

EXTERNAL WALLS

102.5MM OUTER SKIN OF RED MULTIBRICK WITH
 125MM CAVITY
 100MM INNER SKIN OF CELCON HIGH STRENGTH
 7.3MMx2 BLOCKS (K-V-VALUE = 0.18 W/m²K)
 75MM KINGSPAN KOOL-THERM K108 CAVITY BOARD
 INSULATION WITH 50MM UNVENTED AIR SPACE TO
 OUTER FACE TO ACHIEVE 0.18 W/m²K U-VALUE
 INSULATION TO FINISH AT SAME LEVEL AS UNDERSIDE
 OF FLOOR INSULATION
 13MM LIGHTWEIGHT PLASTER WITH SKIM FINISH
 BROCKNOK BELOW DPC OF BE ENGINEERING BRICK OR
 PORTLAND CEMENT
 BUILDING BLOCKS WITH MIN. BASIC STRENGTH OF
 7.3N/mm². BUILT DIRECTLY OFF FOUNDATIONS AND
 STRETCHER BOND WITH 10MM THICK VERTICAL AND
 HORIZONTAL JOINTS IN 1:4 ORDINARY PORTLAND
 CEMENT/CELAN BUILDING SAND OR 2:1:9 ORDINARY
 PORTLAND CEMENT/HYDRATED LIME PUTTY/CELAN
 BUILDING SAND.
 CAVITY TO BE FILLED WITH LEAN MIX TO 225MM OF DPC
 TOP OF CAVITY TO BE CLOSED WITH FIRE BARRIERS.

PARTY WALL

PLASTERBOARD ON DABS ON
 100MM CELCON HIGH STRENGTH 7.3MMx2 BLOCKS
 (K-V-VALUE = 0.18 W/m²K)
 100MM CAVITY FULLY FILLED WITH
 100MM DITHERM 32 INSULATION
 (K-V-VALUE = 0.18 W/m²K)
 PLASTERBOARD ON DABS AND SKIM FINISH TO BOTH
 SIDES.
 PROVIDE ROCKWOOL OR SIMILAR CAVITY BARRIERS AT
 JUNCTIONS BETWEEN HOUSES

WALL TIES

CANTIC STAINLESS STEEL PARTIAL FILL WALL TIES TO
 SUITE 125MM CAVITY
 POSITIONED 75mm C/C HORIZONTALLY AND 450mm C/C
 VERTICALLY AND DOUBLED UP AROUND ALL OPENINGS.
 2 ANCHORS AND DOUBLED UP AROUND ALL OPENINGS.
 5.46mm DIAMETER OF ANCHORS

CAVITY CLOSERS

125MM KINGSPAN THERMABATE CAVITY CLOSERS TO BE
 BUILT IN AS BLOCKWORK PROCEEDS IN ACCORDANCE
 WITH MANUFACTURERS INSTRUCTIONS.
 VERTICAL D.P.C. MIN. 200MM WIDE AT ALL REVEALS AND
 CAVITY CLOSURES WITH 50MM OVERLAP FOR FIXING TO
 DOOR AND WINDOW FRAMES.

CAVITY TRAYS
 WHERE REQUIRED PROVIDE CAVITY TRAYS ABOVE
 INTERLS AND STEEL BEAMS WITH WEEP HOLES BUILT
 INTO BLOCKWORK

THERMAL BRIDGES
 THERMAL BRIDGES TO BE BUILT TO ACCREDITED
 CONSTRUCTION DETAILS

INTERLS
 INTERLS 10/10/0 THERMALLY BROKEN CAVITY WALL
 UNITS OR SIMILAR TO SUIT OPENING SIZE AND 125MM
 CAVITY WITH NOMINAL 150MM END BEARINGS

DOORS AND WINDOWS
 DOORS AND WINDOWS AT GROUND
 FLOOR LEVEL SHOULD BE MADE TO A DESIGN THAT HAS
 BEEN SHOWN BY TEST TO MEET REQUIREMENTS OF PAS
 24:2016.
 GLAZING IN DOORS AND WINDOWS TO BE TOUGHENED
 LAMINATED SAFETY GLASS.
 MAIN ENTRANCE DOOR TO HAVE LEVEL THRESHOLD AND
 MINIMUM 850MM CLEAR OPENING WIDTH

ESCAPE WINDOWS
 OPENABLE WINDOWS TO HAVE AN UNOBSTRUCTED
 OPENING AREA OF 0.33 SQ.M AND HAVE A MINIMUM
 DIMENSION OF 460 MM IN EITHER DIRECTION.
 THE BOTTOM EDGE OF THE OPENING SHOULD BE NO MORE
 THAN 1100MM ABOVE THE FLOOR.

GLAZING
 GLAZING IN PVCU WINDOWS AND DOORS TO HAVE
 DOUBLE GLAZED SEALED UNITS TO ACHIEVE MINIMUM
 U-VALUE OF 1.2W/m²K

WINDOWS TO INCORPORATE TRICKLE VENTILATORS TO
 PROVIDE BACKGROUND VENTILATION
 TOUGHENED LAMINATED SAFETY GLASS TO BE
 PROVIDED IN DOORS AND ALL CRITICAL AREAS.

TIMBER STAIRCASE
 MIN. 100MM WIDE STAIRCASE
 MAX RISE 220MM AND MIN GOING 220MM
 WITH A MAXIMUM PITCH 42°

MAX. 100MM CLEAR SPACE BETWEEN BALUSTERS.
 HANDRAILS TO BE 900MM HIGH OVER PITCH LINE AND
 900MM HIGH OVER LANDINGS.
 HEADROOM TO BE MIN 2000MM OVER PITCH LINE TWO
 WAY SWITCHES TO LIGHTS AT TOP AND BOTTOM OF
 STAIR

STAIRCASE TRIMMING
 JOISTS TO BE DOUBLED UP AROUND STAIRCASE AND
 BOLTED TOGETHER

NEW SUSPENDED CONCRETE GROUND FLOOR
 150MM DEEP X 127MM WIDE BEAM AND DENSE BLOCK
 CONCRETE FLOOR
 MIN 65MM THICK SCREEDED FLOOR FINISH TO B.S.S.P. 204,
 PART 2:1970 ON MIN 500 GAUGE POLYTHENE SHEET
 PENETRATING LAYER TO PREVENT THE WET SCREENED
 BOARDS.
 15MM KINGSPAN KOOL-THERM K103 FLOOR BOARD WITH
 MAIN BEAMS TO BE MIN 150MM.
 VOID TO BE VENTILATED BY STEPPED VENTILATORS AND
 215X65MM TERRACOTTA AIR BRICKS MIN. 75MM ABOVE
 GROUND LEVEL @ 2.8 METRE CTRS. ENSURING MIN.
 3000MM² AREA OF CROSS VENTILATION PER METRE RUN
 OF EXTERNAL WALL.

INTERNAL STUD PARTITIONS
 125MM PLASTERBOARD WITH SKIM COAT TO BOTH
 SIDES OF 30 X 100MM STUDS @ 400 CTRS. WITH 100 X
 50MM HEAD AND SOLE PLATES BUILT OFF DPC LAYER.
 100MM ROCKWOOL FLEXIBATTS INSULATION BETWEEN
 STUDS.
 STUDS TO BE CARPENTER TO BE PROVIDED IN BATHROOMS,
 SHOWERS, UTILITY ROOMS AND KITCHEN AREAS.

WC VENTILATION
 WC TO HAVE MECHANICAL EXTRACT WITH FAN RATE AT
 6 LITRES PER SECOND OPERATED BY LIGHT SWITCH
 WITH 15MIN OVER RUN VENTED TO THE OUTSIDE

BATHROOM AND SHOWERS VENTILATION
 BATHROOM AND SHOWERS TO HAVE MECHANICAL
 EXTRACT WITH FAN RATE AT 15 LITRES PER SECOND
 OPERATED BY LIGHT SWITCH WITH 15MIN OVER RUN
 VENTED TO THE OUTSIDE

VERTICAL AND HORIZONTAL RESTRAINT
 ALL STRAPPING TO BE IN ACCORDANCE WITH CP111,
 30 X 2.5MM GALVANISED M.S. STRAPS TO BE FIXED TO
 100 X 65MM WALL PLATES @ 1800MM CTRS. AND MIN.
 1000MM DOWN WALL FOR FULL PERIMETER. ALL TO
 PROVIDE ADEQUATE VERTICAL RESTRAINT.

30 X 3MM GALVANISED M.S. STRAPS ARE TO BE FIXED TO
 LAST TWO FLOOR JOISTS AND RAFTERS WHICH ARE
 PARALLEL TO WALL FACE @ 1800MM CTRS. AND BUILT
 INTO END AND GABLE WALLS NESE-CELTLY.

30 X 5MM GALVANISED M.S. STRAPS ARE TO BE FIXED TO
 FLOOR JOISTS WHICH ARE AT RIGHT ANGLES TO WALL @
 1800MM CTRS. ALL TO PROVIDE ADEQUATE HORIZONTAL
 RESTRAINT.

STEEL BEAMS
 STEEL BEAMS TO ENGINEERS DESIGN AND SPECIFICATION.
 ALL STEEL WORK TO BE ENCASED IN 2 LAYERS OF
 125MM PLASTERBOARD OR 150MM FIRELINE BOARD

KITCHEN VENTILATION
 KITCHEN TO HAVE ABOVE HOB SWITCH OPERATED
 MECHANICAL EXTRACT WITH FAN RATE AT 30 LITRES
 PER SECOND VENTED TO THE OUTSIDE

UTILITY VENTILATION
 UTILITY TO HAVE MECHANICAL EXTRACT WITH FAN RATE
 AT 15 LITRES PER SECOND OPERATED BY LIGHT SWITCH
 WITH 15MIN OVER RUN VENTED TO THE OUTSIDE

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DRAINAGE
 NEW 100MM DIA. PVC SWPS TO BE PROVIDED IN
 LOCATIONS SHOWN
 NO CONNECTIONS ARE TO BE MADE TO THE S.V.P. WITHIN
 200MM OF THE CENTRE LINE OF ANY W.C. BRANCH. TOP
 OF S.V.P. TO BE MIN. 1000MM OVER ANY WINDOW WITHIN
 4500MM AND TO BE FITTED WITH P.V.C. CAGE. PROVIDE
 70MM RADUIS EASYBEND TO BASE OF S.V.P.

NETWORK TERMINATION POINT
 PHYSICAL INFRASTRUCTURE TO BE PROVIDED WHICH
 ENABLES COPPER OR FIBRE-OPTIC CABLES OR WIRELESS
 DEVICES CAPABLE OF DELIVERING BROADBAND SPEEDS
 GREATER THAN 30 MBPS TO BE INSTALLED.

HEATING AND HOT WATER
 ECODAN R32 MONOBLOC AIR SOURCE HEAT PUMP WITH
 ECODAN STANDARD PRE-PLUMBED CYLINDER TO BE
 PROVIDED IN LOCATIONS SHOWN.

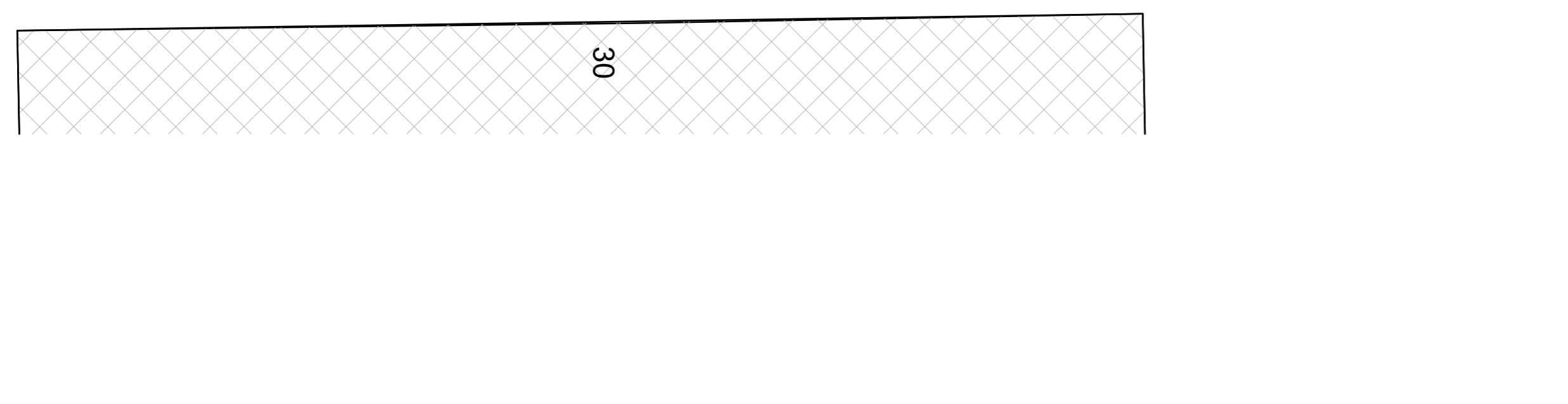
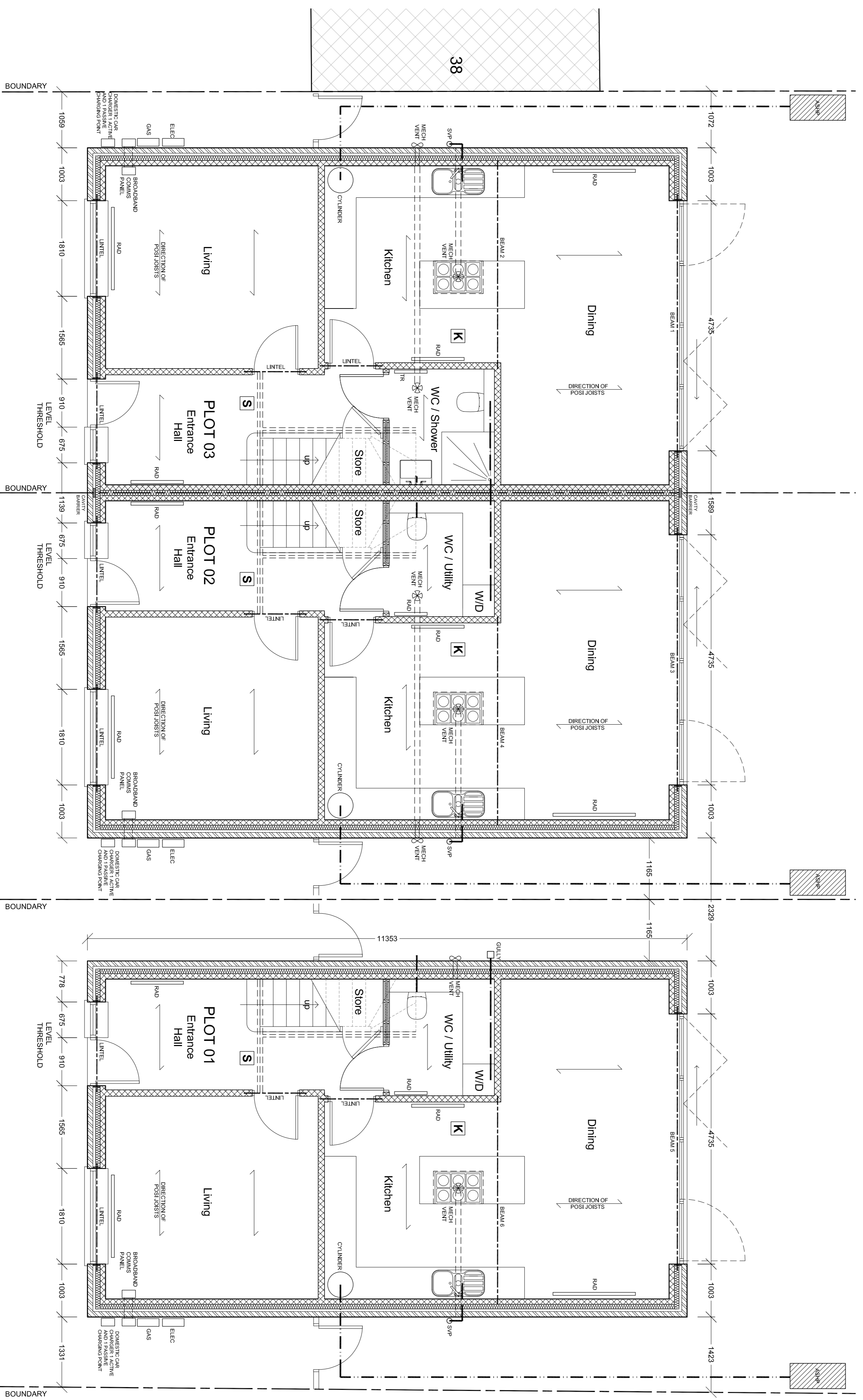
RADIATOR HEATING
 RADIATORS AND TOWEL RAILS INSTALLED IN LOCATIONS
 SHOWN. RADIATORS AND TOWEL RAILS TO BE SIZED BY
 ENGINEER AND FITTED WITH INDIVIDUAL THERMOSTATS.

PLUMBING
 ALL PLUMBING TO B.S. 5572: 1978. GENERALLY TO BE
 P.V.C. SIZES TO BE 40MM DIA. ALL TO CONNECT INTO
 S.V.P. OR BACK INLET GULLERS AS APPLICABLE. ALL
 TRAPS TO BE 76MM DEEP SEAL. ALL ABOVE GROUND
 DRAINAGE TO BE PROVIDED WITH ROIDDING ACCESS AT
 CHANGES OF DIRECTION.

LEAD ENERGY EFFICIENT LIGHTING
 INSTALLATIONS TO BE PROVIDED THROUGHOUT
 WHICH WILL ONLY TAKE LAMPS HAVING A
 LUMINOUS EFFICIENCY GREATER THAN 40
 LUMENS PER CIRCUIT - WATT.

ASHP - AIR SOURCE HEAT PUMP
 TR - TOWEL RAIL
 ALL RADIATORS AND TOWEL RAILS TO BE FITTED
 WITH INDIVIDUAL THERMOSTATS.

WHOLE SOME WATER
 WHOLESOME WATER SHALL BE PROVIDED TO
 THE PROPERTY BY A STATUTORY WATER
 UNDERTAKER OR LICENSED WATER SUPPLIER.



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**MAIN OPERATED, INTERLINKED AUTOMATIC
 HEAT DETECTOR WITH BATTERY BACK-UP**

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WALL CONSTRUCTION	JUN 2024	C
AIR SOURCE HEAT PUMP	FEB 2024	B
AIR SOURCE HEAT PUMP	JAN 2024	A

Drawings are to be produced on the digital platform only and are not to be used for construction purposes. All dimensions are to be taken from the finished ground level unless otherwise stated. The drawings are for information only and do not constitute a contract. The drawings are the property of the architect.