.  
 Install 150mm x 50mm x 20mm softwood batten to perimeter of roof and dress with mastic asphalt on expanded metal lath.  
 Code 4 lead coving flashing to be chased into perimeter parapet wall and dressed down over new 320g.  
 All leadwork to be in accordance with lead producers specifications.



PROPOSED FOURTH FLOOR PLAN