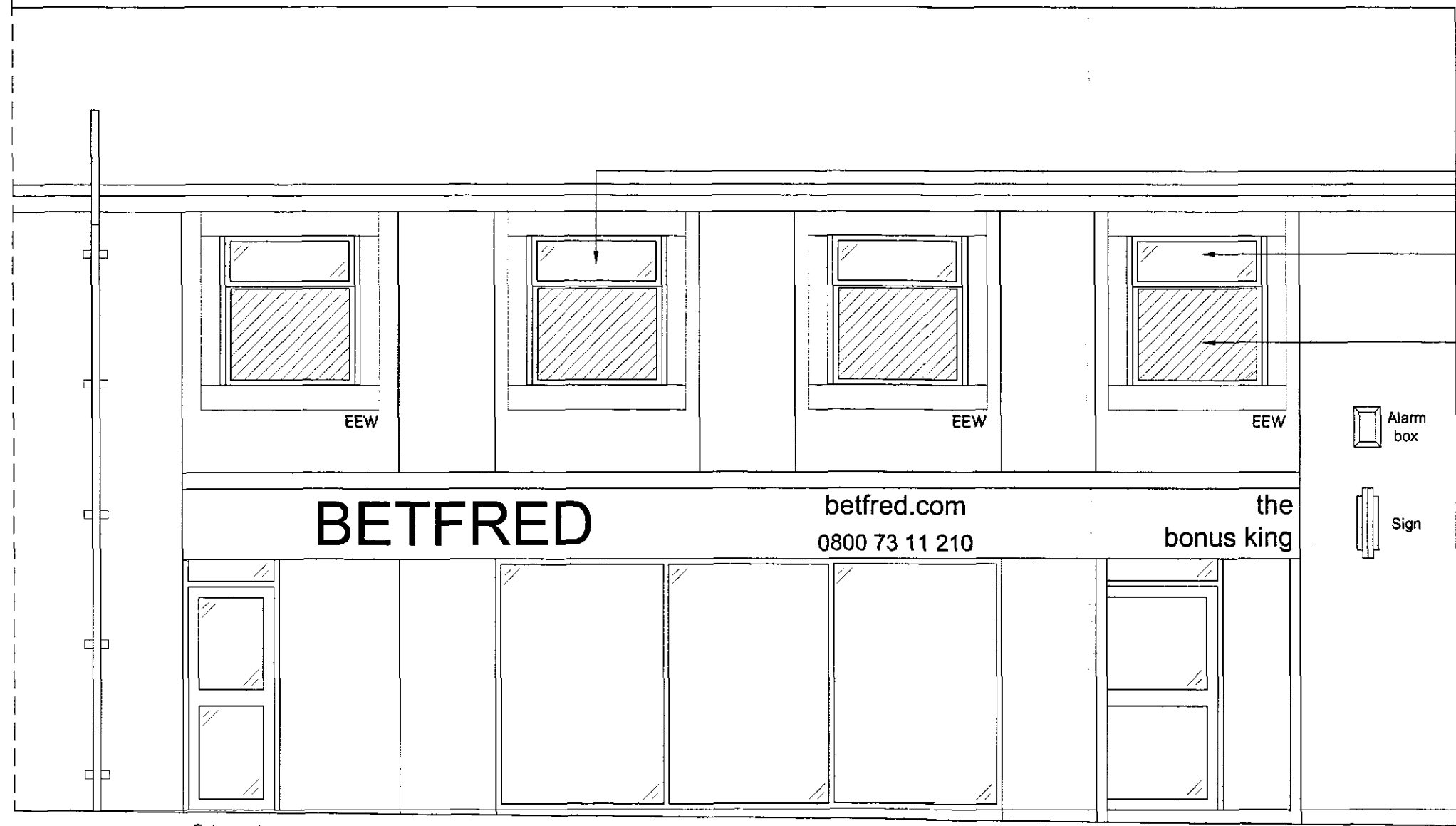
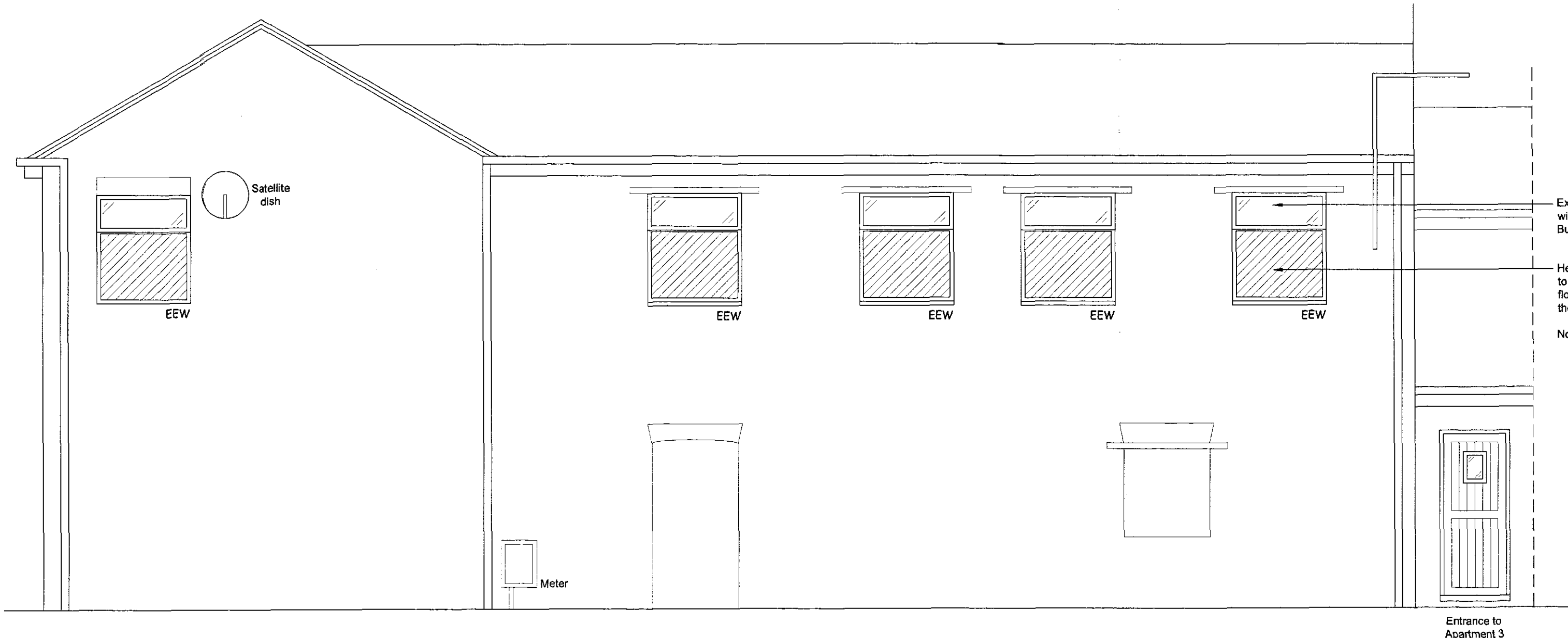


Key - General	
EEW	Emergency escape window
Key - Materials	
External walls	As existing
Windows (South Elevation)	White painted aluminium
Windows (East Elevation)	White painted timber
Front door (Apts 1 & 2)	White painted aluminium
Front door (Apt 3)	White painted timber
Rainwater goods	As existing
Roof covering	As existing



South Elevation
(Proposed)



East Elevation
(Proposed)

General notes

- Do not scale off drawing. Work only to measurements shown. All measurements must be checked on site.
- Any queries relating to the drawings must be addressed to the Project Architect.
- Any variations to the design shown must be discussed with the Project Architect prior to construction on site.
- Drawing to be read in conjunction with Structural Engineer's drawings, and, any other information referred to.
- Interior finishes to Interior Designer's specification.

Building Regulations Notes

The following notes relate to the proposed residential refurbishment works at 1st floor level only.

Approved Doc. A - Structure
Timber floor joists (1st floor level) as existing, however, double joists to be provided to support proposed timber stud partition walls and baths.

Approved Doc. B2 - Fire safety
Compartment Floor (between ground floor commercial unit and 1st floor residential unit) to be checked to ensure at least 2 x layers of 12.5mm Gyproc Fireline board, or 2 x layers of 15mm Gyproc Wallboard in place to achieve 60 minutes fire resistance, integrity and insulation to underside.

Compartment Walls (between each residential unit, and, between residential units and common areas) to receive at least 1 x layer of 15mm Gyproc Wallboard to achieve 30 minutes fire resistance, integrity and insulation to each side. Compartment walls to be taken up to meet the underside of the roof covering with fire-stopping at the wall/roof junction to maintain the continuity of fire resistance. Cavity barriers to be located around window & door openings in external walls, where compartment walls meet compartment floors, and, at the top of cavity walls. Cavity barriers may be comprised of steel (min. 0.5mm thick), timber (min. 38mm thick), polythene-sheathed mineral wool or mineral wool slab (under compression in cavity), or, calcium silicate, cement-based or gypsum-based boards (min. 12mm thick) to provide 30 minutes fire resistance. Note: cavity barriers provided around openings may be formed by steel or timber window or door frames (of the min. thickness noted above).

Fire-stopping to be provided at junction of compartment walls & roof covering, to ceiling joists that penetrate compartment walls (for a distance of 1500mm on either side of the compartment wall), and, to pipe penetrations through compartment walls. Fire-stopping may be comprised of proprietary fire-stopping and sealing systems, cement mortar, gypsum-based plaster, cement-based vermiculite/perlite mixes, glass fibre, crushed rock, blast furnace slag, ceramic-based products (with or without resin binders) or intumescent mastics.

Fire alarm & detection, Grade B Cat LBS system to be installed in accordance with BS 5839-6:2004. Smoke alarms to conform to BS5446-1:2002 Part 1. Smoke alarms to be mains operated (on own circuit from consumer unit) with battery standby power supply. Main Contractor (or those responsible for installation and commissioning of fire alarm & detection system) to provide installation and commissioning certificate.

Fire doors, Apartment front doors to be FD30S with self-closing device.

Means of escape (from first floor) Emergency escape windows to provide unobstructed openable area at least 0.33m² and of least 450mm high x 450mm wide. The bottom of the openable area must not be higher than 1100mm above finished floor level. Guarding height must be min. 800mm above finished floor level. Locks (with or without removable keys) and stays (with child-resistant release catch) may be fitted.

Lighting of escape route. Emergency escape lighting to conform to requirements of BS5266-1:2005. Emergency exit signs to conform to requirements of BS5499-1:2002. Lighting to escape stairs to be on separate circuit from that supplying any other part of the escape route. Contractor responsible for installation of emergency escape lighting & exit signs to advise on requirements of relevant British Standards.

Approved Doc. C - Site preparation & resistance to contaminants & moisture
Not applicable.

Approved Doc. D - Toxic substances
Insulation containing urea-formaldehyde foam is not permitted.

Approved Doc. E - Resistance to the passage of sound
Sound insulation to be located in compartment floor between commercial units at ground floor and residential units of first floor, between compartment walls separating residential units, between compartment walls separating residential units & common areas, and, between habitable rooms & bathrooms within residential units. Please refer to Drawing HOL-006 for details.

Pre-completion sound testing to be organised by Whiskey Jack Developments Ltd and test results forwarded to Building Control.

Approved Doc. F - Ventilation
Mechanical Extract Ventilation. Mechanical extract ventilation (intermittent) to be provided in kitchen by manually controlled wall-mounted hood (over hob) at ventilation rate of 30 litres/second. Mechanical extract ventilation (intermittent) to be provided in bathroom by manually controlled ceiling vent at ventilation rate of 15 litres/second. Vent to be controlled by the operation of main room light switch with 15 minute overrun.

Background Ventilation. Background ventilation to be provided by manually adjusted trickle vents in all external doors and windows. Trickle vents to provide min. of 5000mm² in Lounge, Dining Room and Bedrooms. Trickle vents to provide 30,000mm² in total throughout apartment.

Purge Ventilation. Purge ventilation to be provided by openable window to all habitable rooms.

Approved Doc. G - Hygiene
Sanitary conveniences. Please refer to Drawings HOL-007, 008 & 009 for location of sanitary conveniences.

Hot Water Storage to be unvented mains-fed high efficiency cylinder to operate in conjunction with electric boiler & control panel. Main Contractor (or those responsible for hot water storage installation work) to provide statement to Whiskey Jack Developments Ltd specifying the following details: A) Name, make, model & type of hot water storage system to be installed; B) The name of the body, if any, which has approved or certified that the system is capable of preventing the temperature of stored water exceeding 70°C at any time, and ensuring that the hot water discharged from safety devices is safely conveyed to where it is visible but will not cause danger to persons in or about the building; C) The name of the body, if any, which has issued any current registered operative identity card to the installer of the system.

Approved Doc. H - Drainage & waste disposal
Sanitary Pipework. For location & details of sanitary pipework, please refer to Drawings HOL-007, 008 & 009. Note: Suitable roofing access must be provided to the waste pipework in kitchen and bathroom.

Rain Drainage. For location of new connection to existing Soil Vent Pipe, please refer to Drawings HOL-007, 008 & 009.

Solid Waste Storage. For location of waste storage, please refer to Drawing HOL-002.

Approved Doc. J - Combustion appliances & fuel storage systems
Not applicable.

Approved Doc. K - Protection from falling, collision & impact
Stair, landing & balustrade as existing.

Approved Doc. L1B - Conservation of fuel & power in existing dwellings
External walls If existing external wall construction does not provide a thermal performance of at least 0.70W/m² K, it must be upgraded to achieve 0.35W/m² K. Site investigation to be carried out by Main Contractor and, if required, Whiskey Jack Developments Ltd to approve suitable method of upgrade.

Roof. If existing roof construction does not provide a thermal performance of at least 0.35W/m² K, it must be upgraded to achieve 0.16W/m² K (pitched roof areas with insulation at ceiling level), or, 0.20W/m² K (pitched roof areas with insulation at rafter level). Site investigation to be carried out by Main Contractor and, if required, Whiskey Jack Developments Ltd to approve suitable method of upgrade.

Replacement windows to provide overall U-value of 2.0W/m² K, or, Window Energy Rating Band 'E'. Replacement front doors to provide overall U-value of 3.0W/m² K (or 2.2W/m² K if more than 50 % of external face area glazed).

Heating & hot water systems to be installed in accordance with those recommended for their type in Domestic Heating Compliance Guide (NBS 2006). Heating and hot water systems to be commissioned so that, at completion, the systems and their controls are left in working order and can operate fully and efficiently. Main Contractor (or those responsible for installation and commissioning of heating and hot water systems) to provide notice confirming that the fixed building services have been commissioned in accordance with a procedure approved by Secretary of State within 30 days of completion of work.

Details of heating & hot water system to be confirmed.

Heating & hot water pipes to be insulated to at least standards set out in 'Domestic Heating Compliance Guide (NBS 2006)'. Details of heating & hot water pipes to be confirmed.

Internal lighting. For layout & details of internal lighting, please refer to Drawings HOL-007, 008, 009, 010 & 011.

Provision of information. Information relating to the control & maintenance of heating & hot water system to be provided by Main Contractor (or those responsible for installation and commissioning of heating and hot water system) to Whiskey Jack Developments Ltd for inclusion in 'Home Information Pack'.

Energy rating notification. Whiskey Jack Developments Ltd to give notice of energy rating of dwelling to Local Authority on least five days before occupation of dwelling, and, affix (in a conspicuous place within the dwelling) a notice stating the energy rating of the dwelling.

Approved Doc. M - Access to and use of buildings
Access to first floor. As existing.

Approved Doc. N - Glazing (safety in relation to impact, opening and cleaning)
Critical Locations. Glazing in critical locations to satisfy the requirements of Class C of BS 6206, or, if installed in a door or door side panel, Class B of BS 6206. For details of glazing in critical locations, please refer to Drawing HOL-012 & 013.

Approved Doc. P - Electrical safety
Identification of proposed to carry out electrical installation work to be given to Building Control Authority by Main Contractor (or those responsible for electrical installation work) before work begins unless the proposed installation work is undertaken by a person registered with an electrical self-certification scheme. Note: Self-certified person is responsible for ensuring compliance with BS7671:2001 (or equivalent standard) and all relevant Building Regulation requirements.

Issue:
C 18.02.08 Bathroom glazing note added & window/door materials amended.
B 17.11.07 Drawing amended in accordance with comments from Building Control
A 21.11.07

BUILDING REGULATIONS

Drawing Title:

Proposed Elevations (Sheet 1 of 2)

Location:

39-41 High St
Holbeach



Drawing No: HOL/BR/012 Revision: C

Scale: 1:50 @ A1 Date: 19.11.07 Drawn: AS

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