











All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

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NOTES:

DRAWING LEGEND

-  **102.5mm facing brickwork:**
Brick type TBC, facing bricks, flush pointing
-  **180mm lightweight concrete blockwork:**
Thermally Accrete Turbo blockwork, 2.9N/m² compressive strength, 470kg/m³ gross dry density, 0.11W/mK thermal conductivity. Class A1 reaction to fire. Refer to Construction Specification for exact wall construction.
-  **Timber stud partition system**
68mm timber studs @ 400mm Centres, Isover CSW 32 mineral wool insulation between studs with 1 layer of 12.5mm Gyproc Wallboard each side. Tape and seal junctions in boards with 3mm skim coat finish.
-  **cavity wall insulation**
125mm DriTherm 32 Cavity Slab insulation.
-  **cavity wall ties; external cavity walls**
Ancon Stalfix HRT4, type 2, wall ties at 900mm horizontal and 450mm vertical centres (5no. per m²). Close up vertical centres to 225mm around openings.
-  **external movement joint:**
10mm continuous vertical movement joint with Ancon PPS, 225mm steel wall ties at 450mm vertical centres. Ensure one end of movement joint is de-bonded in bed joint, using either proprietary de-bonding sleeve or building paper. Pack vertical gap as work proceeds using proprietary flexible filler board and seal externally using BASF Masterflex 472 chemical sealant, colour to match brickwork.
-  **soil vent pipe**
110mm polypropylene waste pipe, routed through roof void and terminating through half round ventilated ridge vent tile, pipework to be insulated in roof void and fitted with condensation trap
-  **soil stub stack**
110mm polypropylene waste pipe terminating min. 1m above fl. using air admittance valve.
-  **rain water pipe**
68mm diameter FloPlast uPVC down pipe bracketed off wall using pvc brackets at max. 1.8m centres. Colour; black
-  **30 Minute fire rating**
12.5mm Gypsum Fire Line Pro plasterboard to be provided on both side of the wall where indicated to provide a continuous barrier of protection

notes:
Dimensions shown taken from structure to structure, no account has been made for surface finishes.
Kitchens, Utility, Bathrooms and Ensuite shown indicatively, client to provide kitchen unit and sanitary layouts at later date.

DRAFT

C1	23.10.19	Draft Issue	DAG	DAG
Rev:	Date:	Description:	Chk:	Apr:

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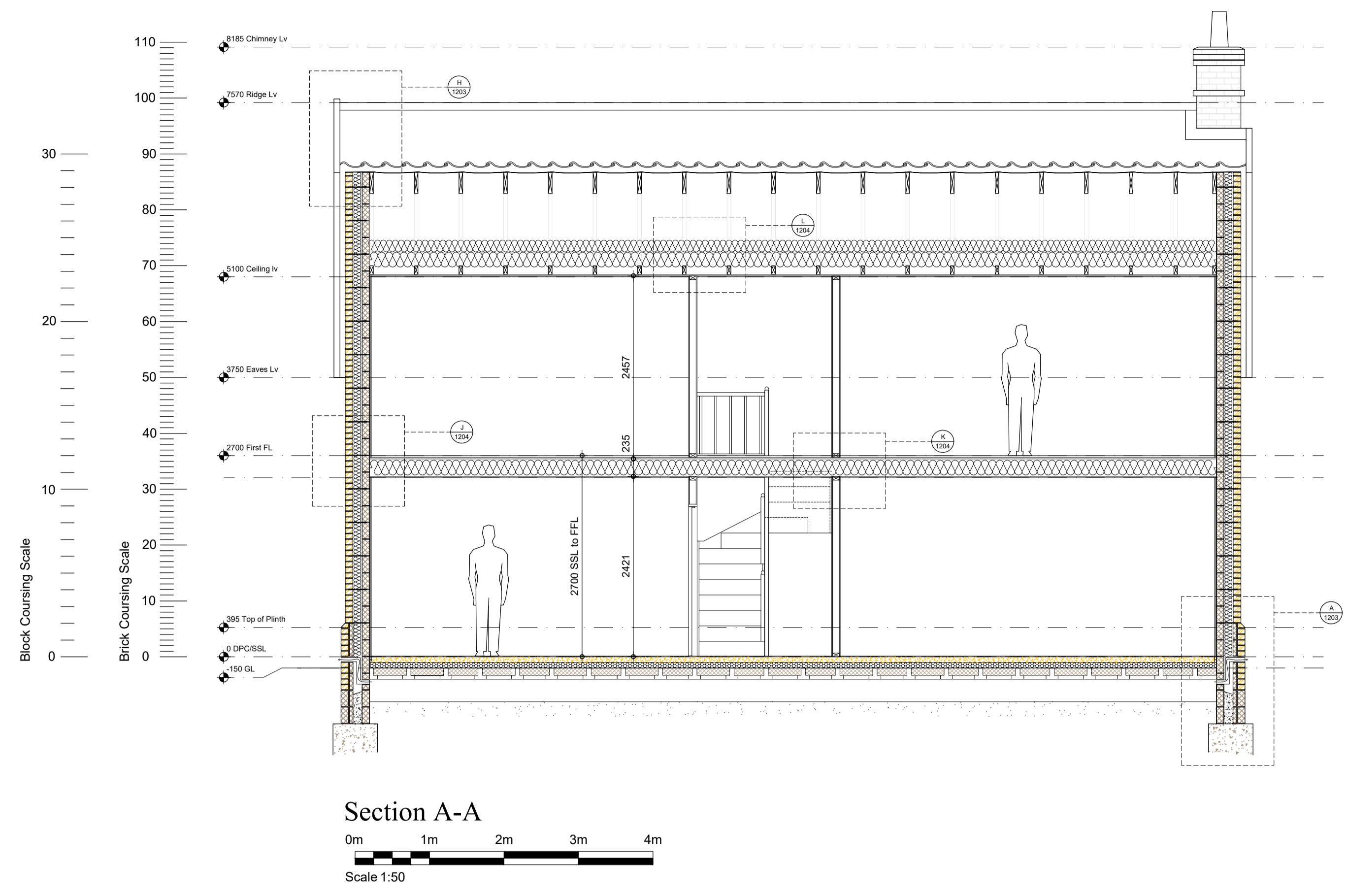
Drawing Title:
House Type A
Coursing Section

Client:
Mr & Mrs Panter

Scale: As Indicated Date: 23.10.19

Project Number:	Drawing Number:	Revision:
127-19 - 1202		C1

Construction



- Rainwater Gutters/Downpipes:**
- Rainwater drainage system to comprise: FloPlast uPVC deep flow gutters 'Niagara' fixed back to fascias using brackets to match at max. 900mm centres. Colour black. Provide suitable stop ends and outlets as necessary.
 - Rainwater downpipes to be FloPlast uPVC 68mm diameter, colour black with suitable connectors, fixed vertically to wall using pvc brackets at max 1.8m centres. Downpipes to be connected to surface water drainage system using trapped gulleys with rodding access at base of pipe.
 - Provide suitably sized rainwater hoppers at valley ends to take excess rainwater.

- Sanitaryware and Fittings:**
- Sanitaryware, clients choice
 - Shower, an electric, thermostatically controlled shower, to be fitted above bath.
 - Wash hand basin, 600x450mm vitreous china wash hand basin complete with pedestal. Flow regulators to be fitted to taps.
 - Toilets, low level (Close Coupled Pan) dual flush lever complete with plastic seat with "wrap over" type covers with metal fixings.
 - Bath, acrylic rectangular shaped bath, 1700x700mm. Flow regulators to be fitted to taps.
 - In addition fittings within bathrooms to include, toilet roll holders, 600mm towel rail, 450x600mm mirror above wash hand basins & shaver socket and mini fluorescent light fitting above mirror.

TOTAL WATER CONSUMPTION FOR EACH DWELLING TO BE NO GREATER THAN 105 LITRES PER PERSON PER DAY.

- Internal Plumbing:**
- Connect wastes into adjacent stacks or gullies. Plumbing and drainage wastes to sanitary fittings to BS 3942 and to be as follows:

- Sink 40mm Ø trap and 75mm depth of seal
- WC 110mm Ø trap and 50mm depth of seal
- WHB 32mm Ø trap and 75mm depth of seal
- Bath 40mm Ø trap and 75mm depth of seal.
- Internal soil and waste pipes to be encased where possible comprising 25x38mm softwood framing clad with 12.5mm plasterboard. All voids around pipes to be packed with mineral wool insulation to prevent condensation of pipes and to aid in the reduction of noise transfer into rooms.
- All pipes and fittings to be PVC to BS 4514, plumbing to be to BS 5572.
- Branch connections from sinks, wash hand basins and baths to be minimum 200mm from branch connections for WCs. Provide rodding access to all changes in direction of soil stacks. Last branch connection to be minimum 450mm above the invert of the drain connection.
- Suitable hot and cold water connections are to be provided to all sinks, wash hand basins and baths.
- Where waste pipes from 32mmØ wash basins exceed 1.7m in length, waste pipes are to be increased to 40mmØ.

- Pipe Insulation and Service Sealing:**
- All water services within unheated spaces, including cisterns, warming pipes, overflows and vent pipes to be insulated against freezing. Insulate with insulating material having a thermal conductivity less than 0.035W/m²K and a thickness equal to the outside diameter of pipe.
 - Extract ducts where they pass through unheated spaces, such as a roof void to the outside air should be insulated to prevent condensation occurring or incorporate a condensation drain in the design.
 - All piped services are to be fully sealed where they penetrate into hollow construction or voids.

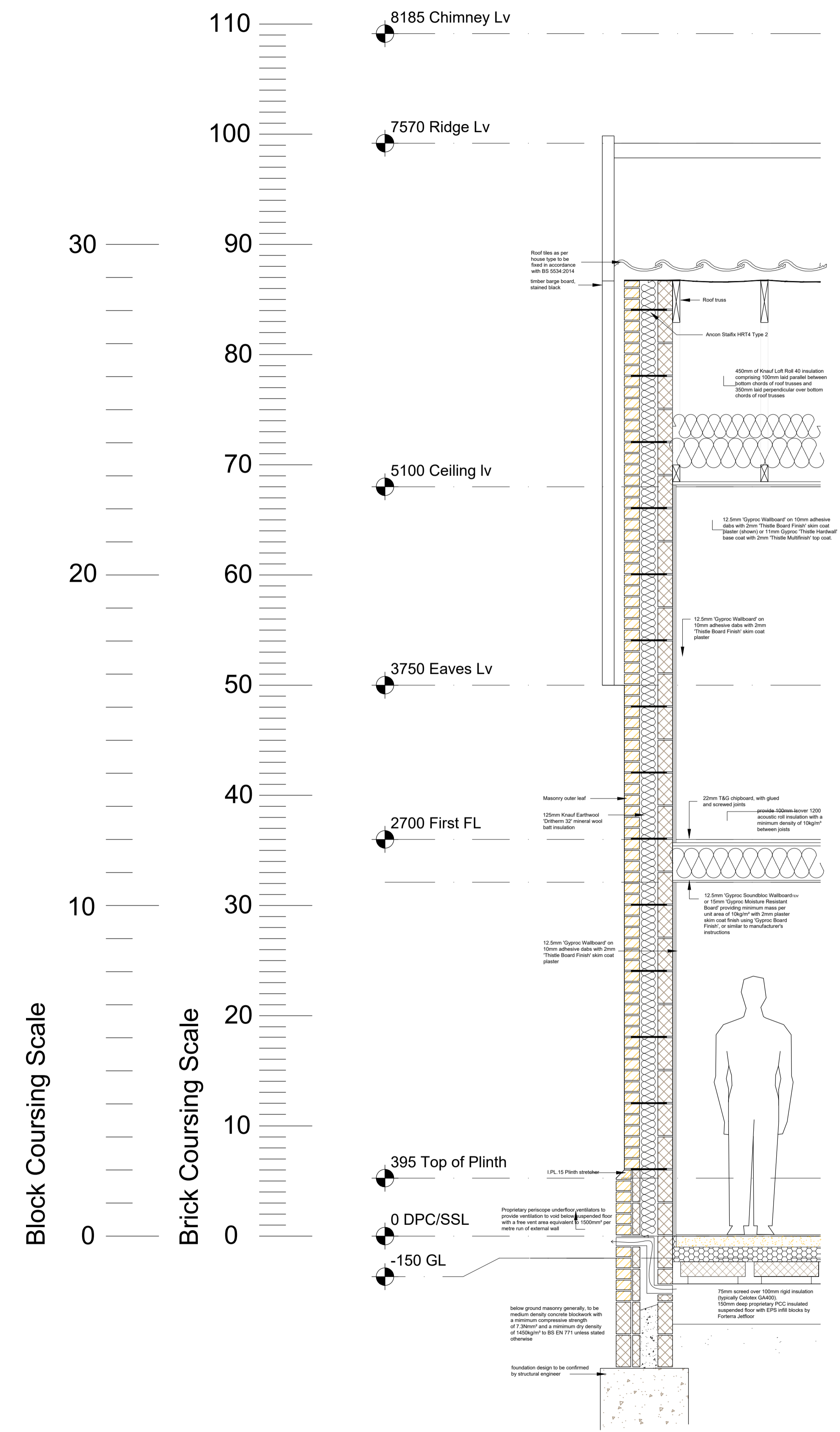
- Mechanical Ventilation:**
- provide mechanical extract ventilation to w/c, kitchen, bathroom with humidity controls to the following rates;
 - Utility 30l/s operated via light switch
 - w/c 6l/s operated by light switch
 - kitchen 30l/s cooker hood adjacent hob (or 60l/s positioned away from cooker)
 - bathroom 15l/s operated by light switch
 - provide 20mm gap beneath doors to allow fresh air to circulate within dwellings, allowing adequate space for finishes (actual air gap 10mm)
 - Each house type will be subject to an air pressure test and sound testing where robust details cannot be met.

- Operating and maintenance instructions, in accessible format, to be provided for building occupier.
- The installer of the hot water and heating systems must be a competent person and provide the owner and the council with suitable commissioning certificates.
 - EPC's Energy Performance Certificates to be provided on completion.

- Electrical Works:**
- Installation to be carried out by an NICEIC approved specialist contractor in accordance with the current IEE wiring regulations
 - All sockets, TV aeriels, telephone points to be positioned min 450mm above and not exceeding 600mm above finished floor level. Light switches and thermostats to be positioned 1000mm above finished floor level. External sockets and switches to be positioned no more than 1000mm above ground level.
 - 100% energy efficient lighting throughout dwelling, defined as dedicated lamp fittings capable of holding lamps with an efficacy greater than 40 lumens per circuit-watt.
 - If recessed downlighters are to be used then strict accordance with manufacturers instructions should be maintained. Suitable precautions should be implemented to ensure that 30 mins fire resistance is maintained to the structure.
 - Installation to include mains operated, optical type, smoke/heat detectors to BS 5446: Part 1. Detectors to be wired back to distribution board on separate ring main circuit with no RCD. Wiring and connections to be to BS 7671 (IEE Wiring Regulations) and to BS 5839: Part 6. Detectors to be tested to BS 5839: Part 1, 2002. Detectors to include battery back up (not automotive batteries) capable of supplying power to the detector for a 24hr period after mains power is disconnected.
 - Provide operating and maintenance instructions together with compliant testing certificates upon handover.
 - 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.
 - 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 BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Air permeability:
Ensure airtightness of the building fabric by sealing all gaps between walls, floor and ceiling finishes. Apply continuous plaster dabs to perimeter of external walls at ceiling/floor level and round all window/door openings. Apply sealant externally and internally round window and door frames, seal round all service penetrations to aid in the air tightness of the dwelling. Maximum design air permeability for the dwelling to be 3.0m³/h/m² @50Pa

- Fire Safety:**
- The surface linings of wall and ceilings shall achieve Class 0 fire protection in accordance with BS 476-7. Surface Spread of Flame. All penetrations through party structures to be adequately sealed with intumescent material to maintain 60 mins fire protection between dwellings. Internal fire rated doors to be provided where shown on plans.



Coursing Section
Scale 1:20