

Separating Wall - Cavity Masonry

1. External (flanking) wall junction

100mm (min)

Plan

Separating Separating wall

Separating wall

Masonry outer leaf
External wall cavity (min 50mm)
Close external wall cavity with a flexible cavity stop. (Optional if external wall cavity is fully filled with built in mineral wool insulation)
100mm Isover RD Party Wall Roll (no gaps to remain)
Inner leaf where there is no separating floor

E-WM-20

Proposed Ground Floor Plan

Inner leaf where there is no separating floor e.g. for houses
100mm (min) concrete block (1350 kg/m³ to 1600 kg/m³) or aircrete block (450 kg/m³ to 800 kg/m³)
internal finish – 13mm plaster or nominal 8 kg/m² gypsum-based board
Inner leaf where there is a separating floor

Inner leaf where there is a separating floor
e.g. for flats/apartments

• if using robustdetails® for floor, refer to Table 3a
in introduction to select an acceptable
robustdetails® separating floor. Then refer to
separating floor Robust Detail to identify
acceptable inner leaf construction
• if using floor requiring pre-completion testing,
seek specialist advice

Tooth or tie walls together

BUILDING REGULATIONS NOTES

Updated April 2021.

To be read in conjunction with project specific copies of:
a. construction specification
b. project contractors proposals
c. structural engineer's & other specialists' drawings, info & specifications

ADA: STRUCTURE

Retain and modify existing roof trusses.

Ground floor construction: Refer to specification

Ground floor construction: Refer to specification. All in accordance with contractor's proposals & specialist subcontractor's details & recommendations. Floor to achieve an overall floor construction maximum U-value in accordance with SAP Calculations (Refer to Structural Engineer's drawings & specifications for foundations and all structural elements.)

For movement joists please refer to Structural Engineers drawings. Colour to match facing material and

ADB: FIRE SAFETY

- Smoke detector positioned within 7m of kitchen / lounge doors and within 3m of bedroom doors. Position at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.

- Heat detector positioned within kitchen, at least 300mm away from any wall or light. Detectors to be mains wired with battery backup.

- Cavity Fire Stop to be installed to all window, door openings and to close top of cavity walls and party wall ends - refer to plan for positions.

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:

Provisions for escape from upper floors not more than 4.5m above ground level: Escape windows noted on plan, elevation and on window schedule to comply with the following conditions:

a. the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor; and
b. the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter for judgement in each case, but, in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling / house is high to be acceptable.

ADC: CONTAMINANTS AND MOISTURE

AT ALL LEVEL ACCESS THRESHOLDS AND WHERE GROUND LEVELS ARE WITHIN 150mm of FFL: Secondary DPC at 150mm above FFL to extend a min. of 1m either side of reveal to ensure min. 150mm between DPC and ground level.

Gas resistant membrane NOT required for this site - refer to Geotechnical Engineer report for confirmation. All membranes to be installed in accordance with written instructions from membrane provider.

ADE: SOUND

Insulated boxing to be installed to all internal SVPs and AAVs with pipes to be wrapped in a minimum of 25mm mineral wool insulation.
 Acoustic insulation required to intermediate floors if joist depths are less than 220mm. Refer to Construction Specification & TJI manufacturer / supplier for further details.
 Insulated Studwork Walls (non load bearing) Between a bedroom or a room containing a WC, and other rooms (except for between ensuite and associated bedroom) to achieve Airborne sound insulation DnT,w + Ctr dB (Minimum values) 45db.
 Party Walls: to achieve a minimum sound reduction of 43db as set out in AD.

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ADF: VENTILATION / EXTRACTION

- Mechanical extract ventilation to cooker hob / kitchen extract: Minimum extract rate 30ls.
- Mechanical extract ventilation from WC: Minimum intermittent extract rate of 15 l/s.
- Mechanical heat recovery system to be installed.
- Refer to plans and elevations for locations and indicative duct runs. All ducts running in unheated spaces should be insulated.
- Final positions tbc by M&E consultant / contractor.
- Refer to ventilation calculations by specialist consultant relating to background / passive ventilation and trickle vent requirements. Any contradiction between Architect's specification and specialist report to be highlighted prior to

construction.

-Target Air Tightness: 2.0m³/h/m² as employer's requirements.

ADH: DRAINAGE & WASTE DISPOSAL

Rainwater pipe to directly connect to below ground drainage. No gullies.

Kitchen waste to have direct drain connection or connection into adjacent SVP.
SVPs to be located at head of drain runs. SVPs shown externally to terminate required distance away from any window opening in accordance with the approved documents.
Drainage proposals shown indicatively - refer to Engineer's drawings & specification for full details of proposed drainage system.

ADJ: COMBUSTION AND FUEL STORAGE SYSTEMS

Air source heat pumps to be installed.

ALL FLUES AND EXTRACT FANS SHOWN INDICATIVELY, INSTALLER TO CONFIRM FINAL POSITION ON SITE.

ADK: STAIRS & PROTECTION FROM FALLING / IMPACT

be installed to:
Glass below 800mm
Glass within 300mm either side of a door
Glass within all doors

Glass within all doors

- Where windows are required to act as containment and protection from falling. Consequently the glass and frame should be capable of resisting at least the horizontal forces given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. (0.75KN).

ADM: ACCESS: FOR CATEGORY 2 & 3 DWELLINGS ONLY:

- The principal private entrance to the dwelling (or the alternative entrance where the approach route is not to the principal private entrance) should comply with all of the following:
- The principal entrance door has a minimum clear opening width of 800mm, when measured in accordance with ADM
- Any threshold is an accessible (level) threshold with maximum vertical face of any level threshold to be 15mm.
- Level Landing area to principal entrance door (and other doors in accordance with employer's requirements) to be 1200mm x 1200mm laid at 1 in 40 gradient max. away from building.
- Minimum internal doorway clear opening widths and associated corridor widths to be in accordance with ADM

ADP: ELECTRICS:

- To comply with ADM Switches and socket outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level.

- Consumer units set so that switches are between 1350mm and 1450mm above floor level.

ADQ: SECURITY

DOORS:

- Secure doorsets should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or similar building regulations approved standard.

- Letter plates, where provided, should have a maximum aperture of 260mm x 40mm, and be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.

- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door

other features to restrict access.

- The front door should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the doorset. The same doorset should also have a door chain or door limiter.

WINDOWS:

Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or similar building regulations approved standard.

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- Door and window frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.

- Safety glazing panes to be laminated or as directed by ALO.

GENERAL NOTES:

Apartment 1 and 5 to have reinforced ceilings to support equipment and track hoists.

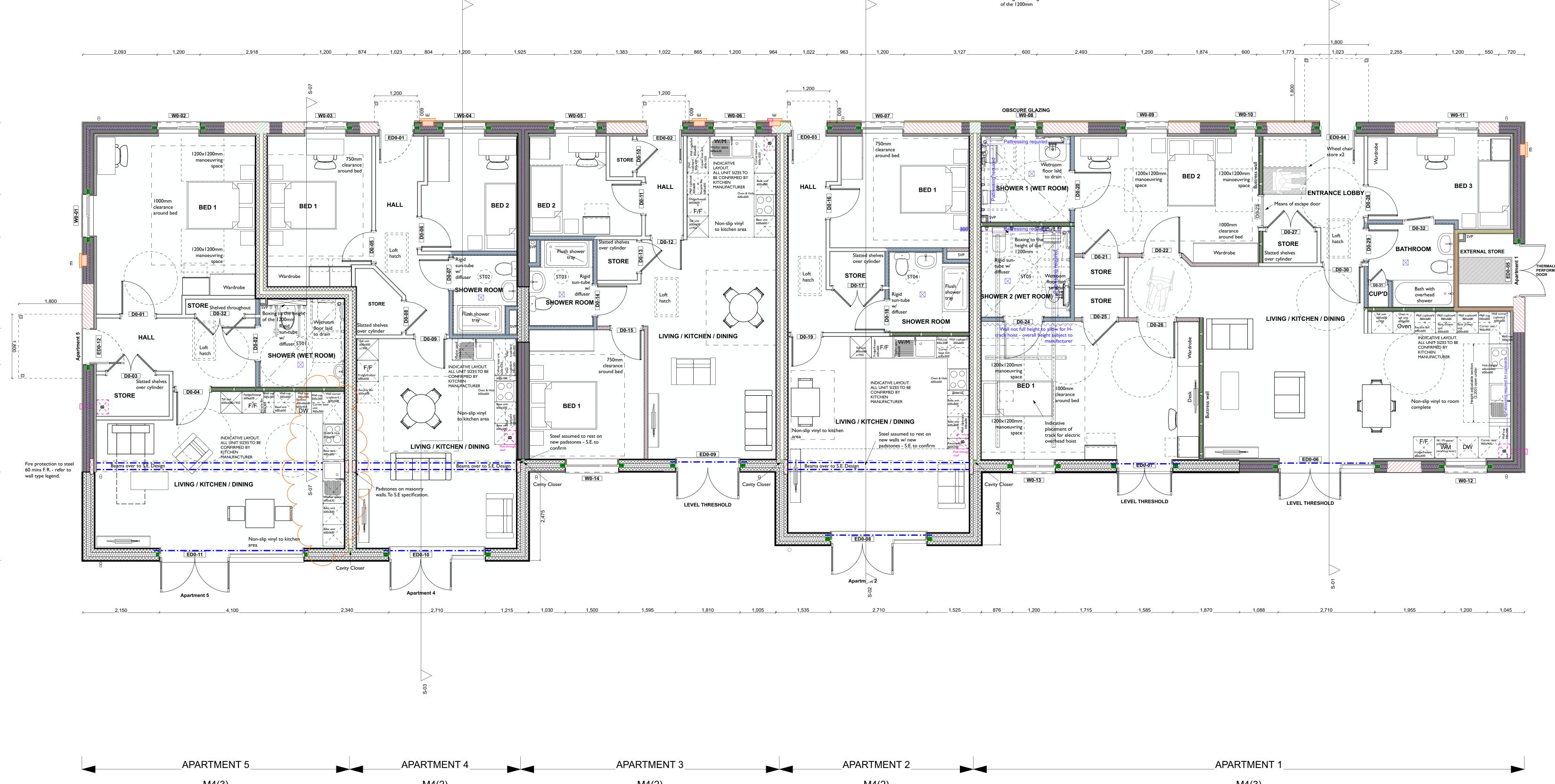
Kitchen layouts shown indicatively. Refer to detailed designs by relevant suppliers - to be reviewed by Architect, M&E and agreed with client prior to installation.

Wetroom floors to be laid to falls to drainage point.

Shower Rooms to have low profile slimline shower tray with space saving trap and waste.

Loft Hatches to be insulated and draught-proofed with lock. Fire protection to match ceilings. Locations to work with existing roof trusses, indicative positions shown on plans. U-Value to be maintained throughout.

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FOR COMMENT

DRAWN CHECKED JB