



MATERIALS KEY	
	EXISTING WALLS
	FACING BRICKWORK
	BLOCKWORK + PLASTER
	STUDWORK PARTITIONS

#### JOINERY

- ALL NEW WINDOWS TO HAVE A MINIMUM CLEAR OPENING SIZE OF 750mm HIGH x 450mm WIDE - 0.33m<sup>2</sup> FOR MEANS OF ESCAPE IN CASE OF FIRE
- ALL NEW GLAZING TO BE LOW PILKINGTON LOW E - MINIMUM 4:16:4 DOUBLE GLAZED UNITS WITH INTERNAL BEDDED WINDOW BEADING
- NEW WINDOWS TO HAVE A MINIMUM U-VALUE OF 1.6W/m<sup>2</sup> °C TO COMPLY WITH CURRENT REGULATIONS
- ALL NEW WINDOWS TO HAVE 8000mm<sup>2</sup> TRICKLE AIR VENTS AT HEADS FOR PERMANENT BACKGROUND VENTILATION
- FINAL WINDOW DESIGN AND STYLE IS TO BE AGREED WITH THE CLIENT AND CONTRACTOR PRIOR TO START OF ANY WORKS ON SITE

#### VENTILATION: NATURAL

- ALL NEW WINDOWS ARE TO PROVIDE A MINIMUM 5% EQUIVALENT FLOOR AREA OF OPENABLE LIGHTS TO EACH ROOM

#### STRUCTURAL STEELS

STEEL BEAM SIZES + BEAM BEARINGS P1 + P2  
ARE TO BE SPECIFIED BY THE STRUCTURAL ENGINEER

#### ELECTRICAL - GENERAL + AS APPLICABLE TO THE SITE

- ALL ELECTRICAL WORK REQUIRE TO MEET THE REQUIREMENTS OF PART P: ELECTRICAL SAFETY AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON WHO MUST SEND THE LOCAL AUTHORITY A SELF-CERTIFICATION CERTIFICATE AS REQUIRED BY THE SECRETARY OF STATE WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION
- THE CLIENT MUST ALSO RECEIVE A COPY OF THE SELF-CERTIFICATION CERTIFICATE AND A BS:7671 ELECTRICAL INSTALLATION TEST CERTIFICATE
- THE CONTRACTOR MUST THAT ENSURE ANY DRILLING AND NOTCHING OF FLOOR AND CEILING JOISTS COMPLY WITH THE CURRENT STANDARDS AND REQUIREMENTS
- HEIGHT AND POSITION OF ALL WALL SOCKETS, CEILING AND WALL LIGHTING POINTS ETC ARE TO BE LOCATED AS REQUIRED AND AGREED BY CLIENT AND BUILDER PRIOR TO START OF ELECTRICAL WORK ON SITE

#### SMOKE + HEAT DETECTION - FINAL POSITIONS TBC ON SITE

- A SMOKE DETECTOR IS TO BE PROVIDED TO KITCHEN AREA AND LINKED TO MAINS WITH BATTERY BACK UP OR CAPACITOR IN ACCORDANCE WITH APPROVED DOCUMENT B AND BS 5839 - PART 6:2004
- SMOKE ALARMS/DETECTORS SHOULD BE SITED SO THAT THERE IS A SMOKE ALARM IN THE CIRCULATION SPACE WITHIN 7500 mm OF THE DOOR TO EVERY HABITABLE ROOM
- A HEAT DETECTOR IS TO BE PROVIDED TO KITCHEN AS A HEAT DETECTOR WILL DETECT ABNORMALLY HIGH TEMPERATURES OR RAPID RISES IN TEMPERATURE AND ALERT THE HOMEOWNER OF A POTENTIAL FIRE IN THE KITCHEN
- IT IS RECOMMENDED THAT THE HEAT DETECTOR IS LINKED TO OTHER SMOKE DETECTORS IN THE HOUSE TO GIVE OCCUPANTS AN EARLY WARNING WHERE POSSIBLE
- ALARMS TO BE SUPPLIED AND CEILING FITTED A MINIMUM 300 mm AWAY FROM LIGHT FITTINGS AND ANY HEATER OR HEATING APPLIANCES
- ALARMS MAY BE FITTED TO WALLS PROVIDED THEY ARE ABOVE THE LEVEL OF DOORWAYS OPENING INTO THE SPACE AND ARE FIXED TO MANUFACTURES INSTRUCTIONS

#### MECHANICAL AIR EXTRACTION

- MECHANICAL EXTRACT FAN TO BE PROVIDED WITH MINIMUM CAPACITY REQUIREMENT TO PROPOSED SHOWER ROOM + BATHROOM TO HAVE A MINIMUM RATE OF 60 LITRES PER SECOND
- ALL FANS TO BE DIRECT TO EXTERNAL AIR IN ADDITION TO ANY OPENABLE WINDOWS
- FANS ARE TO BE OPERATED VIA LIGHT SWITCH OR SENSOR AND TO HAVE A MINIMUM 15 MINUTES OVER RUN TO OPERATIONAL SWITCH
- ALL FANS TO BE VENT-A-XIA OR XPELAR OR SIMILAR APPROVED SUPPLIED TO BS 5250-14.2

#### INTERNAL STUDWORK WALLS

TO COMPRIZE 100 x 50 mm TREATED TIMBER STUDWORK AT 450 mm VERTICAL CENTRES AND HORIZONTAL STUDS EVERY 400 mm CENTRES  
ADDITIONAL NOGGINS ARE TO BE PROVIDED TO PARTITIONS AS NECESSARY FOR SUPPORT TO PLASTERBOARD AND OTHER FIXTURES AND FITMENTS  
EITHER SIDE OF STUDWORK WALLS ARE TO BE FINISHED WITH 1 LAYER 12.5 mm THICK PLASTERBOARD AND SKIM PLASTER FINISH  
PROVIDE DOUBLE 100 x 50 mm VERTICAL TIMBER STUDS TO EACH SIDE OF ANY DOOR OPENING WITH DOUBLE HEADER TIMBERS TO TOP OF THE OPENING

- TO ALLEVIATE SOUND TRANSMISSION BETWEEN ROOMS INFILL ALL VOIDS BETWEEN THE TIMBER STUDWORK AND NOGGINS WITH APPROX. 100 mm THICK MINERAL WOOL QUILT  
- ALL ELECTRICAL CABLES LOCATED IN TIMBER STUDWORK PARTITIONS ARE TO BE PROTECTED USING AN EARTED METAL CONDUIT OR OTHER APPROVED PROTECTION

REVISION	

#### NOTES

- ALL DIMENSIONS MUST BE CHECKED ON SITE FOR CONSTRUCTION PURPOSES BY THE CONTRACTOR
- DO NOT SCALE FROM THIS DRAWING
- ALL BUILDING REGULATION DRAWINGS MUST BE READ IN CONJUNCTION WITH THE ACCOMPANYING A4 BUILDING SPECIFICATION NOTES
- NO PART OF THIS DRAWING MAY BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM MP BUILDING PLANS LTD ©
- ALL WORKS ARE TO COMPLY WITH THE CURRENT BRITISH STANDARDS AND APPROVED DOCUMENTS REQUIREMENTS
- DRAWING ERRORS AND OMISSIONS TO BE REPORTED TO THE PERSON RESPONSIBLE FOR PRODUCING THE DRAWING
- ALL WORKS BEGUN PRIOR TO LOCAL AUTHORITY APPROVAL ARE CARRIED OUT AT THE HOMEOWNER'S OWN RISK
- NO ENCROACHMENT TO THE ADJACENT DWELLING BOUNDARY IS PERMITTED VIA FOUNDATION CONCRETE PROJECTION, SOFFIT AND FASCIA BOARDING OR ANY GUTTERING FIXTURES