

MAINS OPERATED, INTERLINKED AUTOMATIC SMOKE DETECTOR WITH BATTERY BACK-UP  
**ELECTRICAL**  
SOCKETS, AND SWITCHES IN HABITABLE ROOMS SHOULD BE FITTED BETWEEN 450MM AND 1200MM FROM FFL.

ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF B.S. 7671:2001 (2004), THE 16TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME. (BRE, ISI, ELECSA, NAPIT OR NICEIC), AUTHORIZED BY THE SECRETARY OF STATE.

THE COMPETENT PERSON IS TO SEND A SELF-CERTIFICATION CERTIFICATE TO THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT MUST RECEIVE BOTH A COPY OF THE SELF-CERTIFICATION CERTIFICATE AND A BS 7671:2001 (2004) ELECTRICAL INSTALLATION TEST CERTIFICATE AND FORWARD COPIES TO THE LOCAL AUTHORITY BUILDING CONTROL DEPT.

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

RAD - RADIATOR  
RR - TOWEL RAIL  
ALL RADIATORS AND TOWEL RAILS TO BE FITTED WITH INDIVIDUAL THERMOSTATS.

**WHOLESDOME WATER**  
WHOLESDOME WATER SHALL BE PROVIDED TO UNDERTAKE OR LICENSED WATER SUPPLIER.

HEATING AND HOT WATER  
ECCOPLAN R32 MONOBLOC AIR SOURCE HEAT PUMP WITH P.V.C. GUTTERS TO PORCH TO BE 100MM DIA. HALF ROUND AND DOWNPIPS 100MM DIA. ROUNDLINE

**RAINWATER GOODS**  
MINIMUM 150MM FLASHING BELOW WINDOWS. ALL FLASHINGS TO BE OF CODE 4 LEAD AT ALL ABUTMENTS AND STEPPED AS NECESSARY AT ROOF SLOPES.

**FLASHINGS**  
ECCOPLAN R32 MONOBLOC AIR SOURCE HEAT PUMP WITH P.V.C. GUTTERS TO PORCH TO BE 100MM DIA. HALF ROUND AND DOWNPIPS 100MM DIA. ROUNDLINE

**DRAINAGE**  
NEW 100MM DIA. PVC SYP'S TO BE PROVIDED IN LOCATIONS SHOWN  
NO CONNECTIONS ARE TO BE MADE TO THE S.Y.P. WITHIN 200MM OF THE CENTRE LINE OF ANY W.C. BRANCH, TOP OF 100MM DIA. DOWNPIPE OR 100MM DIA. DOWNPIPE. PROVIDE 700MM RADIIUS EASYBEND TO BASE OF S.Y.P.

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

**BATHROOM AND SHOWER VENTILATION**  
BATHROOM AND SHOWER ARE TO HAVE MECHANICAL EXHAUSTION AND SHOULD BE OPERATED BY LIGHT SWITCH WITH 15MIN OVER RUN VENTED TO THE OUTSIDE

**STEEL BEAMS**  
STEEL BEAMS TO ENGINEERS DESIGN AND SPECIFICATION. ALL STEEL WORK TO BE ENCASED IN 2NO. LAYERS OF 12.5MM PLASTERBOARD OR 15MM FIBRELINE BOARD

**TIMBER FLOOR**  
21MM T & G ROBBING ON TOP OF NEW 210MM DEEP POSI-JOISTS FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS  
JOISTS TO SIT ON WALL HANGERS  
FLOORS WITH JOIST SPANS OVER 2100MM ARE TO BE HERRINGBONE STRUTTED USING CATNIC GALVANISED STEEL HERRINGBONE STRUTS. FIXED TO JOISTS USING MIN 38mm LONG, ROUND PLAIN HEAD NAILS.  
100mm ROCKWOOL FLEXI ACOUSTIC INSULATION BETWEEN JOISTS AND 2NO. LAYERS OF 12.5mm SOUNDBLOC PLASTERBOARD FIXED BENEATH

**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.

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

**INTERNAL STUDD PARTITIONS**  
12.5MM PLASTERBOARD WITH SKIM COAT TO BOTH SIDES OF 50 X 100MM STUDS @ 400 CTRS. WITH 100 X 50MM HEAD AND SOLE PLATES BUILT OFF DPC LAYER.  
100MM ROCKWOOL FLEXI BATT'S INSULATION BETWEEN STUDS.  
12MM HARDBACKER TO BE PROVIDED IN BATHROOMS, SHOWERS, UTILITY ROOMS AND KITCHEN AREAS.

**GLAZING**  
GLAZING IN PVCU WINDOWS AND DOORS TO HAVE DOUBLE GLAZED SEALED UNITS TO ACHIEVE MINIMUM U-VALUE OF 1.2W/M<sup>2</sup>K  
WINDOWS TO INCORPORATE TRICKLE VENTILATORS TO PROVIDE BACKGROUND VENTILATION  
TOUGHENED LAMINATED SAFETY GLASS TO BE PROVIDED IN DOORS AND ALL CRITICAL AREAS.

**ESCAPE WINDOWS**  
ESCAPE WINDOWS TO HAVE AN UNOBSSTRUCTURED OPENING AREA OF 0.33 SQ.M AND HAVE A MINIMUM DIMENSION OF 450 MM IN EITHER DIRECTION.  
THE BOTTOM OF THE OPENING SHOULD BE NO MORE THAN 1100MM ABOVE THE FLOOR.

**LINTELS**  
LINTELS 151/10/100 THERMALLY BROKEN CAVITY WALL LINTELS OR SIMILAR TO SUIT OPENING SIZE AND 125MM CAVITY WITH NOMINAL 150MM END BEARINGS

**THERMAL BRIDGES**  
THERMAL BRIDGES TO BE BUILT TO ACCREDITED CONSTRUCTION DETAILS

**EXTERNAL WALLS**  
102.5MM OUTER SKIN OF RED MULTIBRICK WITH 125MM CAVITY  
100MM INNER SKIN OF CELCON HIGH STRENGTH 7.5MM/2 BLOCKS (K-V-VALUE = 0.18 W/M<sup>2</sup>K)  
75MM KINGS PAN KOOL THERM K108 CAVITY BOARD INSULATION WITH 50MM UNVENTED AIR SPACE TO OUTER FACE TO ACHIEVE 0.18 W/M<sup>2</sup>K U-VALUE  
INSULATION TO FINISH AT SAME LEVEL AS UNDERSIDE OF FLOOR INSULATION  
PLASTER WITH SKIM FINISH  
BATHROOM BELOW D.P.C. LEVEL TO BE CONCRETE BLOCKWORK BELOW D.P.C. LEVEL TO BE CONCRETE BUILDING BLOCKS WITH MIN BASIC STRENGTH OF 7.5NMM<sup>2</sup>. BUILT DIRECTLY OFF FOUNDATIONS AND HORIZONTAL JOINTS IN 1:4 ORDINARY PORTLAND CEMENT AND CLEAN BUILDING SAND OR 2:1:9 ORDINARY PORTLAND CEMENT/HYDRATED LIME PUTTY/CLEAN BUILDING SAND.  
CAVITY TO BE FILLED WITH LEAN MIX TO 225MM OF DPC TOP OF CAVITY TO BE CLOSED WITH FIRE BARRIERS.

**PLASTER WALL**  
PLASTERBOARD ON DABS ON 100MM CELCON HIGH STRENGTH 7.5MM/2 BLOCKS (K-V-VALUE = 0.18 W/M<sup>2</sup>K)  
100MM CAVITY FULLY FILLED WITH 100MM DRI THERM 32 INSULATION  
100MM CELCON HIGH STRENGTH 7.5MM/2 BLOCKS (K-V-VALUE = 0.18 W/M<sup>2</sup>K)  
100MM PLASTERBOARD ON DABS AND SKIM FINISH TO BOTH SIDES.  
PROVIDE ROCKWOOL OR SIMILAR CAVITY BARRIERS AT JUNCTIONS BETWEEN HOUSES

**WALL TIES**  
CUTTING STAINLESS STEEL PARTIAL FILL WALL TIES TO SUITE 125MM CAVITY  
POSITIONED 750mm C/C HORIZONTALLY AND 450mm C/C VERTICALLY AND DOUBLED-UP AROUND ALL OPENINGS.  
3 ANCHORS PER M<sup>2</sup>  
3.48mm DIAMETER OF ANCHORS

**CAVITY CLOSERS**  
CAVITY CLOSERS THERMABATE CAVITY CLOSERS TO BE BUILT 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 LINTELS AND STEEL BEAMS WITH WEEP HOLES BUILT INTO BLOCKWORK

**INTERNAL STUDD PARTITIONS**  
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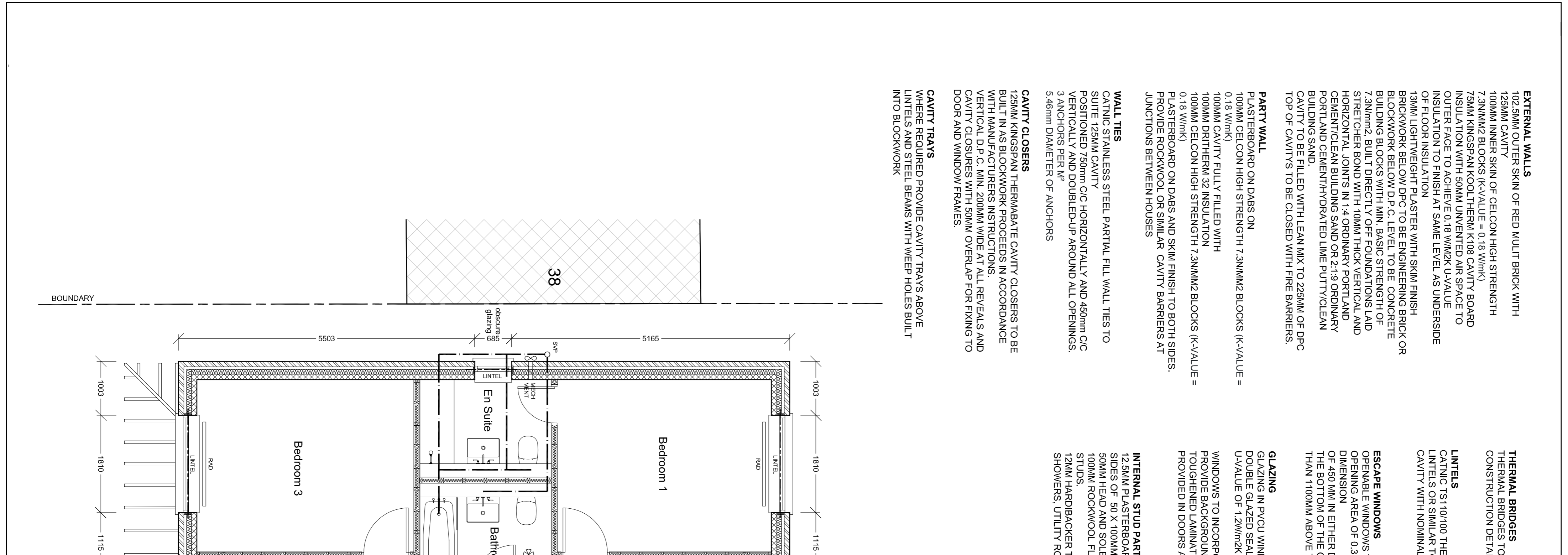
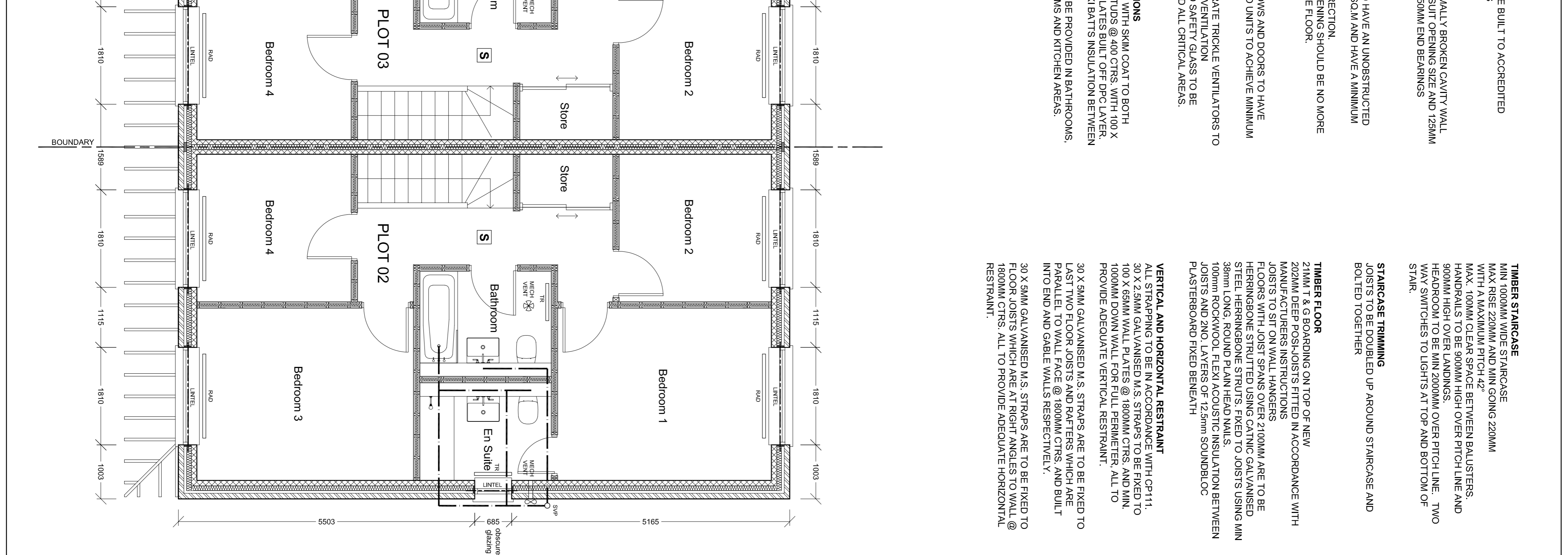
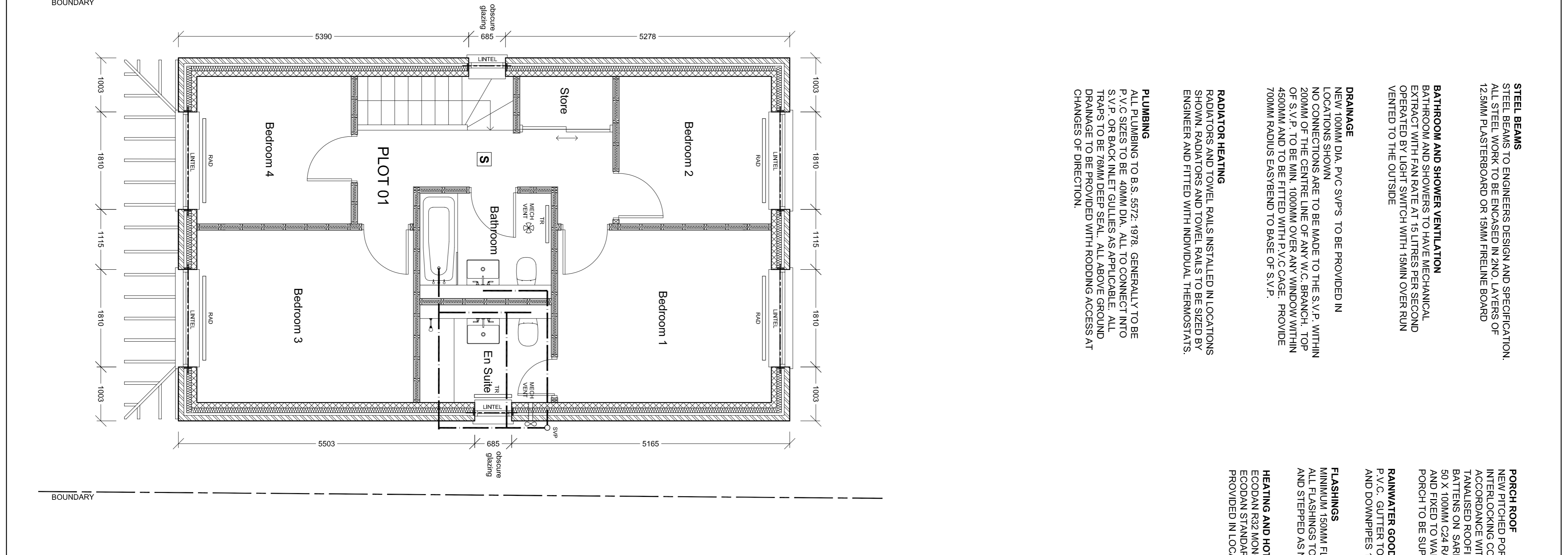
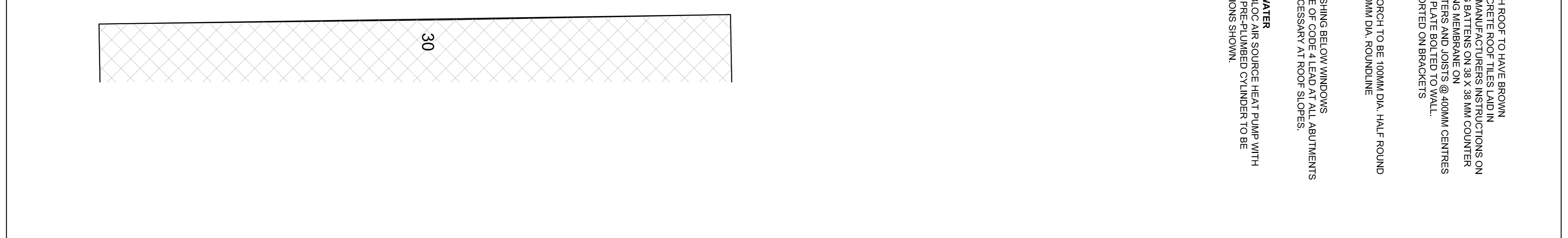
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DRAWING  
FIRST FLOOR PLAN

SCALE 1:50 @ A1 DRAWING NUMBER REV.  
DATE AUG 2023 1201-4 B  
DRAWN BM

0.5 0.25 0 Metres 10 15 20 25 30 35  
Scale 1:50

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

AMENDMENTS DATE REV.  
1  
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Drawings shall remain the property of the architect and shall not be used for any other purpose without the written consent of the architect. All drawings are to be produced on A1 paper unless otherwise stated. The architect shall not be responsible for any errors or omissions in the drawings or for any damage to property or persons caused by the use of the drawings. The architect shall not be responsible for any damage to property or persons caused by the use of the drawings.