CONSTRUCTION NOTES

GENERAL SPECIFICATION:
ALL MATERIALS & WORKMANSHIP TO COMPLY WITH ALL CURRENT BUILDING I & BRITISH STANDARDS REQUIREMENTS. ALL MATERIALS TO BE SUPPLIED & I STRICTLY TO MANUFACTURES DETAILS & SPECIFICATIONS.

DRAINAGE - BELOW GROUND:EXISTING DRAINAGE TO BE CONFIRMED ON SIT RMED ON SITE BY MAIN CONTRACTOR

NEW DRAINAGE RUNS AS PER THE DRAINAGE DESIGNS ARE TO BE AGREED

ALL NEW DRAINAGE TO BE 100mm DIAMETER UPVC DRAINAGE SYSTEM LAID TO MANUFACTURER'S RECOMMENDATIONS AT 1:60 FALLS TO EXISTING DRAINAGE RUNS. DRAINS UNDER/WITHIN 1000mm OF BUILDING TO BE ENCASED IN 150MM CONCRETE. DRAINAGE PASSING THROUGH WALLS TO HAVE LINTOL OVER.

WHERE INVERT LEVEL OF DRAIN IS LESS THAN 1000mm USE UPVC SECTIONAL CHAMBER 450mm IAMETER ENCASED IN 150mm CONCRETE.

DIAMETER ENCASED IN 150mm CONCRETE.

- WHERE GREATER THAN 1000mm USE SECTIONAL CONCRETE CHAMBER HAVING MINIMUM INTERNAL SIZE OF 1.0 x 0.75m

ALL CHAMBERS TO BE FITTED WITH COVERS SUITABLE FOR THEIR POSITION (VEHICULAR/PEDESTRIAN/ETC.). ALL CHAMBERS/MANHOLES WITHIN BUILDING TO BE FITTED WITH PROPRIETARY BOLT-DOWN AIR TIGHT DOUBLE-SEALED COVERS/FRAMES.

ABOVE GROUND DRAINAGE:-

100mm SOIL VENT PIPES/STUB STACKS TO BE POSITIONED INTERNALLY IN LOCATIONS INDICATED ON THE FLOOR PLANS & TO TERMINATE INTERNALLY WITH PATENT NON-RETURN AIR ADMITTANCE VALVE (FITTED IN ACCORDANCE WITH MANUF'S INSTRUCTIONS) AT 1.5m ABOVE SANITARY APPLIANCES AND/OR 2.0m ABOVE W.C.s.
STUB STACKS TO BE BOXED IN STUD/VANITY UNITS/ETC. WITH SUITABLE ACCESS PANEL IN BASE TO RODDING POINT IN BASE OF STACK AT 300mm ABOVE F.F.L.WHICH WILL HAVE A SREW-ON SEALED COVER.

BATH/SHOWER & WASH BASINS TO HAVE 40mm WASTE PIPES WITH 75mm DEEP SEAL TRAPS OR ANTI-VAC-TRAPS. WHERE 2no. OR MORE APPLIANCES ARE CONNECTED ALONG THE SAME RUN THEN PIPE IS TO BE INCREASED TO 50mm IN LIEU OF 40mm.

WHERE SERVICE PIPES PASS THROUGH COMPARTMENT WALLS PROVIDE INTUMESCENT FIRE COLLAR FITTED IN ACCORDANCE WITH MANUF'S SPECIFICATION/INSTRUCTION.

LINING OF EXISTING EXTERNAL WALLS

ALL EXISTING WALLPAPER / LININGS HAS BEEN REMOVED FROM TO THE INSTALLATION OF NEW WALL LINING TO EXISTING WALLS

PROVIDE NEW 70mm THICK GYPFRAME METAL STUD SYSTEM AT 600mm VERTICAL AND HORIZONTAL CENTRES. WALL IS TO BE FIXED 25mm OFF THE EXISTING INSIDE FACE OF EXTERNAL WALL.

FIT BETWEEN THE STUDS 70mm THICK ECOTHERM ECO-VERSAL BOARD. INSIDE OF WALL IS TO BE FINISHED WITH 12.5mm THICK GYPROC PLASTERBOARD AND SKIM PLASTER FINISH.

CONSTRUCTION ACHIEVES A 'U' VALUE OF 0.28w/mm2 (SOURCE ECOTHERM - TEL.NO. 01268 597214). CENTIGRADE

# LINING OF EXISTING PARTITIONS

WHERE ACOUSTIC LINING IS INDICATED THE EXISTING WALL TO HAVE GYPFRAME GL1 LINING CHANNEL FRAMEWORK FIXED TO BEDROOM SIDE GIVING 35mm CAVITY. CAVITY TO BE FILLED WITH 25mm ISOWOOL APR1200 INSULATION AND FRAMEWORK LINED WITH 2No. LAYERS 12.5mm SOUNDBLOC PLASTERBOARD. PLASTERBOARD TO BE INSTALLED IN BRICK PATTERN WITH STAGGERED JOINTS AND ALL JOINTS SEALED WITH ACOUSTIC SEALANT.

ON THE ALTERNATE SIDE OF PARTITION WHERE THE PLASTERBOARD IS IN GOOD CONDITION IT IS TO BE SKIMMED TO RECEIVE PAINT FINISH.

DPCs AND FLASHINGS:HORIZONTAL & VERTICAL DPCs & CAVITY TRAYS OF 500 MICRON POLYTHENE TO BS743 OR
REINFORCED BITUMEN FELT TO BS747 OR PROPRIETARY CAVITY CLOSER BY DACATIE REF:
TF81/75/P.S.R. TO EXTERNAL OPENINGS. EXTERNAL WALL DPC MIN. 150mm ABOVE FINISHED
GROUND LEVEL. FLASHINGS TO BE CODE 4 MILLED LEAD SHEET TO BS1178 TREATED WITH RAW
LINSEED OIL.

### LINTELS:-

PROPRIETARY PRE-CAST CONCRETE LINTELS OR GALVANISED STEEL BOX LINTELS (CATNIC CN5X OR SIMILAR) TO BS2989 BUILT IN TO MANUFACTURERS DETAILS, 150mm MIN. END BEARING. LINTOL TO BEAR ON FULL BRICK, NOT A HALF BRICK.

ALL STEEL LINTELS & BEAMS TO HAVE 60MIN. FIRE PROTECTION BY 2no LAYERS OF GYPROC 12.5mm FIRELINE PLASTERBOARD & SKIM OR 2No. LAYERS 15mm GYPROC WALLBOARD (OR SIMILAR APPROVED).

# SURFACE SPREAD OF FLAME

INTERNAL FINISHES TO WALLS AND CEILINGS TO ACHIEVE MINIMUM CLASS OF FLAME IN CIRCULATION SPACES AND CLASS 1 IN OTHER ROOMS.

## NEW SUSPENDED CEILINGS

PROVIDE NEW GYPKOC OK SIMILAR APPROVED CONCEALED OF TO NEW ROOMS AND STORES, GRID FINISHED WITH 1 LAYER OF PLASTERBOARD WITH 3mm SKIM FINISH. ALL PERIMETERS ARE APPROVED CONCEALED G 12.5mm SOUNDBLOC
TO BE SEALED FOR SOUND RID SUSPENDED CEILING SYSTEM

PROVIDE MOISTURE RESISTANT PLASTERBOARD TO BATHROOMS.

REFER TO DESIGNS FOR HEIGHT OF NEW CEILINGS. VOID BETWEEN EXISTING AND NEW CEILING MUST NOT EXCEED 800mm IN DEPTH.

CEILINGS TO NEW CORRIDORS WILL BE A 'TEGULAR' DUNE PROFILE LAY IN GRID SUSPENDED CEILING SYSTEM. CONTRACTOR TO OBTAIN APPROVAL OF THE SYSTEM PRIOR TO INSTALLAT =ILE LAY IN GRID SUSPENDED SYSTEM PRIOR TO INSTALLATION

# INTERNAL WALL CONSTRUCTION:-

RTITIONS BETWEEN SEPARATE ACCOMODATION, AND BE WEEN BEDROOMS AND PUBLIC

GIVES ON-SITE SOUND TEST OF 58dB (SOURCE - GYPROC).

70mm GYPFRAME 70 AS 50 ACOUSTUDS AT 600mm VERTICAL & HORIZONTAL CENTRES. FACE BOTH SIDES WITH ZNO. LAYERS OF 12.5mm THICK GYPROC SOUNDBLOCK PLASTERBOARD WITH STAGGERED JOINTS AND SKIM PLASTER FINISH.

PROVIDE NOT LESS THAN 25mm THICK ISOWOOL 1200 INFILL BETWEEN STUDS. MAXIMUM CONSTRUCTION HEIGHT OF THIS SYSTEM IS 3.6m. IF CONSTRUCTION EXCEEDS THIS CONTACT PDG FOR MORE INFORMATION.

WALL CONSTRUCTION ACHIEVES A MINIMUM OF 60 MINUTES FIRE RESISTANCE – SOURCE BRITISH GYPSUM WHITE BOOK. PARTYWALLS BETWEEN ACCOMMODATION AND OR CORRIDORS SOFFIT TO PROVIDE FIRE COMPARTMENTS BETWEEN AREAS. ARE TO BE BUILT FROM FLOOR TO

2/. PARTITIONS BETWEEN BEDROOM AND BATHROOM (TO SAME 70mm BRITISH GYPSUM 'C' METAL STUDS AT 600mm VERTICAL 12.5mm SOUNDBLOCK PLASTERBOARD & SKIM FINISH TO BOTH 9 LESS THAN 25mm THICK ISOWOOL 1200 INFILL BETWEEN STUDS

GENERALLY: WHERE 1/2Hr. OR 1Hr. FIRE RESISTANCE IS TO BE NET FIRE-STOPPING/ SEALING AT JUNCTIONS WITH COMPARTMENT PROVIDE FIRE PROTECTION TO ALL PENETRATIONS THROUGH WE FIRECOLLARS/FIREPILLOWS/SIMILAR APPROVED METHODS. E MAINTAINED: PROVIDE SUITABLE IT WALLS/ FLOORS/ETC. AND WALLS WITH

SANITARY ACCOMMODATION

BATH AND WASH HAND BASIN TAPS ARE TO BE OPERATED US FURNITURE CAN BE OPERATED WITH ONE HAND USING A CLOSED FIST, E.G. A LEVER NG A CLOSED FIST, E.G. BY LEVER

HOT WATER TAPS TO THE BATH & WHB'S ARE TO BE POSITIONED ON THE LEFT HAND SIDE OF THE SANITARY APPLIANCES.

DOOR OPENING FURNITURE CONTRASTS VISUALLY WITH THE SURFACE OF THE DOOR.

DOOR OPENING FURNITURE CONTRAST VISUALLY WITH THE SURFACE OF THE DOOR.

DOOR FRAMES CONTRAST VISUALLY WITH THE SURFACE OF THE DOOR AND WITH THE SURFACE OF THE SURROUNDING WALL.

DOORS ARE TO BE FITTED WITH LIGHT ACTION PRIVACY BOLTS SO THEY CAN BE OPERATED BY PEOPLE WITH LIMITED DEXTERITY, IF REQUIRED TO SELF-CLOSE, CAN BE OPERATED USING A FORCE NO GRATER THAN 20N.

DOORS ARE TO BE FITTED WITH EMERGENCY RELEASE MECHANISM SO THAT THEY ARE CAPABLE OF BEING OPENED OUTWARDS, FROM THE OUTSIDE, IN CASE OF EMERGENCY.

ALL FIRE ALARMS EMIT A VISUAL & AUDIBLE SIGNAL TO WARN OCCUPANTS WITH HEARING OR VISUAL IMPAIRMENTS.

THE SURFACE FINISH OF SANITARY FITTINGS CONTRASTS VISUALLY WITH BACKGROUND WALL & FLOOR FINISHES, & THERE IS ALSO VISUAL CONTRAST BETWEEN WALL & FLOOR FINISHES.

LOW SURFACE TEMPERATURE RADIATORS ARE TO BE PROVIDED ENSURING SURFACES ARE KEPT AT A TEMPERATURE BELOW 43 DEGREES CENTIGRADE.

LIGHT SWITCH FRONT PLATES CONTRASTS VISUALLY WITH THEIR BACKGROUND.

MAINS & CIRCUIT ISOLATOR SWITCHES CLEARLY INDICATE THAT THEY ARE ON OR OFF.

THE OPERATION OF SWITCHES, OUTLETS & CONTROLS DOES NOT REQUIRE THE SIMULTANEOUS USE OF BOTH HANDS, EXCEPT WHERE THIS MODE OF OPERATION IS NECESSARY FOR SAFETY REASONS.

BEDROOM & BATHROOM DOORS

NEW BATHROOM DOORS LOCATED WITHIN NEW BEDROOMS ARE TO BE PROVIDED WITH RELEASE MECHANISM FROM OUTSIDE THE BATHROOM FOR EMERGENCY USE.

PROVIDED: WHERE NEEDING TO BE OPENED MANUALLY, THE OPENING FOR DOOR DOES NOT EXCEED 20N. INTERNAL DOORS WILL SATISFY THE REQUIREMENTS OF M1 & M2 IF THE FOLLOWING IS ANCE WITH TABLE 2 AND DIAGRAM E AT THE LEADING EDGE OF THE

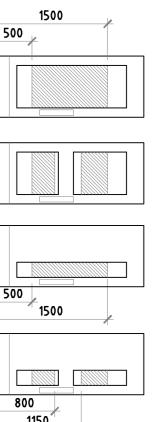
THE EFFECTIVE CLEAR WIDTH OF DOORS SHALL BE IN ACCORDANCE 9; APPROVED DOCUMENT 'M'

THERE IS AN UNOBSTRUCTED SPACE OF AT LEAST 300mm ON THE I BETWEEN THE LEADING EDGE OF THE DOOR AND ANY RETURN WAL POWER-CONTROLLED OPENING OR IT PROVIDES ACCESS TO A STAN WHERE DOORS ARE FITTED WITH A LATCH, THE DOOR OPENING FUR WITH ONE HAND USING A CLOSED FIST, e.g. A LEVER HANDLE.

ALL DOOR OPENING FURNITURE CONTRASTS VISUALLY WITH THE SURROUNDING THE DOOR FRAMES CONTRAST VISUALLY WITH THE SURROUNDING THE SURFACE OF THE LEADING EDGE OF ANY DOOR THAT IS NOT SIBE HELD OPEN, CONTRASTS VISUALLY WITH THE OTHER DOOR SUR N THE PULL SIDE OF THE DOOR N WALL, UNLESS THE DOOR HAS N STANDARD HOTEL BEDROOM.

THE SURFACE OF THE DOOR.
NDING WALL.
NOT SELF-CLOSING, OR IS LIKE T SELF-CLOSING, OR IS LIKELY TO SURFACES. AND ITS

HALF HOUR FIRE DOORS:—(FD30S)
HALF HOUR FIRE DOOR AND FRAME SET TO HAVE 25mm REBATED FRAME FITTED WITH
INTUMESCENT STRIPS AND COLD SMOKE SEALS TO JAMBS AND HEAD WITH PROPRIETARY
SELF-CLOSING DEVICE FITTED TO MANUFACTURER'S INSTRUCTIONS TO DOOR HEAD.



(SCALE 1:100)

HATCHED AREAS SHOW CRITICAL ZONES OF VISIBILITY

IF VISION PANELS ARE SPLIT TOP AND BOTTOM - PROVIDE AREA CRITICAL ZONES OF VISIBILITY AS INDICATED.

VISION PANELS GLAZED IN GEORGIAN WIRED GLASS TO PROVIDE FULL 30MINS FIRE

PROTECTION. VISION PANELS TO ALL CIRCULATION DOORS TO BE MAINTAINED UNLESS OTHERWISE NOTED ON

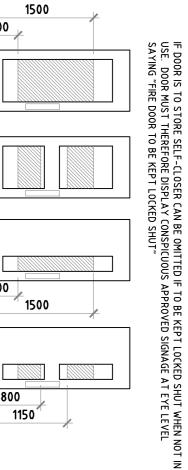
## WINDOWS & DOORS:-

GLAZING IN/ON FIRE ESCAPE ROUTE: ANY NEW WINDOWS/GLAZING WITHIN 1.8m OF ESCAPE ROUTE TO BE IN PYROSTOP OR GEORGIAN WIRED GLASS TO 30MIN. FIRE RESISTANCE SET WITHIN 30MIN. F. R. TIMBER FRAME. WINDOWS IN THIS SITUATION TO BE NON-OPENABLE.



### SERVICES

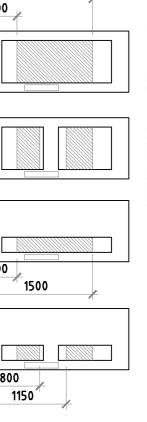
ALL WORK AND INSTALLATIONS TO COMPLY WITH THE REGULATIONS AND RECOMMENDATIONS OF THE RESPECTIVE "BOARD" OR "AUTHORITY" TO THE SATISFACTION OF THE "INSPECTOR".



VISION PANEL LOCATION RESTRICTIONS

Different Styles of Fire Door Styles:-

DOORS ON THE ESCAPE ROUTE ARE TO BE FITTED WITH SIMPLE FASTENINGS THAT CAN BE READILY OPERATED FROM THE SIDE OF APPROACH WITHOUT THE USE OF A KEY AND WITHOUT HAVING TO MANIPULATE MORE THAN ONE MECHANISM. ALL IN ACCORDANCE WITH APPROVED DOCUMENT B1 PARAGRAPHS 5.14. – 5.18.



ALL NEW DOUBLE GLAZING TO EXTERNAL WALLS TO BE LOW 'E' COATED GLASS WITH MIN.

CAVITY OF 16mm FILLED WITH ARGON GAS ALL TO ACHIEVE A MINIMUM 'U' VALUE OF 1.8W/MM2

DEGREES CENTIGRADE. NEW WINDOWS MUST MATCH EXISTING WINDOWS. ALL WINDOWS TO BE

HARDWOOD UNLESS OTHERWISE STATED. ALL GLAZING BELOW 800mm IN WINDOWS AND 1500mm
IN DOORS (AND WINDOWS IMMEDIATELY ADJACENT TO DOORS) TO BE SAFETY GLASS TO

BS6206:1981 CLASS C.

DOORS WID ITS:CLEAR OPENINGS OF ALL SINGLE LEAF DOORS TO ALL PUBLIC AREAS AND ACCOMODATION
ROOMS TO BE A MINIMUM OF 750mm (N.B. UNOBSTRUCTED WIDTH ALLOWING FOR DOOR IN OPEN
POSITION). WHEN HEAD ON APPROACH IS AVAILABLE.
A MINIMUM OF 775mm IS REQUIRED WHEN A 90 DEGREES APPROACH TO THE DOOR IS NECESSARY.

PROVIDE AN UNOBSTRUCTED SPACE OF AT LEAST 300mm ON THE PULL SIDE OF THE DOOR BETWEEN THE LEADING EDGE OF THE DOOR AND ANY RETURN WALL. DOORS FAILING TO PROVIDE THIS ARE TO BE POWERED ENTRANCE DOORS.

THE DOOR OF ANY DOORWAY OR EXIT (EXCLUDING HOTEL ROOMS) SHOULD BE HUNG TO OPEN IN THE DIRECTION OF ESCAPE ALL IN ACCORDANCE WITH APPROVED DOCUMENT 'B1' PARAGRAPH 5.14.

THE WASHBASINS, BATHS & SHOWERS WITHIN ALL NEW BATH / SHOWER ROOMS MUST BE PROVIDED WITH A SUITABLE SUPPLY OF COLD AND HEATED WHOLESOME WATER TO MEET THE GUIDANCE IN THE NEW APPROVED DOCUMENT 'G'

THE WCs WITHIN THE NEW BATH / SHOWER ROOMS MUST BE PROVIDED WITH A SUPPLY OF WATER OF SUITABLE QUALITY TO MEET THE GUIDANCE IN THE APPROVED DOCUMENT.

THE HOT WATER SUPPLY TO NEW BATHS MUST BE DESIGNED AND INSTALLED TO INCORPORATE MEASURES TO ENSURE THAT THE TEMPERATURE OF THE WATER THAT CAN BE DELIVERED TO THE BATH DOES NOT EXCEED 48 DEGREES CELSIUS.

HOT AND COLD TAPS ON SANITARY APPLIANCES SHOULD BE POSITIONED SO THAT THE HOT TAP IS ON THE LEFT.

Notes:-

PRESTWICH DESIGN GROUP is a tra

BRITANNIAHOTELS LTD.

ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES MUST BE REPORTED TO PDG. IF IN DOUBT - ASK.

All dimensions, wall layouts to be confirmed on site prior to any works being undertaken

FIRE DETECTION AND ALARM SYSTEM

TYPE L2 - LIFE 2 - FIRE DETECTION AND ALARM SYSTEM IN ACCORDANCE WITH BS5839 Part 1

EXTENDED FROM EXISTING HOTEL SYSTEM (THE ATTENTION OF THE DESIGN/INSTALLATION

ENGINEER SHOULD BE DRAWN TO "CONSULTATION AND RECORDS" WITHIN BS 5839 Part 1 WHICH

REQUIRES CONSULTATION WITH THE FIRE AUTHORITY).

MAINTAINED EMERGENCY LIGHTING SYSTEM TO BE TO BS5226 Part 1. DETECTORS/ALARMS/EMERGENCY LIGHTING/SIGNAGE /BGUs/ETC. TO BE PROVIDED AS PER PLANS AND TO THE COMPLETE SATISFACTION OF THE LOCAL FIRE AUTHORITY.

EMERGENCY ESCAPE SIGNAGE TO BE TO BS5499.

REFER TO DRAWINGS (AND LEGEND) FOR FURTHER DETAILS

# MECHANICAL VENTILATION

BATHROOMS/ENSUITES TO HAVE MECHANICAL EXTRACT FANS TO GIVE VENTILATION RATES OF 15 L/SEC. AND VENT TO EXTERNAL ATMOSPHERE.

EXTRACT FANS TO INTERNAL ROOMS TO BE CONNECTED TO LIGHT SWITCH WITH 15MIN. OVERRUN. VENT TO BE DUCTED TO NEW MECHANICAL EXTRACT SYSTEM TIGHT UNDER EXISTING CEILING TO EXTERNAL AIR. ALL TO THE MECHANICAL ENGINEERS DESIGN / DETAIL.

PROVIDE 10mm AIR GAP TO BOTTOM OF BATHROOM DOORS AS AIR INTAKE.

ALL BEDROOMS ARE PROVIDED WITH NATURAL VENTILATION TO ACHIEVE MINIMUM 1/20th OF THE FLOOR AREA WITH PERMANENT BACKGROUND TRICKLE VENTILATION LOCATED WITHIN THE HEAD OF THE DOORS (8000mm2).

ROOMS WITHOUT NATURAL VENTILATION ARE TO BE PROVIDED WITH PASSIVE VENTILATION SYSTEM TO THE MECHANICAL ENGINEERS DESIGN / DETAIL.

WHERE NEW DUCTWORK PASSES THROUGH FIRE COMPARTMENTS FIRE DAMPERS WILL SITUATED WITHIN THE FIRE SEPARATING ELEMENTS. PROVIDE ADEQUATE MEANS OF ACCESS FOR MAINTENANCE OF THE DAMPERS. ALL IN ACCORDANCE WITH APPROVED DOCUMENT 'B' SECTION B3, PARAGRAPHS 10.9 - 10.15.

REFER TO THE DESIGNS FOR THE LOCATION OF DAMPERS.

ALL WORKS TO BE IN ACCORDANCE WITH PART 'F' BUILDING REGULATIONS AND CIBSE GUIDE B2 2001 SECTION 3.14.

# ELECTRICAL INSTALLATIONS

TO COMPLY WITH IEE REGULATIONS.

FITTINGS TO COMPLY WITH THE BRITISH STANDARDS.

ALL SWITCHES AND SOCKET OUTLETS IN HABITABLE ROOMS TO BE FIXED BETWEEN 450mm & 1200mm FROM FINISHED FLOOR LEVEL.

ALL IN ACCORDANCE WITH APPROVED DOCUMENT 'M' DIAGRAM 24. NOTE SOCKETS / SWITCHES ARE TO BE FITTED STAGGERED TO EACH SIDE OF STUDS. UNDER NO CIRCUMSTANCES ARE SOCKETS OR SWITCHES ARE TO BE FITTED BACK TO BACK.

LIGHTING EXISTING LIGHT

EXISTING LIGHTING SYSTEMS THAT HAVE AN AVERAGE LAMP EFFICIENCY OF LESS THAN 40 LAMP-LUMENS PER CIRCUIT-WATT & THAT SERVE AREAS GREATER THAN 100m² BY THE PROVISION OF NEW LUMINAIRES OR IMPROVED CONTROLS.

HEATING
EXISTING HEATING AND WATER FEEDS ARE FROM THE HOTELS EXISTING WATER AND HEATING EXISTING HEATING AND WATER FEEDS ARE FROM THE HOTELS EXISTING WATER AND HEATING SYSTEMS.

BE CONTROLLED VIA. THERMASTATIC RADIATOR VALVES. T.V.R.S.

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Palace Hotel		Building Regulations		Description	•	
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Palace Road, Buxton

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