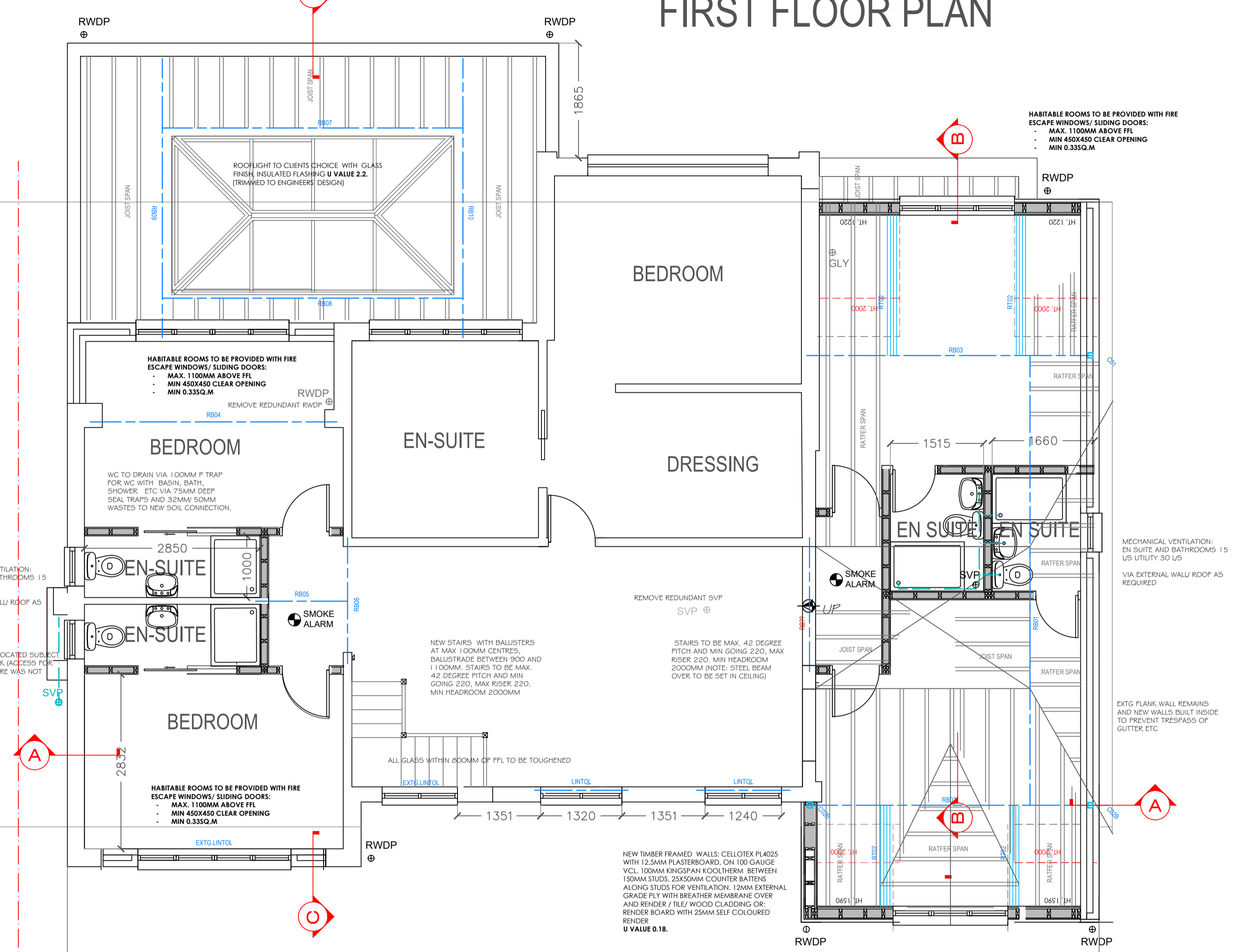
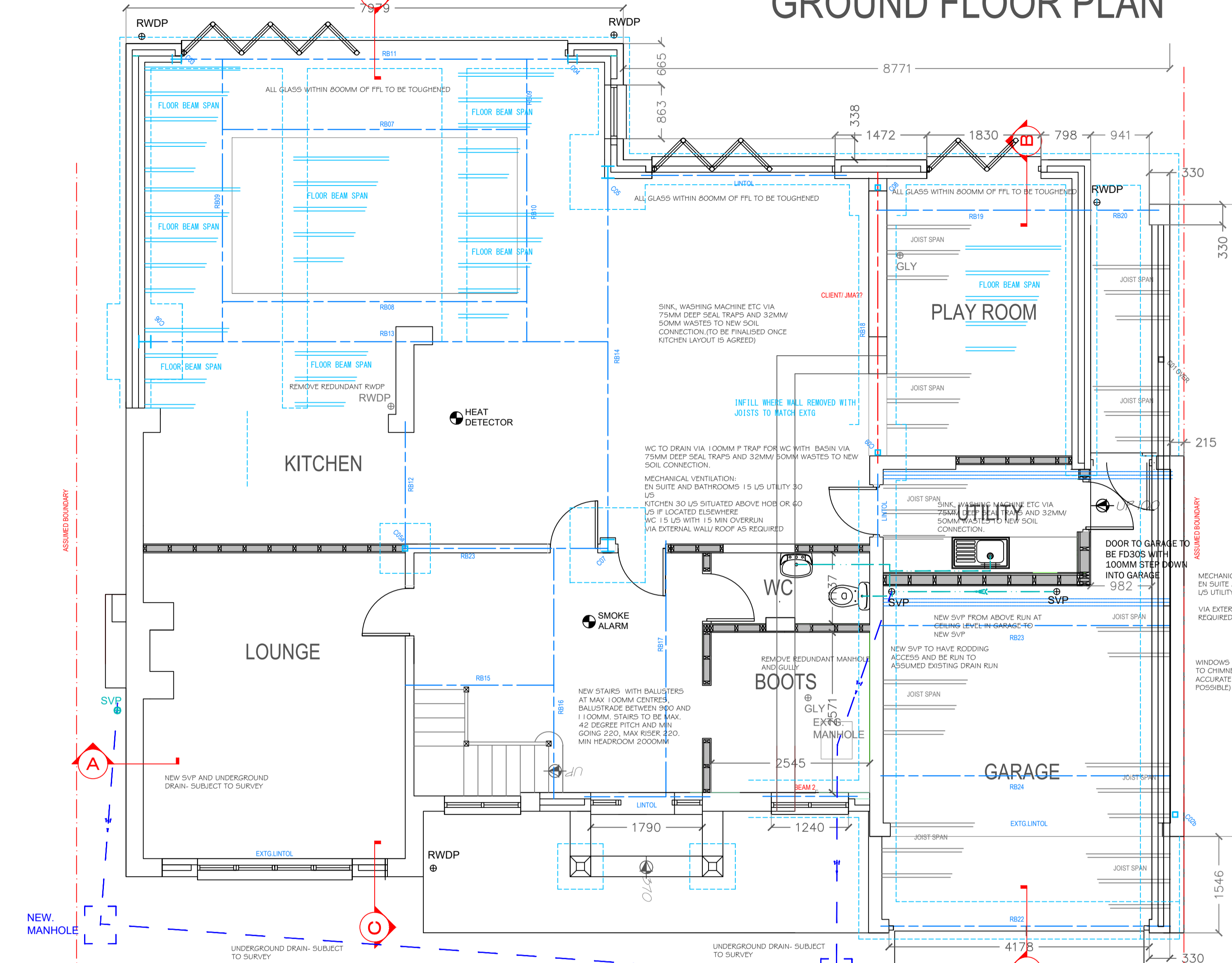


NEW WALLS TO BE 100MM BRICKS TO MATCH. FULL FILL CAVITY WITH 100MM INSULATION WITH THERMAL CONDUCTIVITY OF 0.021 W/MK CAVITY (CELOTEXC408S/4100 IF DENSE BLOCKS USED) 100MM BLOCKWORK RIBER LEAF WITH THERMAL CONDUCTIVITY OF 0.15 W/MK (ARCURETE) AND 12.5MM PLASTERBOARD INTERNALLY. LEAD DETAILING AT ALL ABUTMENTS AND DRAINED CAVITY CLOSERS AROUND OPENINGS
U VALUE: 0.18.
 (AN EXAMPLE FROM JEWSONS: 13MM LIGHTWEIGHT PLASTER, 12.5MM PLASTERBOARD ON DABS, 100MM UGNACRETE, 90MM KINGSPAN KCOOL/TERM K100 WITH 10MM CAVITY, BRICKS TO MATCH)

GROUND FLOOR PLAN

NEW WALLS TO BE 100MM BRICKS TO MATCH. FULL FILL CAVITY WITH 100MM INSULATION WITH THERMAL CONDUCTIVITY OF 0.021 W/MK CAVITY (CELOTEXC408S/4100 IF DENSE BLOCKS USED) 100MM BLOCKWORK RIBER LEAF WITH THERMAL CONDUCTIVITY OF 0.15 W/MK (ARCURETE) AND 12.5MM PLASTERBOARD INTERNALLY. LEAD DETAILING AT ALL ABUTMENTS AND DRAINED CAVITY CLOSERS AROUND OPENINGS
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 (AN EXAMPLE FROM JEWSONS: 13MM LIGHTWEIGHT PLASTER, 12.5MM PLASTERBOARD ON DABS, 100MM UGNACRETE, 90MM KINGSPAN KCOOL/TERM K100 WITH 10MM CAVITY, BRICKS TO MATCH)

FIRST FLOOR PLAN



BEAM SCHEDULE: SEE ENGINEERS' DETAILS	COLUMN/POST: SEE ENGINEERS' DETAILS
RB01	203X203 UC46
RB02	203X203 UC46
RB03	203X203 UC46
RB04	152X152 UC30
RB05	152X89UB16
RB06	152X89UB16
RB07	152X152 UC23
RB08	152X152 UC23
RB09	152X152 UC23
RB10	152X152 UC23
RB11	203X203 UC60+PLATE
RB12	203X203 UC46+ PLATE
RB13	254X254 UC132
RB14	254X254 UC132
RB15	2X47X220C24
RB16	178X102UB19
RB17	178X102UB19
RB18	203X203 UC46+ PLATE
RB19	152X152 UC23
RB20	152X152 UC23
RB21	152X152 UC23
RB22	200X100X6.3RH5+PLATE
RB23	150X90PFC
RT02	3X47X150C24

FIRE ALARM/ DETECTION:
 PROVIDE MAINS OPERATED FIRE/SMOKE ALARM TO BS 5446 PART 1, WITH SMOKE DETECTORS POSITIONED TO GROUND FLOOR HALL & FIRST FLOOR LANDING, CEILING MOUNTED & POSITIONED 300MM FROM ANY WALLS/LIGHT FITTINGS & WITHIN 7.5M OF EACH HABITABLE ROOM, AND HEAT DETECTOR TO KITCHEN AREA INTERLINKED WITH BATTERY BACK-UP TO BS 5446: PART 1: 1990.

ELECTRICAL WORKS:
 ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS771 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

FIRE PROOFING:
 ALL CABLES, PIPES ETC PASSING THROUGH SEPARATING FLOORS/ WALLS TO BE SEALED WITH INTUMESCENT MASTICS AND OR FIRE COLLARS. SOIL PIPES TO BE BOXED IN WITH TWO LAYERS PLASTERBOARD WITH STAGGERED JOINTS.

ELECTRICAL COMMUNICATION:
 A BROADBAND SERVICE PROVIDERS ACCESS POINT IS TO BE PROVIDED AT AN APPROPRIATE LOCATION ON THE EXTERNAL FACE OF THE BUILDING 20MM ELECTRICAL CONDUIT SHOULD BE INSTALLED THROUGH THE EXTERNAL WALL TO CONNECT TO THIS ACCESS POINT TO A NETWORK TERMINATION POINT WITHIN THE BUILDING. A BLACK BOX OR SINGLE GANG FLUSH STEEL BOX IS TO BE INSTALLED AT THE NETWORK TERMINATION POINT SITED 450-1200MM ABOVE FFL.

EXTERNAL WALLS:
 CAVITIES IN EXTERNAL WALLS ARE TO BE FILLED TO 150MM BELOW DPC IN CONCRETE SLOPING TOWARDS THE EXTERNAL FACE WITH WEEPHOLES IN THE OUTER SKIN AS APPROPRIATE.
 ALL SERVICE ENTRIES ARE TO BE DUCTED AND NO PIPES OR SERVICES ARE TO BE BURIED WITHIN THE FLOOR.
 ALL CAVITIES TO BE FIRESTOPPED AND SOUNDSTOPPED IN ACCORDANCE WITH BUILDING REGS.
 ALL CAVITIES TO BE DRAINED WITH PROPRIETARY PLUGS IN WEEPHOLES.
 PROPRIETARY CAVITY TRAYS TO BE USED WHEREVER POSSIBLE, WITH ENDS TURNED UP OR OTHERWISE STOPPED.
U VALUE: 0.18

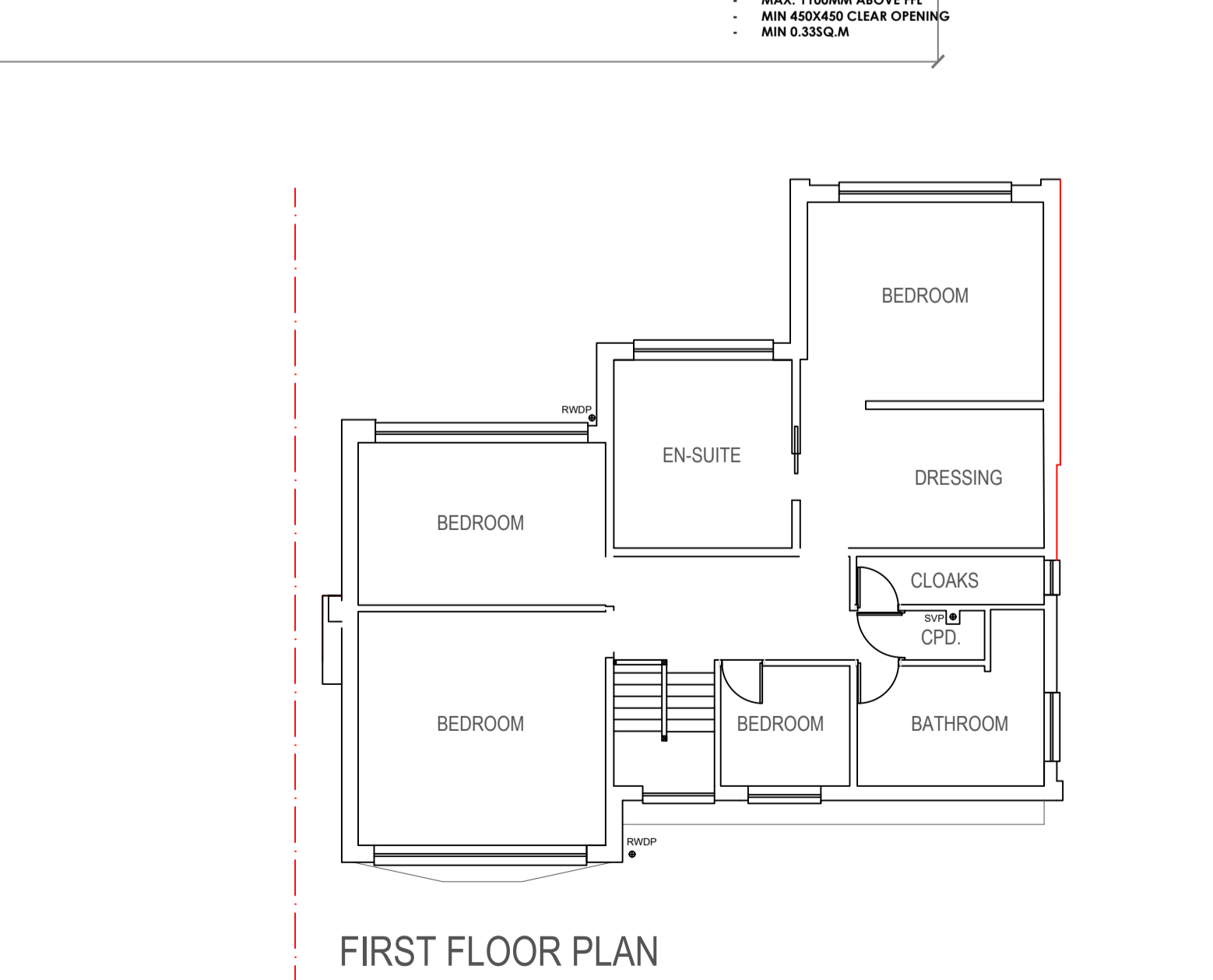
DRAINAGE:
 FW TO EXISTING SYSTEM, SW TO EXISTING SYSTEM VIA EXISTING RWPS. BELOW GROUND DRAINS IN UPVC TO BS 4660, 100MM Ø PIPEWORK LAID TO FALL MIN. 1:80, MAX. 1:40, BED & SURROUND WITH 150MM PEA SHINGLE. NEW ACCESS CHAMBERS IN UPVC ON 100MM 1:24 CONC. BASE & BACKED WITH LEAN MIX CONCRETE, MEDIUM DUTY COVERS.
 NEW ABOVE GROUND PIPEWORK IN UPVC TO BS 4514, 100MM Ø SVP & WC WASTE, 38MM Ø SINK, BATH & SHOWER WASTES, 32MM Ø BASIN WASTES, ALL WITH 75MM DEEP SEAL TRAPS, SVP'S TO TERMINATE 1000MM ABOVE ANY VENTILATION OPENING & FITTED WITH BALLOON CAGE GUARD, OR TERMINATE RUN AT SUITABLE TILE/DRIVE VENT, STUBS FITTED WITH AIR ADMITTANCE VALVES, LAYOUTS TO BS 5572.
 MATCHING RAINWATER GOODS IN UPVC, 115MM GUTTER, 63MM DOWNPIPES.

HEATING:
 EXTEND PLUMBING AND HEATING SERVICES TO CLIENT REQUIREMENTS, TO INCLUDE SUITABLE HEATING SERVICES CONTROLS, THERMOSTATS, PROGRAMMER ETC. ALL NEW BOILERS TO BE GAS FIRED, WALL MOUNTED COMBI- BOILERS WITH BALANCED FLUE FITTED WITH CAGE GUARDING IF LESS THAN 2.0M ABOVE GL AND WITH A SEDBUK RATING OF 93%. ANY NEW HEATING PLANT TO BE INSTALLED BY A MEMBER OF AN APPROVED COMPETENT PERSON'S SCHEME/GAS SAFETY REGISTERED INSTALLER.
 EXTEND ELECTRICAL SERVICES AS REQUIRED AND TO IEE REGS, OUTLETS/LIGHTING TO CLIENT'S SPEC, AND INCLUDING ENERGY EFFICIENT LIGHT FITTINGS THROUGHOUT, MECHANICAL

WINDOWS:
 MATERIAL AS SHOWN ON DRAWINGS.
 ALL WINDOWS TO BE CERTIFIED TO BS7590 -WINDOWS OF ENHANCED SECURITY AND COMPLY WITH THE REQUIREMENTS OF THE SECURED BY DESIGN GUIDELINES.
 ALL WINDOWS TO BE FITTED WITH FRICTION HINGES IN AUSTENIC (304) STAINLESS STEEL DESIGNED TO BE CLEANABLE FROM INSIDE ON UPPER STOREYS AND FITTED WITH RESTRICTED OPENING BUT WITH FIRE ESCAPE PROVISION (CILL BETWEEN 800 AND 1100MM AND CLEAR OPENING SIZE 450MM HIGH AND 450MM WIDE) AREA 0.33SQM2 AND FOR CORNERS SET MAX 1700MM BACK FROM EAVES.
 ALL OPENING LIGHTS TO FITTED WITH SHOOT BOLTS ESPAGNOLETTES WHICH INCORPORATE ADJUSTABLE SHOOT BOLT THROWS, CAMS AND SHOOT BOLTS TO COMBINE IN CORNERS WITH INTERLOCKING ONE PIECE STRIKING PLATES.
 HANDLES TO BE POWDER COATED WITH CONCEALED PUSH BUTTON OFFSET HANDLES INCORPORATING KEY LOCKING CYLINDER FOR ALL GF AND ACCESSIBLE OPENINGS.
 ALL FRAMES ARE TO BE FITTED 50MM BACK FROM FACE OF BUILDING WITH CONTINUOUS CILL WITH END CAPS WITH PROJECTS BEYOND FACE OF WALL. PERIMETER TO BE FINISHED WITH MASTIC SEALANT.
 22MM MDF BOARDS TO BE PROVIDED INTERNALLY WITH ROUNDED EDGES APART FROM WCS, BATHROOMS AND KITCHEN WHERE CILLS ARE TO BE TILED. EACH ROOM TO HAVE COVERING WINDOWS EQUAL TO 5% OF THE FLOOR AREA OF THE ROOM AND 800MM2 BACKGROUND VENTILATION AND 4000MM2 FOR BATHROOMS, EN SUITES, WC ETC.
 MIN 10 YEAR GUARANTEE FOR MATERIALS AND WORKMANSHIP TO BE PROVIDED.
U VALUE: MIN. 1.4



GROUND FLOOR PLAN



FIRST FLOOR PLAN