

Do not scale from this drawing, except for planning purposes.  
 Any discrepancies are to be reported to WS Planning & Architecture.  
 Refer to Structural Engineers details for structural design criteria.  
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**BUILDING REGULATION NOTES:**

**GROUND FLOOR.** 75mm sand/cement screed on 500 gauge VCL, 150mm Celotex XR4000 insulation or equal approved insulation on 1200 gauge polythene DPM on 150mm beam & block flooring by specialist. 225 min void underneath (to achieve min. 0.11 U-value or better).

**EXTERNAL WALLS.** 103mm brickwork, 125mm cavity containing 115mm Kingspan Kooltherm K106 Cavity Board with 10mm residual cavity (125mm total cavity depth), H+H Celcon Hi-7 Aerated Concrete Block 7.3N inner skin with plasterboard on dabs to inner face. All to achieve min 0.13w/m<sup>2</sup>K.

**INTERNAL WALLS.** Two types of internal walls.  
 1. 89mm studwork insulated with 50mm Rockwool, finished with 2 x layers 12.5mm Soundbloc Board to both sides. Timber Stud with mass of 18kg/m<sup>2</sup>.  
 2. 100mm blockwork wall with 12.5mm plasterboard on dabs both sides.

**WALL TIES.** Both leaves of cavity wall to be tied with S5 twisted wall ties to BS1243:1978. Wall ties at 750cc horizontally and 450mm cc vertically staggered, doubled at jambs, corners and junctions. Cavity closed at roof level with fire resisting material or fire resisting cavity closer. Provide weepholes as appropriate at cavity tray positions. Cavity to be closed at window and door reveals by insulated PVC-U cavity closers with integrated dpc. Cavities kept clear of construction materials.

**FLASHINGS.** Min 150mm lead flashings to be provided where required to roof, in accordance with the Lead Development Association recommendations.

**LINTELS.** IG or similar galvanised steel with min 150mm end bearing packed with insulation incorporating a cavity tray over. Internal lintels IG or similar galvanised steel.

**STEELWORK.** All to Structural Engineer's design and detail. 30 minute fire protection to steels to be provided by means of 2 layers 12.5mm plasterboard clad around steelwork.

**WINDOWS.** All windows to achieve min 1.6w/m<sup>2</sup>K, low emissivity glass with 16mm gap between panes. Opening lights to windows to equal min 1/20th of room floor area. In addition, windows shall provide background ventilation via trickle vents equal to 8000mm<sup>2</sup> per room (not required if MHRV is used). All windows to be fitted with draught seal. All new external perimeter window and door frames to be sealed with suitable sealant to prevent air leakage. Bedroom windows to provide suitable egress size, ie with an area of at least 0.33m<sup>2</sup> and at least 450mm high and 450mm wide, no more than 1100mm above the floor.

**Part Q**  
 Windows to be manufactured to a design shown by test to meet the security requirements of PAS 24:2012, or other standards providing similar or better levels of performance.

**GLAZING.** Glazing shall be carried out strictly in accordance with Approved Document K4 and BS6206. Glazing to windows within 800mm of floor level and doorside panels within 1500mm of floor level to be tempered safety glass, Class A material to BS 6206.

**LATERAL RESTRAINT OF WALL (BY FLOORS).**  
 Maximum spacings of restraint to be 20m centres.  
 Straps to be galvanised mild steel or similar durable metal straps with minimum cross section of 30mm x 5mm.  
 Where straps are provided at right angles to the joists, provide the following:  
 \* Packing between joists.  
 \* Noggins under straps at least 38mm thick and half the depth of the joists (where straps are above the joists)  
 \* Full depth noggins at least 38mm thick (where straps are below the joists)  
 \* Straps should be carried over at least three joists.  
 \* Straps should be turned down supporting wall.  
 Restraint to head of ground and first floor loadbearing walls to be generally in accordance with notes above. Blocks to be built upto top level of joists and restraint straps (if required) are to be taken over the top of the wall and turned down on the adjoining side.

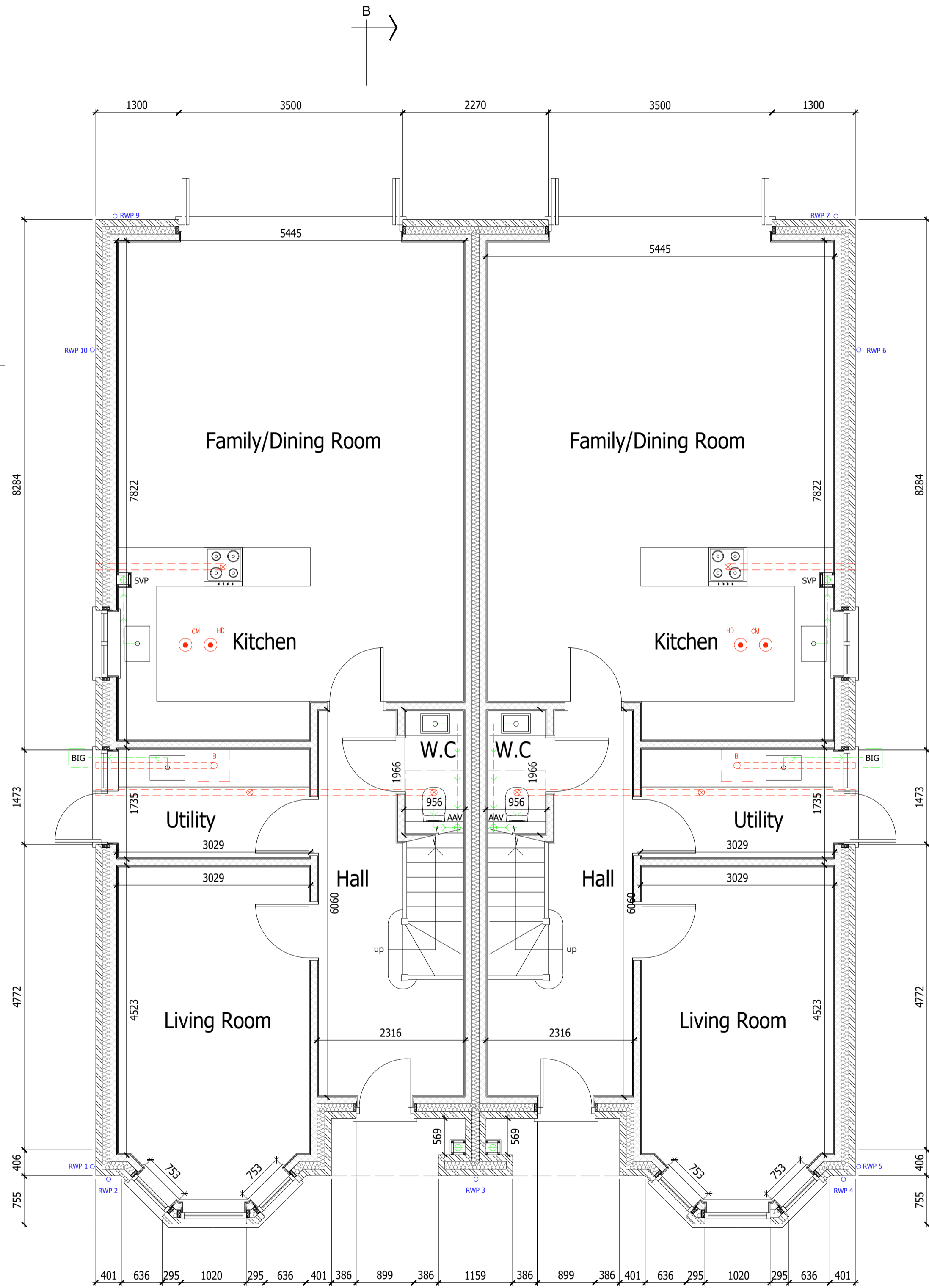
**ELECTRICAL INSTALLATION.** All switches and sockets to be sited not lower than 450mm and not higher than 1200mm above finished floor level. All electrical work required to meet the requirements of Part P of the Building Regulations must be designed, installed, inspected and tested by a competent person and a certificate is to be forwarded to the LA, prior to occupation of the works.

**LIGHTING.** Energy efficient fixed lights and controls to be provided at least three light fittings per 25m<sup>2</sup> of floor area or three per four fixed fittings to have a luminous efficacy greater than 45 lumens per circuit watt. External light fittings shall either have a maximum lamp capacity of 100w that turn off automatically when there is enough daylight or when it is not required at night or will have sockets that can only be used with lamps having a luminous efficacy greater than 45 lumens per circuit watt.

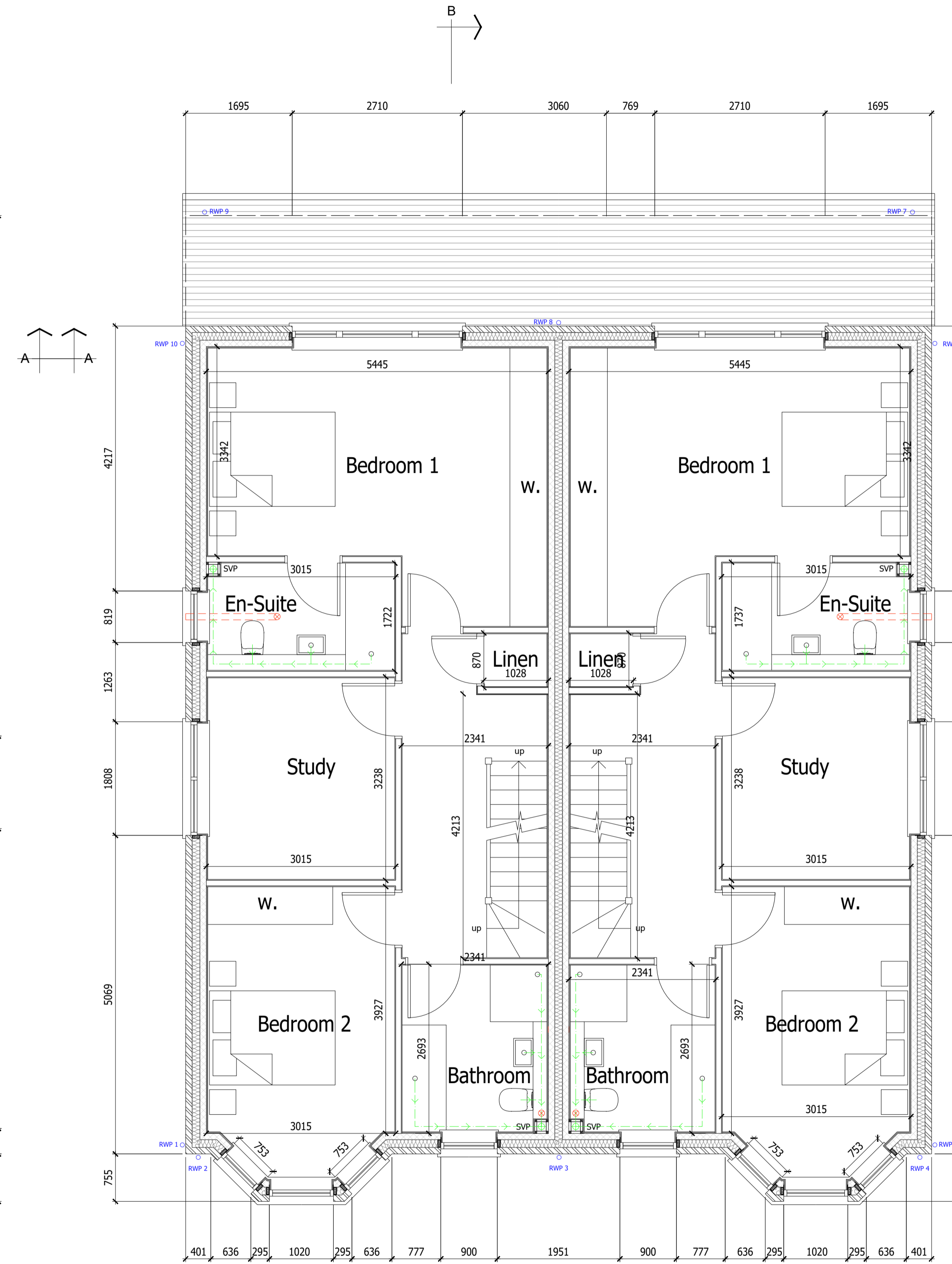
**MECHANICAL VENTILATION.** Bathroom shall be fitted with extract capable of extracting air at rate of 15 litres/second with a 15minute overrun, 10mm air gap under door required. Kitchen to be ventilated by mechanical extract via cooker hood giving 30ltrs/s or fan at 60ltrs/s, and Utility 30ltrs/s extractor ducted to outside air.

**ELECTRONIC COMMUNICATIONS (PART R).** Building work to ensure that the building is equipped with a high-speed in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.

**FIRST FLOOR.** 22mm chipboard, 50mm biscuit screed laid with underfloor heating, 12mm ply, sat on 254mm Credenon posi-joists. 25mm (2 x layers of Soundbloc)



GROUND FLOOR



FIRST FLOOR

Rev	Date	Description
A	19.01.18	Window dimensions added

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Date	November 2017	Drawn By	CT
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Client  
**Windsor Homes**

Project  
**Millstones - Plot 2 & 3  
 Portmore Park Road  
 Weybridge, SURREY**

Title  
**Ground & First Floor Plans  
 Construction Issue**

Drawing No.  
**J002857/ BR11 A**

