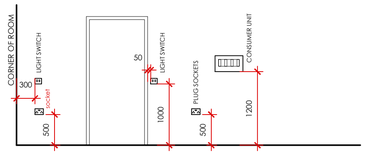
M & E KEY LEGEND

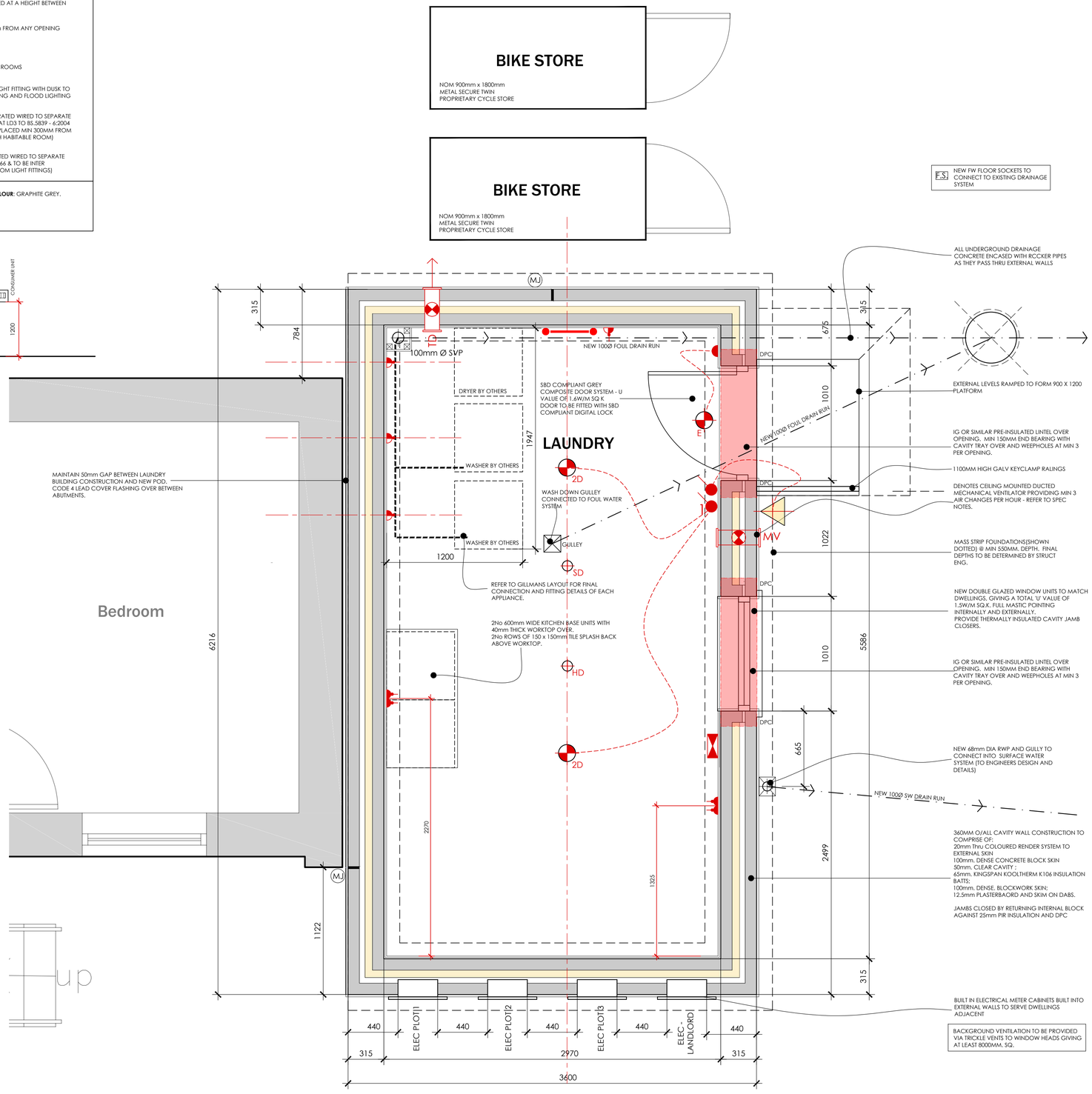
- ONE WAY LIGHTING SWITCH
- UNSWITCHED FUSED SPUR (ABOVE WORKTOP)
- SWITCHED FUSED SPUR (LOW LEVEL)
- DOUBLE SWITCHED SOCKET OUTLET (ABOVE WORK TOP)
- ELECTRIC PANEL HEATER WITH FUSED SPUR
- ELECTRICAL CONSUMER UNIT, INSTALLED AT A HEIGHT BETWEEN 1350MM - 1450MM ABOVE FFL.
- THRU' WALL VENTILATION FAN - 300mm FROM ANY OPENING
- E — EMERGENCY LIGHTING
- 2D — IP44 RATED ENCLOSED LIGHTS TO WET ROOMS
- EXTERNAL DEDICATED LOW ENERGY LIGHT FITTING WITH DUSK TO DAWN ACTIVATION FOR SPACE LIGHTING AND FLOOD LIGHTING WITH MANUAL OVERRIDE SWITCH.
- SD — SMOKE DETECTOR ELECTRICALLY OPERATED WIRED TO SEPARATE CIRCUIT. ALL TO AT LEAST GRADE D CAT LD3 TO BS.5839 - 6:2004 /BS5466 & TO BE INTER CONNECTED. (PLACED MIN 300MM FROM LIGHT FITTINGS & WITHIN 7.5M OF EACH HABITABLE ROOM)
- HD — HEAT DETECTOR ELECTRICALLY OPERATED WIRED TO SEPARATE CIRCUIT, TO BS.5839 PART 1:1988 /BS5466 & TO BE INTER CONNECTED. (PLACED MIN 300MM FROM LIGHT FITTINGS)

LIGHT SWITCHES/SOCKETS TO BE LARGE ROCKER TYPE. **COLOUR**: GRAPHITE GREY.

LIGHT SWITCHES TO BE KEPT 50MM OFF ARCHITRAVE.

ENSURE LIGHT FITTINGS ARE IN CENTER OF ROOM.





WALLS
2 skins of 100mm dense blockwork with blue engineering brick to outer skin below dpc.
115mm cavity with 65mm Kingspan Kooltherm K108 insulation.
12.5mm plasterboard on dabs with skim finish to inner face. 20mm through coloured render to outer face.

FOUNDATION
Concrete strip foundation to Structural Engineers design.

FLOOR
Vinyl flooring to MVH specification on 70mm fibre reinforced screed on 500 gauge dpm on 80mm Kingspan Kooltherm K103 insulation on 150mm O/ALL PROPRIETARY BEAM AND BLOCK floor system to specialists design and details.
Min 150mm ventilated void to underside of beams with proprietary periscopic sub floor vents at max 2m c/s on opposing walls. Cavity tray provided over each vent.

ROOF
Single ply membrane on 135mm Kingspan Thermaroof TR26 LPC/FM insulation on vapour control layer on 18mm plywood deck on firring pieces on 150x50mm C16 timber joists at 400mm ctrs with 12.5mm plasterboard and skim ceilings.

DOORS
Grey composite doors to Secured By Design specification and a u value of 1.6 W/m².K.

WINDOWS
Grey upvc windows to Secured By Design specification and a u value of 1.6 W/m².K.

FASCIAS AND SOFFITES
Black upvc.

RAINWATER GOODS
Black upvc.

EXTRACT FANS
To provide 60 l/sec air extraction.

OVERGROUND DRAINAGE

SANITARY PIPEWORK IS TO BE INSTALLED TO BS 5572.

TO BE SINGLE STACK DRAINAGE SYSTEM TO BS 5572, CONNECTING VIA A SUITABLE ADAPTER TO THE UNDERGROUND DRAINAGE SYSTEM. LOCATIONS OF INTERNAL PIPEWORK ARE INDICATED ON THE FLOOR PLANS.

DEPTH TO INVERT TO BE 450 WHERE DIRECT GROUND FLOOR CONNECTIONS TO SVP.

INTERNAL VENT PIPES - 100MM PIPE TERMINATING AT 900MM ABOVE ANY ADJACENT VENTILATED OPENING. INTERNAL STACKS WHICH PENETRATE THE ROOF COVERING WILL BE MADE WATERTIGHT WITH EITHER A PROPRIETARY PROFILED FLASHING OR TRADITIONALLY DRESSED IN LEAD AND TERMINATED WITH A WIRE BALLOON CAGE.

USE PRESSURE RELEASE VALVES (DURGO) - DRAINAGE SCHEMES TO BE DESIGNED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND BBA CERTIFICATES.

ACCESS POINTS TO SOIL AND VENT PIPES ARE TO BE PROVIDED IN BATHROOMS AND KITCHENS AT ALL JUNCTION POINTS WITH WASTES TO FACILITATE RODDING/CLEANING OF BLOCKAGES. REMOVABLE ACCESS PANELS TO BE PROVIDED TO BATH AND WC WASTE POINT AND AT ALL CHANGES IN DIRECTION.

SOIL STACKS TO BE ENCASED WITH 9MM PLY ON 50X50 SW FRAMING. PIPE TO BE WRAPPED WITH 75MM. MINERAL WOOL.

ALL INTERNAL PIPEWORK IS TO BE UPVC, 75MM. MIN TRAPS TO THE FOLLOWING SIZES.
BATHS, SINK, SHOWERS.....40MM
COMMON RUNS.....50MM

WINDOWS

NEW WHITE UPVC DOUBLE GLAZED
WINDOW UNITS - SIDE HUNG WHERE APPLICABLE - REFER TO ELEVATIONS

ALL WINDOWS TO ACHIEVE A U-VALUE OF 1.5W/M2K.

WINDOW DESIGN TO BE BY THE SPECIALIST MANUFACTURER AND TO COMPLY WITH THE ELEVATION GENERAL ARRANGEMENT DETAILS AND THE MANUFACTURER'S SCHEDULES.

LOW EMISSIVITY GLASS TO PART L1 OF THE BUILDING REGULATIONS.

OPENING CASEMENTS TO TO HAVE A TOTAL AGGREGATE OPENING AREA OF AT LEAST 1/20TH OF THE AREA OF THE ROOM FOR NATURAL VENTILATION PURPOSES.

IN ADDITION TO THE ABOVE VENTILATION REQUIREMENTS, TRICKLE VENTILATORS IN WINDOWS SHALL BE INSTALLED TP PROVIDE, 4,000 SQ. MM.

PROVIDE SEALANT TO FRONT AND BACK OF FRAMES AND APPLY BEAD OF MASTIC UNDER CILLS.

PROVIDE PROPRIETARY CAVITY CLOSERS WITH MINIMUM THERMAL RESISTANCE PATH OF 0.455Q.M K/W TO JAMBS AND BELOW CILLS.

ALL WINDOW FRAMES TO BE POINTED EXTERNALLY.

ALL WINDOW IRONMONGERY TO CLIENTS APPROVAL.

ALL GLASS AND GLAZING IS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING REGULATION APPROVED DOCUMENT "L1" AND "N". IN PARTICULAR LAMINATED SAFETY GLASS IS TO BE INSTALLED TO WINDOWS ADJACENT TO ENTRANCE DOORS.

SAFETY GLAZING:
SAFETY GLAZING WILL BE REQUIRED IN THE FOLLOWING LOCATIONS.

1.EXTERNAL AND INTERNAL DOORS WHEN GLAZED BELOW 1.5M.
2.SIDE PANELS TO ENTRANCE DOORS WHERE GLAZED BELOW 1.5M.
3.ANY SIDE WINDOW ADJACENT TO DOOR AND WITHIN 300M OF DOOR (GLAZED BELOW 1.5M).
4.FULL HEIGHT GLAZED DOORS.
5.ANY WINDOW GLAZED BELOW 800MM.

RAINWATER GOODS:
GUTTERS TO BE 100MM. HALF ROUND SECTIONS AND RAINWATER PIPES TO BE 68MM. DIA. "MARLEY" OR SIMILAR, COLOUR TO MATCH EXISTING, FIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, POSITIONED AS THE DRAWINGS AND CONNECTED TO A SEPARATE STORMWATER SOAKAWAY DRAINAGE SYSTEM.

M &E

ELECTRICAL

ALL SOCKETS ARE TO BE FITTED IN ACCORDANCE WITH APPROVED DOCUMENT M OF THE BUILDING REGULATIONS: 450 MIN 1200 MAX HEIGHT MEASURED FROM FFL.
CONSUMER UNIT TO BE WALL MOUNTED AND FITTED WITH AN EARTH LEAKAGE CIRCUIT BREAKER MAIN SWITCH AND SEPARATE CIRCUIT BREAKERS. THE CONSUMER UNIT TO BE INSTALLED NO HIGHER THE 1700MM. ABOVE FFL.
SMOKE DETECTORS ARE TO BE MAINS OPERATED WITH BATTERY BACK UP, LOCATED ON EVERY FLOOR AS INDICATED ON FLOOR PLANS. LIGHTS FITTINGS NOT TO BE PLACED WITHIN 300MM. OF SMOKE DETECTOR.
100% OF LIGHT FITTINGS ARE TO BE PATENT FITTING CAPABLE OF RECEIVING LOW ENERGY LIGHT BULBS ONLY.

EXISTING ELECTRICAL SYSTEM TO BE CHECKED FOR COMPLIANCE WITH CURRENT IEE REGULATIONS AND AD Q OF THE CURRENT BUILDING REGS.

NEW ELECTRICAL SYSTEM TO BE INSTALLED UNDER COMPETENT PERSON SCHEME.

MECHANICAL VENTILATION

MECHANICAL VENTILATION IS TO BE PROVIDED TO KITCHEN, UTILITY ROOM, BATHROOM AND EN-SUITES AT THE FOLLOWING RATES:
KITCHEN.....60LITRES/SECOND FOR FAN OR 30LITRES/SECOND FOR COOKER HOOD.
UTILITY ROOM.....30LITRES/SECOND OR 3 AIR CHANGES PER/HOUR
BATHROOMS AND ENSUITES.....15LITRES/SECOND OR 3 AIR CHANGES PER/HOUR

VENTS TO BE EITHER WALL DUCTED OR CEILING MOUNTED (FITTED TO PATENT TILE VENT). CAVITY TRAYS TO BE PROVIDED TO VENTS PASSING THROUGH EXTERNAL WALLS.

PROPRIETARY MEV SYSTEM TO BE INSTALLED TO SERVE THE MEDIA ROOM & BEDROOM 4. FINAL DETAILS TO BE SUBMITTED TO BUILDING CONTROL.

GENERAL
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE, USING RECOGNIZED GOOD PRACTICE METHODS.
NO VARIATIONS SHOULD BE MADE TO THE APPROVED DRAWING, WITHOUT THE EXPRESS PERMISSION OF THE L.A. BUILDING INSPECTOR.

THE CONTRACTOR MUST CHECK DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS AND REPORT ANY DISCREPANCIES.
CONTROL OFFICER.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE, USING RECOGNIZED GOOD PRACTICE METHODS.
NO VARIATIONS SHOULD BE MADE TO THE APPROVED DRAWING, WITHOUT THE

A1 DRAWING SHEET

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Revisions
REV A - MAY 22
DRAWING REVISED BY REMOVAL OF TIMBER BIKE STORE AND INTRODUCTION OF PROPRIETARY METAL STORE AND REVISED ROOF CONSTRUCTION TO LAUNDRY AND PARAPETS OMITTED.
REV B - JUNE 22
FURTHER REVISIONS TO LAUNDRY ROOM LAYOUT, SVP ADDED, FLOOR SOCKET OMITTED. TUMBLE DRYER MOVED TO PLAN AND
B.REG NOTES ADDED.
REV C - DEC 22
M&E ADDED
REV D - JAN '23
EXTERNAL RAMP AND HANDRAIL ADDED

PROPOSED LAUNDRY ROOM + BIKE STORE SITE 2

Drawing Purpose
CONSTRUCTION

Client	MDL Construction	**Revision**	C
Job Title	Honey suckle Close	**Checked**	
Drawing No	LT2206.99.01	**Scale**	1:20 @ A1
Drawing Title	Laundry Room - SITE 2	**Date**	April 22

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GROUND FLOOR PLAN
Scale 1:20