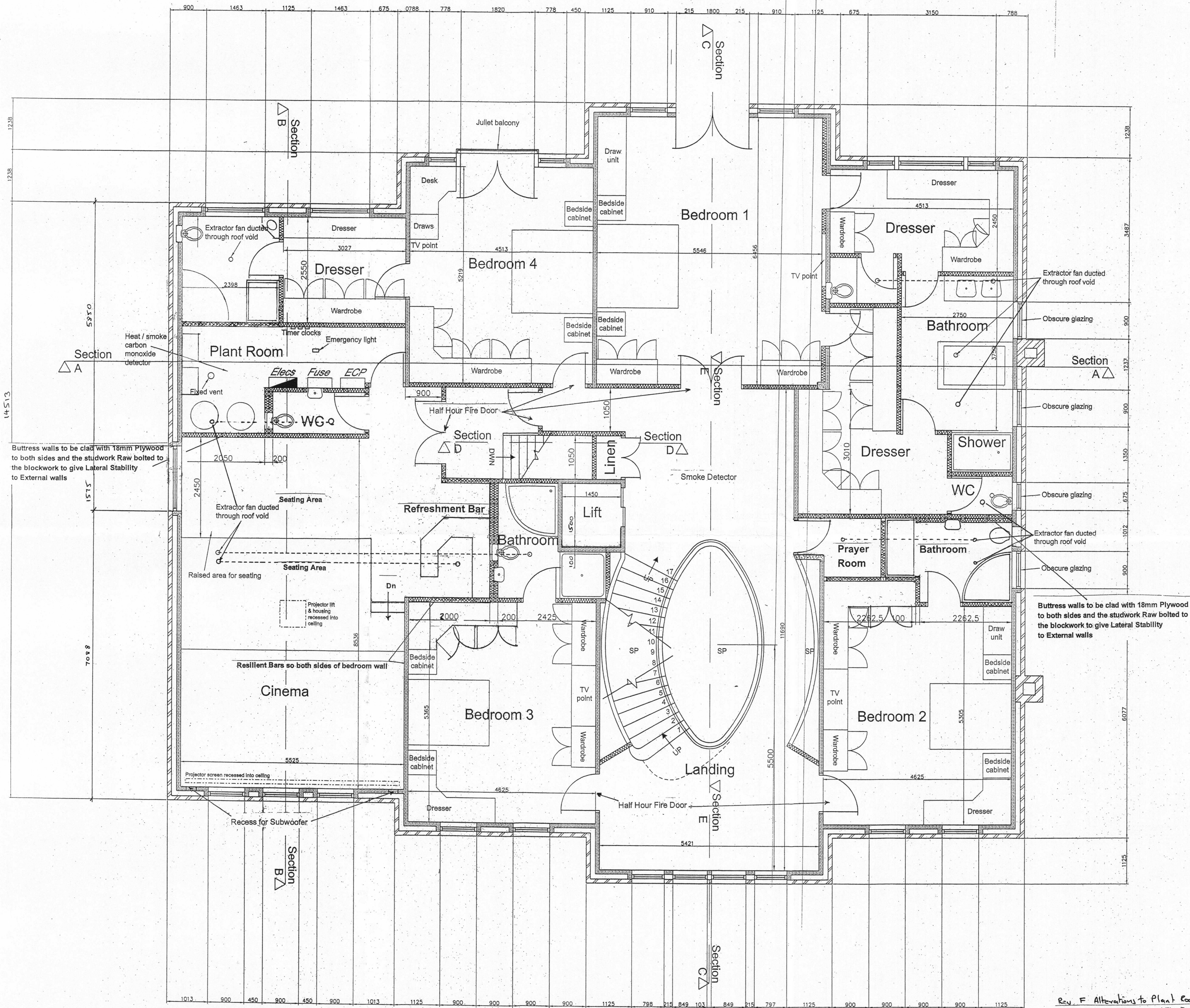




Floor Area	
Ground Floor	352.97 sq.m 3799.36 sq.ft
First Floor	352.97 sq.m 3799.36 sq.ft
Second Floor	203.46 sq.m 2190.04 sq.ft
Total	909.40 sq.m 9788.76 sq.ft

Notes

All dimensions are face of studs / brickwork / blockwork unless otherwise noted.
Door and window sizes are shown as structural opening dimensions unless otherwise noted.

All sanitary and kitchenware are approximate indicative positions and must be clarified by client / Interior designer / supplier prior to installation.

External wall to comprise of 102mm brickwork as specified to outer leaf.
125mm cavity wall with full fill Knauf Crown DriTherm insulation.
100mm medium density blockwork to internal leaf.
13mm plaster with smooth polished skim finish to internal leaf.

Internal masonry walls
100mm medium density blockwork with 13mm plaster with smooth polished skim finish to both sides.

Internal stud walls
100mm x 50mm studs at 400 centres with 100mm Rockwool insulation between studs.
12.5mm plaster board with a polished skim finish to both sides.
Moisture resistant plaster board to be used in WC's, bathrooms and kitchen. Cement based board to be used in shower areas.

Ventilation
WC's / bathrooms to have a ventilation of 15 litre / second with a timed overrun facility installed.
Kitchen and Utility to be fitted with cooker hoods with an extract rate not less than 30 litre / second.
Background ventilation to all habitable rooms 8000 Sq.M.
Kitchen, utility and bathrooms 4000 Sq.M.
All windows to be double glazed with low - E glass and 16mm air gap to achieve U-value of 1.8W / Sq.M.
All windows to be fitted with trickle vents.
Emergency egress windows to be fitted to all habitable rooms to have an unobstructed openable area of at least 0.33 Sq.M. and at least 450mm wide x 450mm high.
The bottom openable area not to be more than 1100mm above floor level.
Approved safety glass to be used in all critical locations in accordance with Building Regulations N1 to all doors and windows.
All doors to hall, landings and corridors to be fitted with 1/2 hr fire resistant doors and fitted with self-closing hinges and set in 1/2 hr fire resistant timber frame complete with Intumescent strip.

Fire Protection
All structural steelwork to be painted by specialist subcontractor 1 hour fire protection.

Electrical
All electrical work to meet the requirements of Part P installed inspected, tested and certified by a person competent to do so.
The whole installation to be effectively earthed and bonded in accordance with the 17th edition of the IEE regulations and amendments.
All downlighters to have inbuilt protection and must have 60 min fire tests. The manufacturer / supplier must be able to produce evidence of this.
Smoke detectors to all staircases and landings and to be interlinked electronically. Battery operated systems to BS5839 / BS-5446.
Heat detectors to garage, utility and kitchen and to be interlinked.
Smoke and heat detectors to be wired to a separate fuse on the main circuit board.

Gas
All gas work to be carried out by a GAS SAFE registered and approved contractor and certified in completion of the contract.

Note

The main load bearing spine walls to the Ground and First Floors and the inner leaf of the External walls where shown As 200mm thick are to be 7.3 N/mm² Blockwork
The inner leaf of the External walls and the internal walls to the Second Floor Loft to be 3.3N/mm² Blockwork

27 APR 2018

Rev. F Alterations to Plant Room
Rev. - A Smoke Detector and Fire Doors Noted

DRAWING DESCRIPTION:	DATE:	PROJECT:
Proposed First Floor Plan	November 2015	38 Links Way
DRAWING REF: REV:	SCALE:	Northwood
38LinksWay-15-03-PFF 10 F	1:50 @A1	HA6 2XB