

FOUNDATIONS:-
Foundations generally to be constructed at 600x225mm to new cavity walls off good ground with at least 600mm cover subject to depth of existing to be linked to and below any adjacent drainage. Any specific foundation details described on plans and sections. Generally foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality blockwork, solid, with strength 7N/mm². All cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC.

Horizontal DPC to all walls. DPC's to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintels and any meter boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC's to rise min 150mm across cavity. All DPC's to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:
 External leaf in 100mm solid 1/weight blk/wrk with matching render finish.
 Internal leaf of 100mm 7.0N/mm² solid lightweight conc blk/wrk. Generally
 provide 100mm structural cavity with 50mm partial fill board cavity
 insulation built-in as work proceeds, BBA certified, to achieve overall
 U-Value of approx 0.28W/m²c. Stainless steel cavity wall safety ties at
 750mm horiz c/c, 450mm vert c/c and every block course vertically at
 reveals within 150mm of reveal. Close cavity around all openings with
 proprietary insulated combination dp/closer such as Cavity trays/Cavocel
 or other equal and approved to prevent cold bridging. Cavity to be closed
 at head of cavity wall. Provide and install all necessary dp/c's as specified
 before.

All lintels, unless specified otherwise, to be Catnic Cougar open-backed insulated galy steel lintels, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manufacturers recommendations. Provide tray DPC over as before. Any openings with particular lintel requirements indicated on the drawings.

INTERNAL WALLS:-
Generally internal walls to be non-loadbearing to be constructed timber framed partitions in 100x50mm sw framing with all necessary studs, noggins and head and sole plates, 15mm dense p/b and sklm facings and insulation infill in mineral fibre of min 10kg/m³ density.

- FIRE PRECAUTIONS:-**
New Fire Alarm systems to be designed and installed by specialist subcontractor as necessary with smoke/ heat detector alarms to positions indicated, interconnected on an exclusive mains circuit with battery back-up and Fire Alarm panel, if required, to position shown, designed in accordance with BS5839-1.

Emergency Lighting:-
Common stairs to flats and windowless accommodation in offices to be covered by a system of Emergency Lighting in accordance with Table 5.1, Approved Document B Vol 2 to be designed by contractor in accordance with BS EN 50172 & BS5266-1.

Denotes FD30S fire door closing onto 25mm rebates incorporating intumescent/smoke seals, self closing device and "FIRE DOOR KEEP CLOSED" notices generally and "FIRE DOOR KEEP LOCKED SHUT" notices to all stores and limited access rooms as necessary.

Wall and ceiling linings generally to be CLASS 1 rated for surface spread of flame and CLASS 0 rated to all circulation spaces tested in accordance with relevant requirements of BS476.

Change of use to be rewired by "competent" electricians generally in accordance with latest edition BS7671 - "Wiring Regulations" from existing supply. Electrical design/ test certificate(s) to be copied to LABO at completion.

Building to have new plumbing services from existing water supply designed and installed by Registered mechanical subcontractor.

19. JOIST CONSTRUCTION:
 19a) 1 x 6 MR onchord on timber floor joists as described elsewhere supported at their ends including loadbearing structures as shown. Proprietary joist hangers at joists to strimmer/bearer connections.
 40mm thick solid timber to centre of spans greater than 2.5m long and 2No rows of strutting at equal centres where spans greater than 4.5m long.
 Provide double joists under parallel stud partitions and double up joists under mezzanine bays.
 Provide lateral restraint to floor using 30 x 3mm galv MS straps turned down the wall and fixed across floor. Min 3No joists at 1.5M c/c fully supported on noggin's min 38mm thick x 4in depth of joist with solid pack between first joist and wall. Notch top of joist to receive straps.
 Provide full perimeter edge support to floor boarding in joists or noggin's.

STAIRCASES:-
 Purpose made steel staircases to comply generally with Approved Document K of Building Regs. Refer to plans for specific details regarding number of risers and goings. Max pitch to be 42°. Stairs to incorporate 18No equal risers of approx 170mm (GF-FF) or 15No @ 165,33mm (FF-SF) with 250mm goings (All subject to site measure prior to manufacture). Handrail height 900mm above pitch line of stair. Guardians to landings and any open sides of flights to be 900mm high above floor level with vert balusters with no gap between greater than 99mm. Clear headroom to be 2m above pitch line of stairs generally.

HEATING AND HOT WATER:
City of San Jose's new central heating systems throughout the city will be designed to meet the following requirements:
• Space heating control system to comply with regulation G3, British Standards BS 6891, and the Energy Conservation (Thermistats and Time Control) via recommended programmable control unit and room thermostats in suitable positions to suit any zoning of the overall system.
• Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1999.
• Balanced flows to be located in external walls as detailed in Diagram 3.4 Section 3, Approved document J of the current Building Regulations.
• No combustible material to be installed within 40mm of any flue.
• Full design and mechanical design calculations and calculations and recommendations to be confirmed prior to relevant work proceeding.

LIGHTING:-
Generally lighting to be low energy operating via local switched circuits in accordance with relevant requirements of Approved Document L2B Building Regulations 2000, 2010 Edition.

ACCESSIBILITY:-
Building to have "level" approach from car parking via existing accessible entrance doors. Fully accessible WC compartments at positions shown with all necessary fixtures fittings and appliances including alarm call system generally in accordance with relevant requirements of Approved Document M.



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