

NOTE: DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE CHECKED AND CONFIRMED BY THE CONTRACTOR ON SITE BEFORE COMMENCING CONSTRUCTION. ANY DISCREPANCY TO BE REPORTED TO THE ARCHITECT/CLIENT.

**NOTES:**  
THIS PROJECT IS TO BE EXECUTED AND COMPLETED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, CODES OF PRACTICE, BRITISH STANDARDS, PROPER METHODS OF WORKMANSHIP, PROTECTION AND CONSTRUCTION SO AS TO GIVE A COMPLETE SOUND AND SECURE JOB. CONTRACTOR SHALL COMPLETE ALL NOTICES REQUIRED UNDER BUILDING REGULATIONS FOR INSPECTION OF WORK AS CONTRACT PROCEEDS AND SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY. DO NOT SCALE THIS DRAWING.

**RESPONSIBILITY FOR HEALTH AND SAFETY ISSUES ON SITE SHALL BE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR. THE HEALTH AND SAFETY INSPECTOR SHALL BE NOTIFIED OF ALL WORKS PRIOR TO COMMENCEMENT OF ANY SITE WORKS AND THESE SHALL BE IN ACCORDANCE WITH THE APPROVAL PLANNING SUPERVISORS POST TENDER HEALTH AND SAFETY PLAN FOR THE WORKS**

**NB:**  
THE BUILDING OWNER TO BE GIVEN SUFFICIENT INFORMATION OF SPECIFIC SYSTEMS INSTALLED, INCLUDING OPERATIONAL AND MAINTENANCE INSTRUCTIONS, TO ENABLE THE DWELLING TO RUN IN AN ENERGY EFFICIENT MANNER

**GENERAL NOTES:**  
ALL DRAWINGS TO BE READ IN-CONJUNCTION WITH ALL DESIGN CONSULTANTS DRAWINGS AND CALCULATIONS

ALL MATERIALS AND PRODUCTS REFERRED TO SHOULD BE INSTALLED/FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS AND RECOMMENDATIONS

ALL WORK TO COMPLY WITH CURRENT BRITISH STANDARD CODES OF PRACTICES, THE BUILDING REGULATION APPROVED DOCUMENTS AND N.H.B.C. GUIDELINES

**SITE PREPARATION - ORGANIC MATERIAL**  
GROUND CONDITION TO BE CHECKED ON SITE FOR SUITABILITY. ALL UNEXPECTED CONDITIONS TO BE REPORTED TO STRUCTURAL ENGINEER. TURF AND OTHER VEGETABLE MATTER SHOULD BE REMOVED FROM THE GROUND TO BE COVERED BY THE BUILDING AT LEAST TO A DEPTH SUFFICIENT TO PREVENT LATER GROWTH. GROUND BELOW BUILDING TO BE TREATED TO PREVENT FUTURE VEGETATION GROWTH

**SITE PREPARATION - SITE DRAINAGE**  
IT IS ASSUMED THAT GROUND WATER WILL NOT AFFECT THE BUILDING IF THE REDUCED LEVEL IS NOT MORE THAN 2 OR 3 BRICK COURSES BELOW EXTERNAL GROUND LEVEL.  
ALTERNATIVELY, WHERE THE WATER TABLE CAN RISE TO WITHIN 0.25M OF THE LOWEST FLOOR OF THE BUILDING, OR WHERE SURFACE WATER COULD ENTER OR ADVERSELY AFFECT THE BUILDING, EITHER THE GROUND TO BE COVERED BY THE BUILDING SHOULD BE DRAINED BY GRAVITY OR OTHER EFFECTIVE MEANS OF SAFEGUARDING THE BUILDING SHOULD BE TAKEN.

**ACCESS TO BUILDINGS:**  
DOORS AND WINDOWS TO BE SECURED TO DETER HOUSEBREAKING AND PROTECT THE SAFETY AND WELFARE OF OCCUPANTS. EXTERNAL DOORS AND WINDOWS TO BE DESIGNED AND INSTALLED TO RESIST FORCED ENTRY.

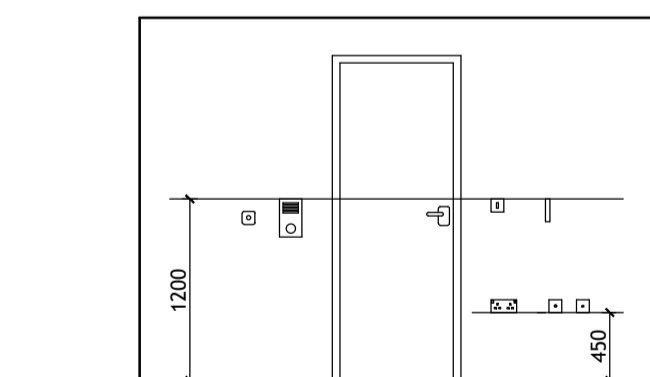
**SMOKE ALARMS:**  
SMOKE ALARMS MUST BE PERMANENTLY WIRED TO A CIRCUIT TO WHICH NO OTHER EQUIPMENT IS TO BE CONNECTED, IN ACCORDANCE WITH BS: 5839-6 - 2004. ALL SMOKE ALARMS TO HAVE A BATTERY BACK-UP

**FIXED INTERNAL LIGHTING:**  
IN THE AREAS AFFECTED BY THE BUILDING WORK, PROVIDE LOW ENERGY LIGHT FITTINGS TO ALL THE LIGHT FITTINGS IN THE MAIN DWELLING SPACES OF THOSE AREAS. LOW ENERGY LIGHT FITTINGS SHOULD HAVE LAMPS WITH LUMINOUS EFFICACY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT AND A TOTAL OUTPUT GREATER THAN 400 LAMP LUMENS.

**FIXED EXTERNAL LIGHTING:**  
WHERE FIXED EXTERNAL LIGHTING IS INSTALLED, PROVIDE LIGHT FITTINGS WITH EITHER: LAMP CAPACITY NOT GREATER THAN 100 LAMP-WATTS PER LIGHT FITTING, AND ALL LAMPS AUTOMATICALLY CONTROLLED SO AS TO SWITCH OFF AFTER THE AREA LIT BY THE FITTING BECOMES UNOCCUPIED; AND ALL LAMPS AUTOMATICALLY CONTROLLED SO AS TO SWITCH OFF WHEN DAYLIGHT IS SUFFICIENT.

**ELECTRICAL INSTALLATION:**  
ELECTRICAL INSTALLATION TO COMPLY WITH 18th EDITION OF I.E.E. REGULATIONS TO BE INSTALLED BY A REGISTERED CONTRACTOR

**SWITCHES, SOCKETS etc.**  
WALL MOUNTED SOCKET OUTLETS AND SWITCHES (OTHER THAN ISOLATORS) IN THE ENTRANCE STOREY, SHALL BE LOCATED NOT MORE THAN 1200mm OR NOT LESS THAN 450mm ABOVE THE FLOOR LEVEL. THE CORD OF A PULL CORD SWITCH SHALL TERMINATE NOT MORE THAN 1200mm ABOVE THE FLOOR LEVEL SEE DIAGRAM BELOW



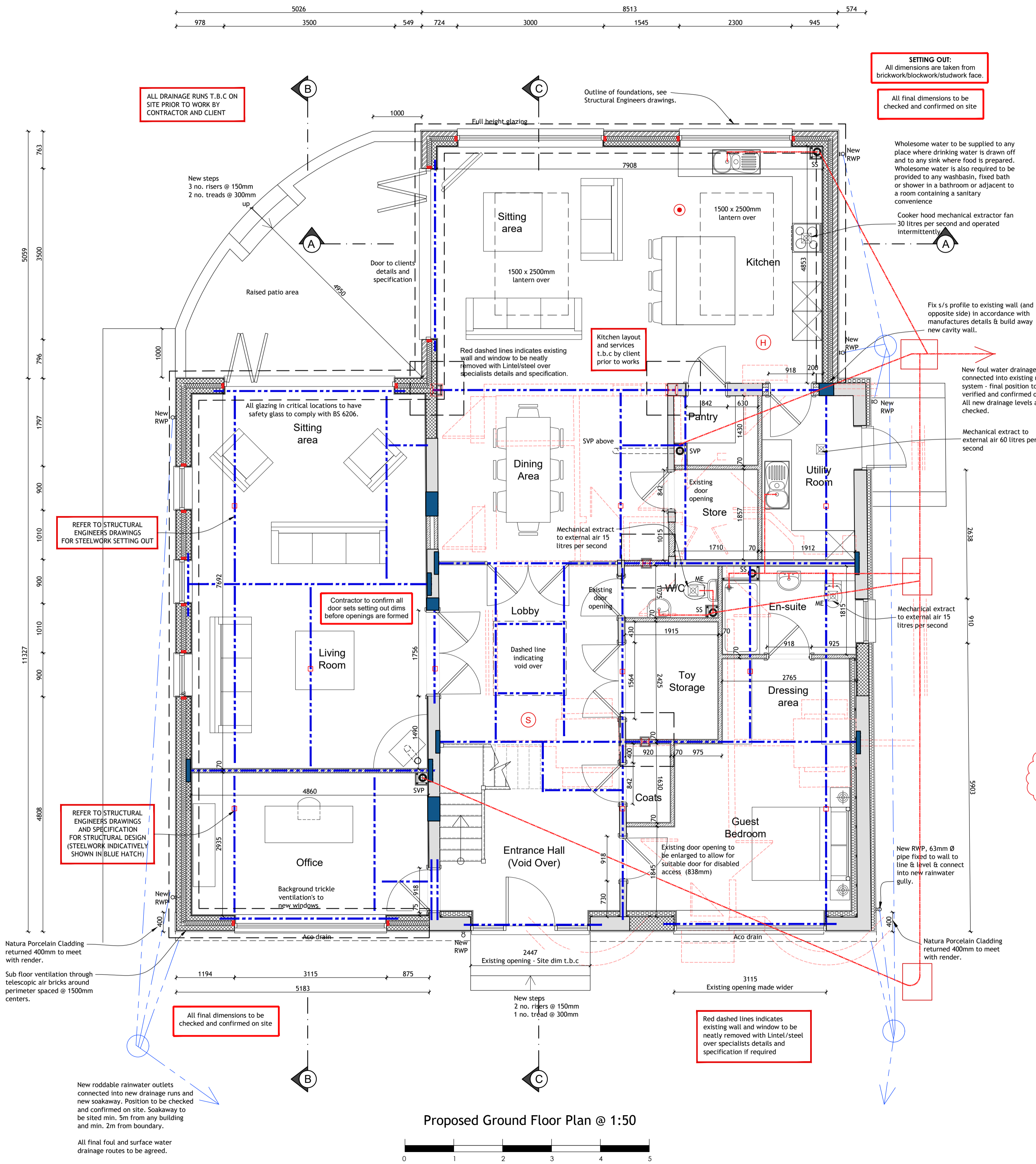
**HEATING CONTROL:**  
WORKS TO BE CARRIED OUT BY A CERTIFIED MECHANICAL ENGINEER. NEW WORKS TO BE TESTED & CERTIFIED. NEW RADIATORS TO BE CONTROLLED BY TRVS.  
HEATING PIPES TO BE THERMALLY INSULATED WITH INSULATING MATERIAL EQUAL TO THE PIPE DIA. OR 40mm WHICH EVER IS LESSER.

**VENTILATION:**  
WINDOWS, DOORS & OTHER OPENINGS TO BE DRAUGHT SEALED TO LIMIT AIR INFILTRATION. EXTENSION TO BE VENTILATED MECHANICALLY TO AIR FLOW RATES SET OUT IN TECHNICAL BOOKLET F (BUILDING REGULATIONS 2010).

VENTILATION INSTALLATIONS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DOMESTIC VENTILATION COMPLIANCE GUIDE.

**MECHANICAL VENTILATION**  
MECHANICAL VENTILATOR (EXTRACT FAN) TO BE PROVIDED IN ALL KITCHENS, UTILITY ROOMS, BATHROOMS AND SANITARY AREAS. THE EXTRACT CAN BE EITHER INTERMITTENT OR CONTINUOUSLY OPERATING. MECHANICAL VENTILATION TO ACHIEVE EXTRACT RATES AS SET OUT WITHIN TABLE 1.1A. LOCATION OF MECHANICAL VENTILATION TO BE AS HIGH AS PRACTICALLY POSSIBLE BUT LESS THAN 400mm FROM THE CEILING AND IN TURN POSITIONED AS TO AVOID DRAUGHTS. INTERMITTENT OR CONTINUOUS VENTILATION TO BE OPERATED MANUALLY OR AUTOMATICALLY BY SENSOR. HUMIDITY CONTROLS SHOULD NOT BE USED FOR SANITARY ACCOMMODATION

ALL HABITABLE ROOMS WITH AN EXTERNAL WALL TO HAVE 5000MM² OR 2500MM² FOR WET ROOMS WITH AN EXTERNAL WALL. INTERNAL HABITABLE ROOMS WITH NO EXTERNAL WALLS TO BE VENTED THROUGH ANOTHER ROOM OR CONSERVATORY. THIS ROOM TO HAVE A MINIMUM BACKGROUND VENTILATION OF 8000MM².



**SETTING OUT:**  
All dimensions are taken from brickwork/blockwork/studwork face.

All final dimensions to be checked and confirmed on site

Wholesome water to be supplied to any place where drinking water is drawn off and to any sink where food is prepared. Wholesome water is also required to be provided to any washbasin, fixed bath or shower in a bathroom or adjacent to a room containing a sanitary convenience

Cooker hood mechanical extractor fan 30 litres per second and operated intermittently

Fix s/s profile to existing wall (and opposite side) in accordance with manufactures details & build away new cavity wall.

New foul water drainage runs connected into existing mains system - final position to be verified and confirmed on site. All new drainage levels are to be checked.

Mechanical extract to external air 60 litres per second

Mechanical extract to external air 15 litres per second

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**NOTES:**  
SVP boxing/s packed with sound absorption quilt  
Control Joints to be confirmed by structural engineer and generally placed behind rain water pipes. - Denoted as MJ  
All dimensions are taken from structure  
Refer engineer's dwg's for foundation design.  
This drawing is to be read in conjunction with all architects and other consultants drawings details & specifications.  
-THICKNESS OF WALLS AS SHOWN ON PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS NOTES  
-DO NOT SCALE FROM THIS DRAWING WORK FROM FIGURED DIMENSIONS ONLY -EXTERNAL DIMENSIONS TAKEN TO BRICKWORK  
-ALL STRUCTURAL WALLS TO BE SPECIFIED BY ENGINEERS

**ELECTRICAL NOTES:**  
ELECTRIC FITTINGS SHALL BE FITTED AT THE FOLLOWING HEIGHTS FROM FINISHED FLOOR LEVEL MEASURED TO THE BOTTOM OF THE FITTINGS

Sockets, outlets, BT and TV points	- 500mm above FFL
Sockets, outlets above worktops	- 150mm above worktop
Cooker Unit	- 150mm above worktop
Switch plates	- 1200mm above FFL
CCV	- 1500mm above FFL to bottom edge of panel
Heating Controls	- 1200mm above FFL
Shower socket	- 1200mm
Doorbell/door entry phone handset	- 1200mm
Lamp Holders	- 2100mm

**(S)** Smoke detector  
**(H)** Heat detector  
**(C)** Carbon Monoxide  
**(M)** Mechanical extract to external air

WALL LEGEND:	
	Existing walls
	Internal Walls - Bedrooms to Wet Areas (Bathrooms) 70mm studs, at 400mm centres with 1 layer of 12.5mm Soundbloc plasterboard to bedroom face and 15mm WBP plywood to bathroom entire perimeter and 1 layer of 12.5mm moisture resistant the backer bard to bathroom internal face. 25mm sound insulation in-between studs. All joints taped, finished and primed.
	Internal Walls 70mm studs, at 400mm centres with 1 layer of 12.5mm Soundbloc plasterboard to hall face and 12.5mm Soundbloc to bedroom face. All joints taped, finished and primed.
	Cavity Walls New external walls to achieve a min. U-value of 0.18W/m²K, comprising of two skins of 100mm aggregate blockwork (for block strength, density and type refer to Structural Engineers drawings), 100mm overall cavity width filled with 90mm Kingspan K100 PIR insulation board (thermal conductivity of 0.019 W/m.k), finished internally with 12.5mm wallboard on dabs. External finish in either render or Natura Porcelain Cladding (see elevations for external finishes) Render or Cladding applied and fitted in full accordance with manufactures recommendations and instructions.
	Existing External walls Existing external walls to be thermally upgraded and achieve a U-value of 0.30W/m²K, comprising existing 215mm brickwork (where to be infilled, infill with aggregate blockwork (for block strength, density and type refer to Structural Engineers drawings), finished internally with 12.5mm wallboard on dabs. Insulated on external face with 80mm Kooltherm K5 External insulation board fixed in accordance with manufactures instructions. External finish over insulation in either render or Natura Porcelain Cladding (see elevations for external finishes) Render or Cladding applied and fitted in full accordance with manufactures recommendations and instructions.
	Existing External walls Existing external walls to be thermally upgraded and achieve a U-value of 0.30W/m²K, comprising existing 215mm brickwork (where to be infilled, infill with aggregate blockwork (for block strength, density and type refer to Structural Engineers drawings), finished internally with 12.5mm wallboard over 82.5mm Kingspan Kooltherm K118 Internal wall insulation mechanically fixed over 25 x 50mm battens @ 600mm centres all fixed in accordance with manufactures instructions. External finish in either render or Natura Porcelain Cladding (see elevations for external finishes) Render or Cladding applied and fitted in full accordance with manufactures recommendations and instructions.
	Load Bearing Timber Stud Walls First floor load bearing timber stud walls in 150 x 50mm C16 studs @ 400mm centres (see Structural Engineers Drawings) nailed at 150 centres to perimeter and 300 centres internally with 3mm dia. x 50 LG nails with Kingspan Kooltherm K7 100mm insulation fixed between and 50mm Kingspan Kooltherm K18 insulated Dry-lining board finished with 12.5mm plasterboard and skim finish.

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

REV	DATE	DESCRIPTION	DWN	CHKD
A	13-02-23	Cavity wall build up amended and general update throughout		
B	01-03-23	Structural Engineers details added		
C	13-03-23	Various updates including wall specs, drainage runs and dimensions added.		
D	15-03-23	Building Control comments.		

## Building Regs

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project  
**Valcot**  
**London Road**  
**Chelmsford**  
client  
**Rohit Gupta**  
drawing title

## Ground Floor Plan & Spec

drawing number		revision			
9094 - 100		A	B	C	D
		checked			
scale 1:50 @ A1		drawn RK			
		date Dec 2022			

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