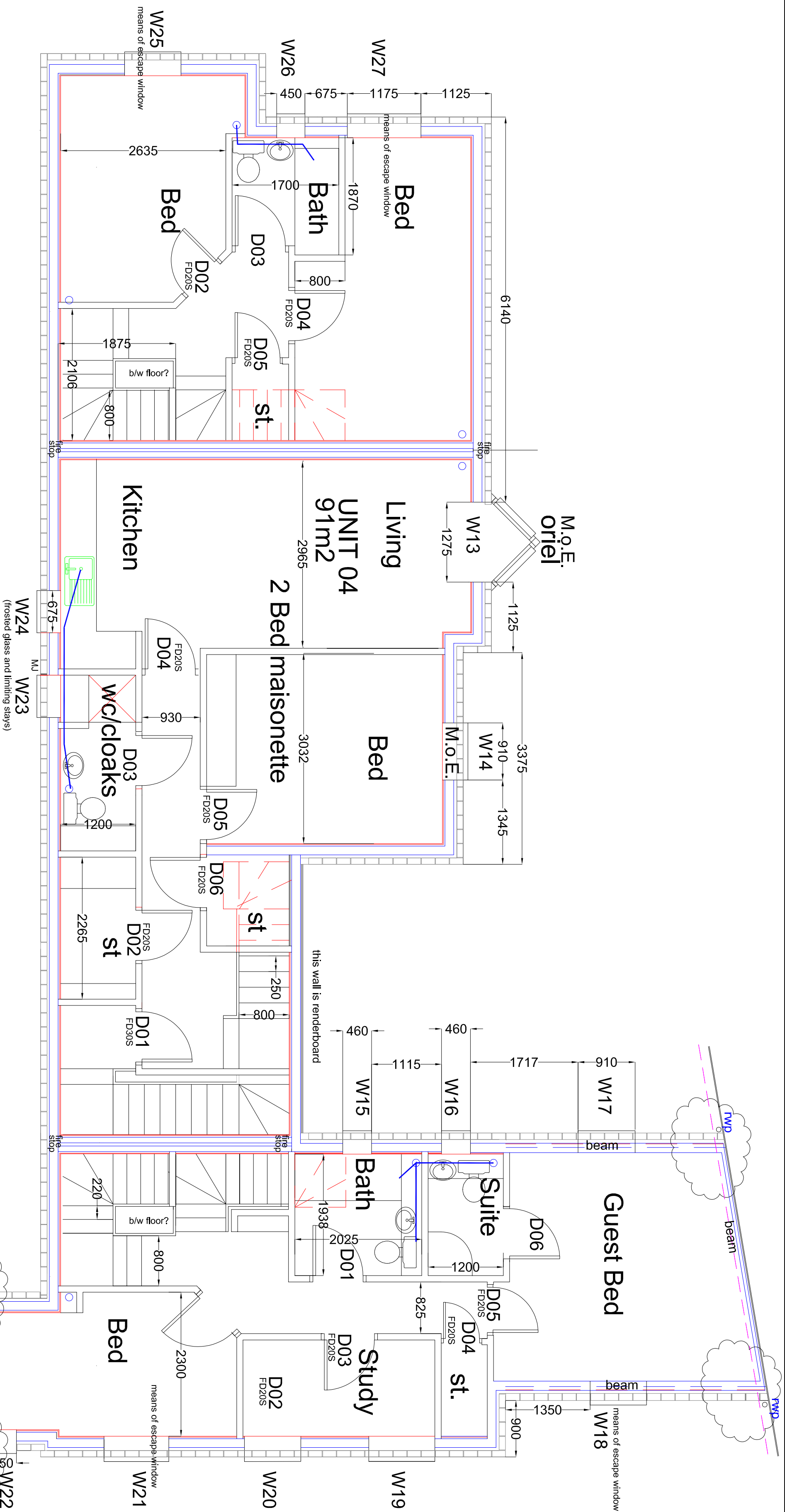
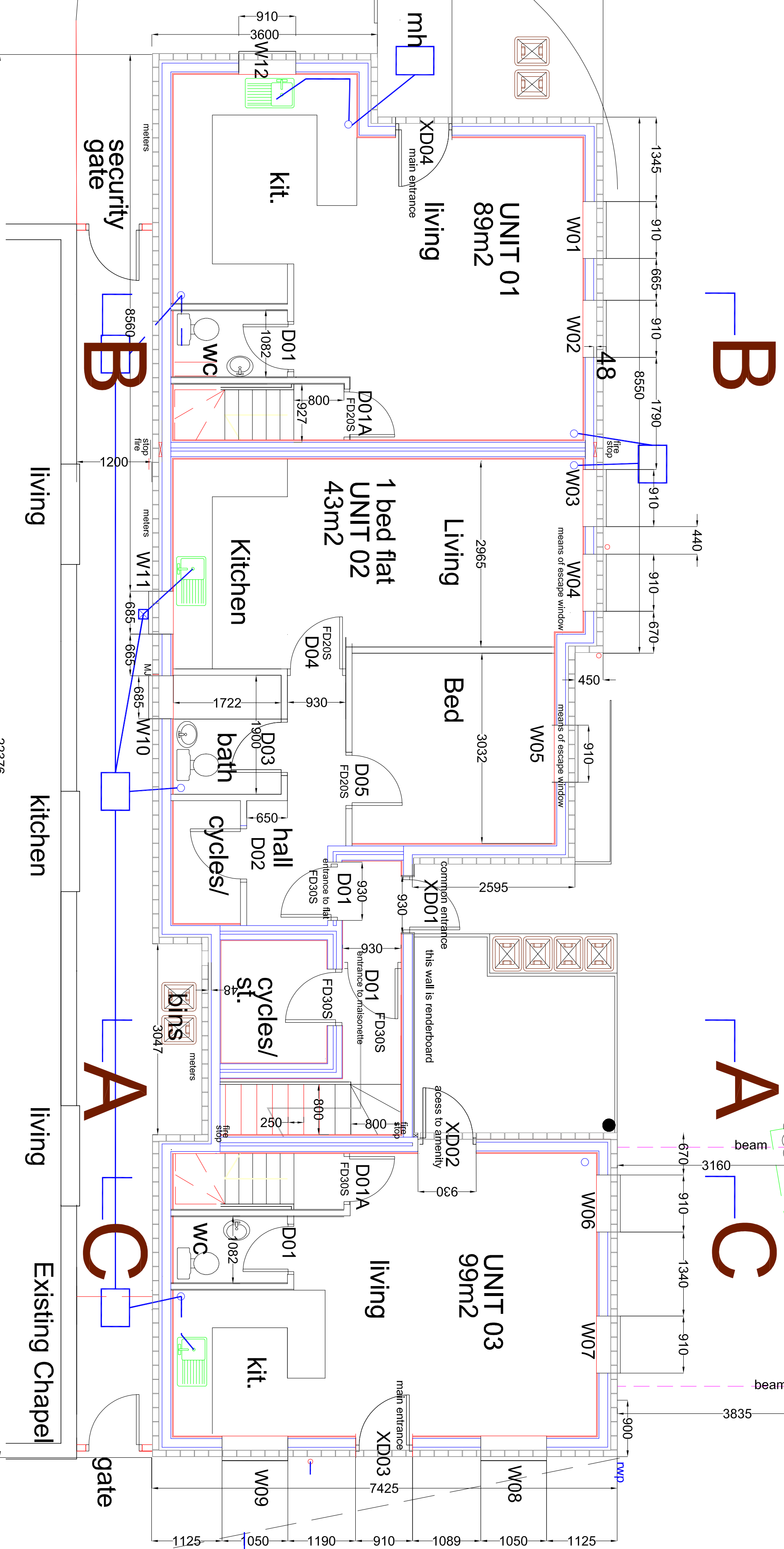




First Floor Plan



CONSTRUCTION NOTES:

- INTERNAL WALLS
- Combination of 89mm studwork, 142mm Slips panels.
- WINDOWS
- UPVC frames with 20mm double glazed sealed units (Low 'E' glass, 'U' value = 1.4W/m²degC
- 14mm double glazing sealed units to external doors to achieve 'U' value of 1.4W/m²degC
- Toughened safety glazing for all panes below 800mm above floor level, and glazed doors, any lights adjoining doorways. All window openings restricted to 100mm.
- DRAINAGE
- Surface Water:
- Gutters: 150mm PVCu (half round) to 75mm upvc downpipes.
- Foul Water:
- 110mm PVCu flexible joined laid in 100mm bed of 10mm pea shingle.
- Laid to minimum 1:60 falls.
- Backfill lean-mix concrete under floor slabs.
- Plumbing/Water:
- Showers/sinks: 38mm dia. PVCu wastes.
- Basins: 32mm dia. PVCu wastes, 19mm PVCu overflows.
- Toilets: 100mm dia. PVCu wastes, 100mm dia. with access plates and ballcock cages.
- SVP's: 100mm dia. with access plates and ballcock cages.
- WV-c system and rodding access points to SVP's and fittings.
- SVP's to be wrapped in sound insulation quilt.
- VENTILATION
- Natural ventilation to all habitable rooms to be minimum 5% floor area
- All windows to have free area ventilators of 8,000mm² to habitable rooms and 4,000mm² to bathrooms and toilets.
- Cloakrooms and WCs to have Ventaxia or similar mechanical extract to provide 15 l/sec with minimum 10mm over run. Kitchens to have 2 speed extract to provide 30 + 60 l/sec.
- FIRE/SMOKE ALARMS
- Hard wired smoke detectors as indicated.
- LIGHT FITTINGS
- Low energy light fittings by specialist details.
- ROOF - trusses and cut roof by specialists.
- Tiles on 38x25 sw battens on Tyvek breathable roofing felt on 145x44 sw rafters, @ 400mm c/s. 100mm Celotex XR4000 or similar insulation between rafters to provide min. 0.14w/m²degC 'U' value with 50mm TB4000 below rafters
- Rafter and plate strapped to walls @ 1.8m c/s.
- GROUND FLOOR
- 50mm suspended floor zone on 100mm Celotex 5000FF insulation on 120kg Visqueen dpm on 450mm concrete slab to provide 0.17w/m²degC 'U' value.
- DPC's min. 150mm above adjacent ground level.
- FOUNDATIONS
- Traditional strip foundations min. 1m to underside.
- HEATING & HOT WATER
- 10.01 Min. 90% efficient condensing gas fired B rated boiler serving under floor heating.
- Water supply to all areas except kitchen to be limited to 48 deg C
- EXTERNAL WALLS
- 100mm external brick/blockwork, 48mm cavity, 140mm timber stud inner panels
- 150mm Celotex XR4000 to provide 0.16w/m²degC 'U' value, plasterboard and skim on sw battens internally.
- HEATING AND HOT WATER
- Underfloor heating throughout.
- Water temperature in all toilet areas limited to 41 degC
- ELECTRIC SOCKETS AND LIGHT SWITCHES
- Socket height = 400mm. Switch Height = 1200mm.
- Emergency escape lighting to BS 5266-1:2016
- STAIRS
- 14 no. risers, 800mm width
- Mette ground to first
- 14 no. risers, 800mm width
- Mette first to second
- 13 no. risers, 800mm width
- Rise = 196, 15mm
- Rise = 189, 0mm
- Rise = 198, 0mm
- Going = 220mm
- Going = 250mm
- Going = 250mm
- Handrail height = 900mm
- Handrail height = 900mm
- Handrail height = 900mm
- balustrade height = 1100mm
- balustrade height = 1100mm
- balustrade height = 1100mm

NOTE: ALL NEW ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (IETEE WIRING REGULATIONS 17th edition) THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER WHO IS A MEMBER OF A RECOGNISED ELECTRICAL CERTIFICATION SCHEME OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLETION PRODUCED BY THAT PERSON TO THE BUILDING CONTROL UPON COMPLETION OF THE WORKS.

15.00 ALL APARTMENT/HOUSES TO BE FITTED WITH SPRINKLER SYSTEM BY SPECIALISTS.

Drawing to be read in association with Cowan Details