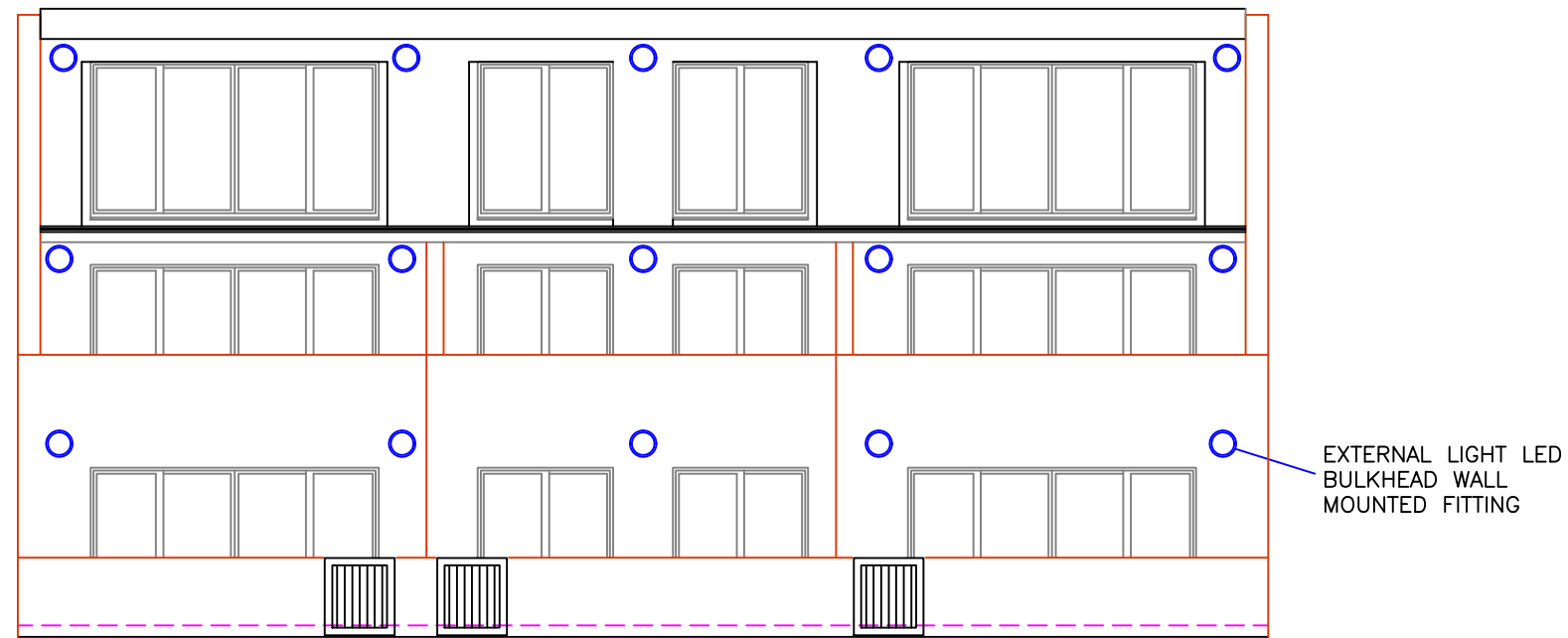
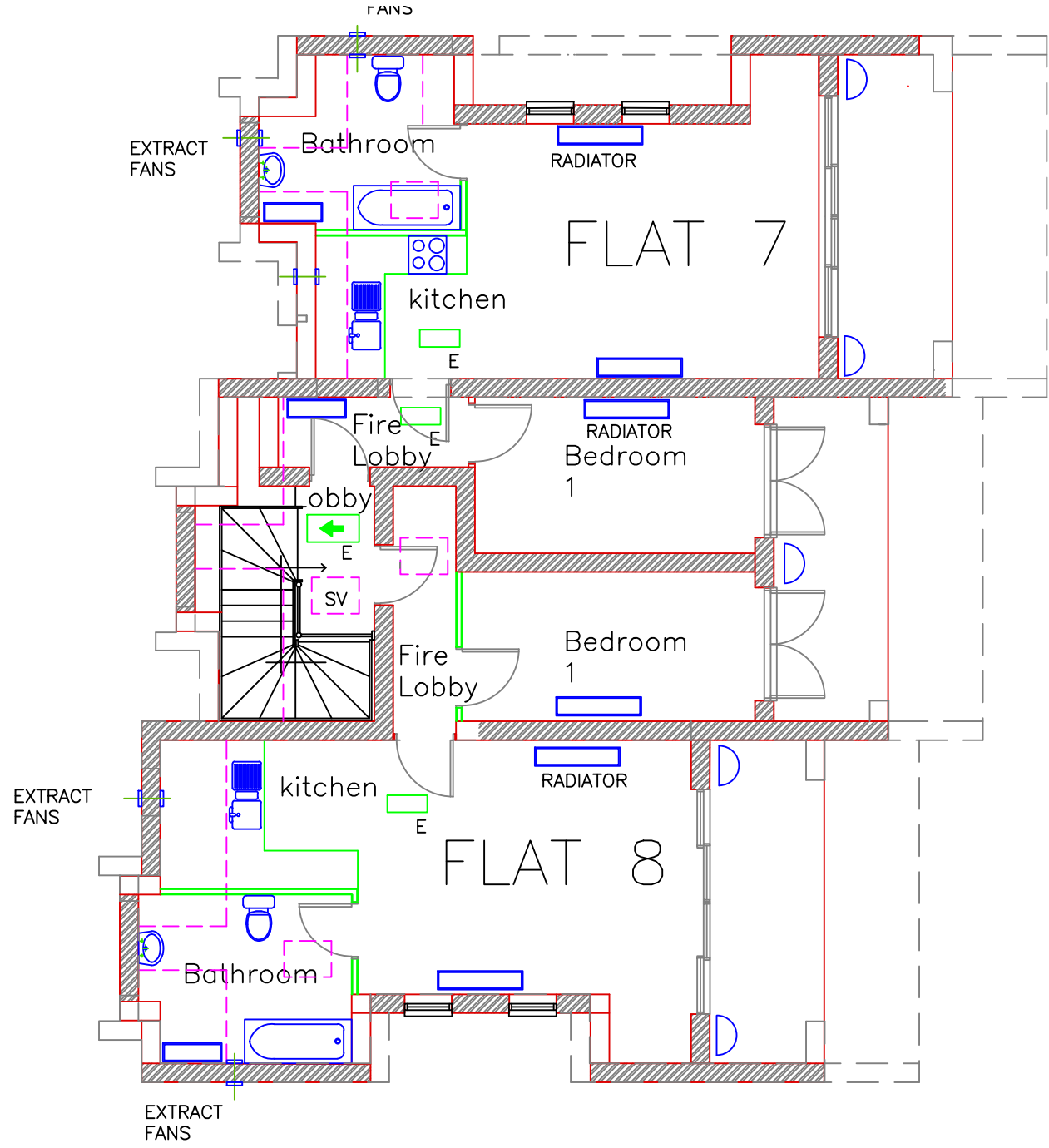




REAR ELEVATION



SECOND FLOOR PLAN

HEATING

HEATING PROVIDED VIA GAS IDEAL LOGIC MAX COMBI BOILER 24 Kw:
HEAT EFFICIENCY CLASS A
SPACE HEATING ENERGY EFFICIENCY 94%
VENT TO EXTERNAL WALL AS MANUFACTURERS INSTRUCTIONS

THERMOSTATIC AND 24/7 DIGITAL PROGRAMMING CONTROLS
RADIATOR POSITIONS TO BE CONFIRMED ON SITE

HOT & COLD WATER

HOT WATER: NEW A ENERGY RATED GAS BOILER
COLD WATER: MAINS SUPPLY
PIPE WORK AND FITTINGS
COPPER IN ACCORDANCE WITH BS 2871 PART 1, TABLE X - MEDIUM QUALITY TUBE AND TO BE LEAD FREE.
ALL BURRED ENDS AND CUT ENDS OF PIPES SHALL BE REMOVED TO ENSURE FULL BORE OF PIPE IS MAINTAINED. SLEEVE PIPEWORK PASSING THROUGH WALLS

DISTRIBUTION PIPEWORK COPPER TO SINKS, BASINS AND W/C'S
APPLIANCE HOT & COLD SUPPLY FIT WITH 'BALL-O-FIX' VALVE

INSULATION
PIPEWORK IN ROOF SPACE/CEILING VOID, BOXING AND WHERE COLD PIPES COULD FREEZE UP, TO BE INSULATED AND VAPOUR SEALED

BATHS
FIT THERMOSTATIC VALVES AT A MAXIMUM TEMPERATURE NOT TOO EXCEED 48 Deg's C

GAS CERTIFICATE TO BE PROVIDED BY GAS SAFE QUALIFIED INSTALLER IF WORK CARRIED OUT ON THE GAS BOILER/SYSTEM

EXTRACT FANS

KITCHEN
60 LTS/SEC EXTRACT FAN IN WALL, OR COOKER EXTRACT HOOD.

BATHROOM
W/C & EN-SUITE
15 LTS/SEC EXTRACT FAN WITH 15MIN OVER RUN IN EXTERNAL WALL

MECHANICAL EXTRACTOR FAN FITTED IN WALLS WITH SELF CLOSING EXTERNAL SHUTTER

MECHANICAL LEGEND

- RADIATOR
- EXTRACT FAN FITTED IN WALL WITH SELF CLOSING EXTERNAL SHUTTER
- EXTRACT FAN DUCT ABOVE SUSPENDED CEILING TO OUTSIDE SIDE OR REAR WALL FOURTH FLOOR DUCT THROUGH ROOF WITH TERMINATING CAP ABOVE ROOF LINE AND SEAL
- MVHR SYSTEM TO BE FITTED. DETAILS SEE THE BUILDING CONTRACTOR

ELECTRICS

NEW DISTRIBUTION BOARDS AND WIRING TO BE INSTALLED

ALL ELECTRICAL SOCKETS AND SWITCHES 'MK' OR 'CROMPTON' LOCATED BETWEEN 450 AND 1200mm ABOVE FLOOR LEVEL

EMERGENCY LIGHTING IS TO BE INSTALLED IN ACCORDANCE WITH BS 5266-1-2005

ALL NEW WIRING SYSTEM TO BE RUN FROM NEW DISTRIBUTION BOARDS.
ALL CIRCUITS SHALL HAVE A SEPERATE. DEDICATED CIRCUIT PROTECTIVE CONDUCTOR
FINAL CONNECTION TO LUMINAIRES SHALL BE HEAT RESISTANT FLEXIBLE CABLE
CABLES CONCEALED IN WALLS OR ABOVE CEILING.
CABLE SIZE TO BE APPROPRIATE FOR EQUIPMENT BEING CONNECTED.

LIGHT FITTINGS IN CEILING TO BE FIRE AND SOUND PROOF RESISTANT

SOCKETS LIGHT SWITCHES ETC IN SEPERATING WALLS TO BE FIRE AND SOUND RESISTANT

ELECTRICAL WORK TO COMPLY WITH 19TH EDITION OF THE IEE WIRING REGULATIONS, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS INCLUDING ALL THE APPENDICES AND AMENDMENTS CONTAINED THEREIN AND REFERRED TO AS BS7671 - 2001
EMERGENCY LIGHT KEY SWITCHED COMPLETION CERTIFICATE TO BE ISSUED AS REQUIRED BY BUILDING REGULATIONS PART P

POWER LEGEND

- CONSUMER CONTROL UNIT

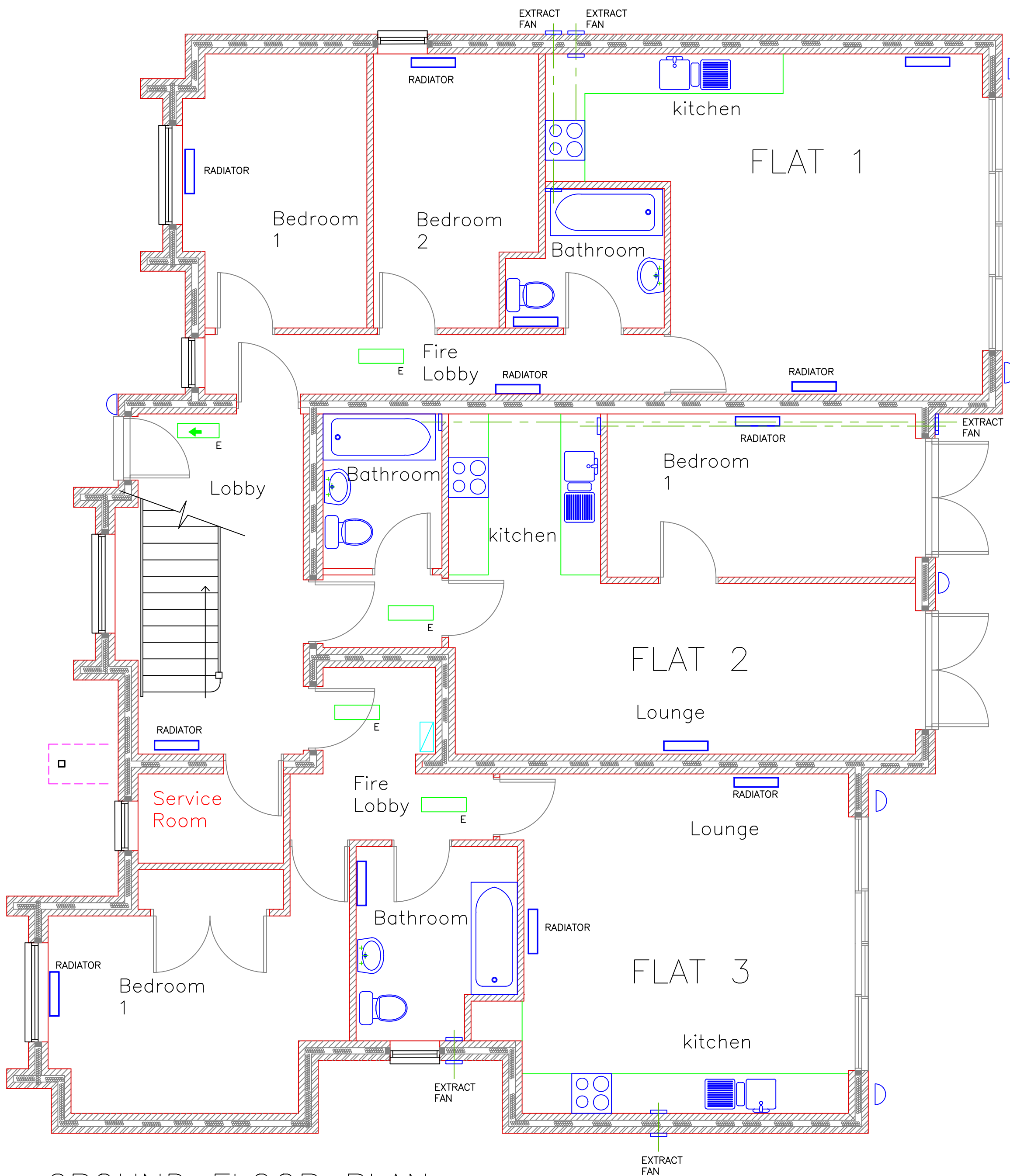
SOCKETS LIGHT SWITCHES ETC IN SEPERATING WALLS TO BE FIRE AND SOUND RESISTANT

SERVICES THROUGH COMPARTMENTS

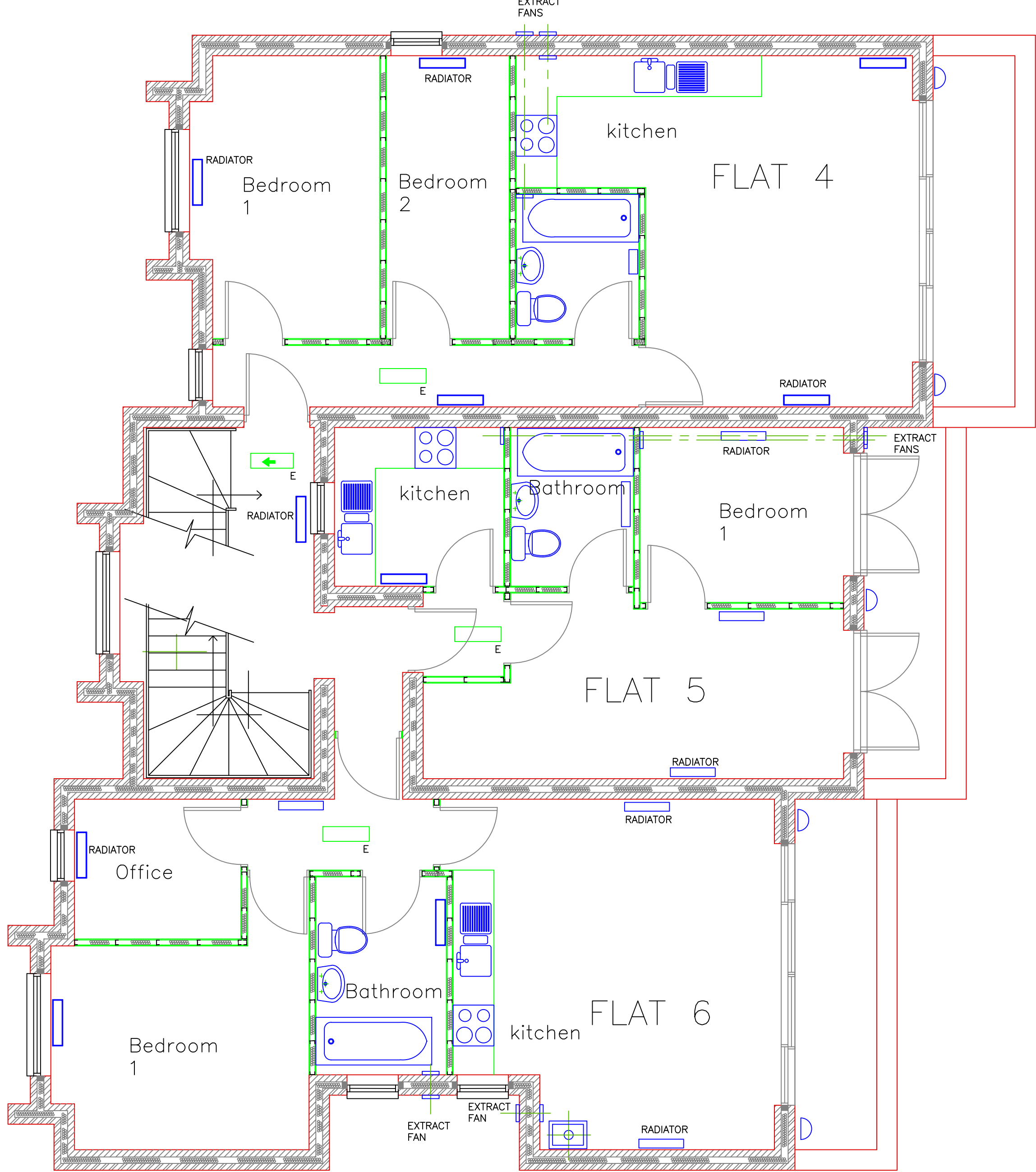
SERVICES THROUGH COMPARTMENT FLOORS IN 1 HOUR FIRE RATED DUCT OF FRAMING AND 2 SHEETS OF 12.5 THK GYPROC FIRELINE BOARD STAGGERED AND SKIMMED.

LIGHTING LEGEND

- EMERGENCY LIGHT SEE ELECTRICAL REPORT/CERTIFICATE PLAN
- EXTERNAL LIGHT LED BULKHEAD WALL MOUNTED IP65 10W WITH PIR SENSOR
- EMERGENCY LIGHT FITTING 1x8W NON MAINTAINED WITH DIRECTIONAL SIGN
- EMERGENCY LIGHT FITTING 1x8W NON MAINTAINED
- EMERGENCY LIGHT FITTING 1x8W NON MAINTAINED WITH EMERGENCY EXIT AND RUNNING MAN SIGN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

B	Rear Elevation with external lights and Lighting legend added	02-05-2024
A	Notes in red added	25-03-2024
Rev	Description	Date
1 0.5 0 1 2 3 4 5 6 7 8 9 SCALE BAR 1/100 1 0.5 0 0.5 1 1.5 2 2.5 3 3.5 4 SCALE BAR 1/50		
Philip Horne Architectural Services 80A Water Lane, Wootton, Northampton, NN4 6HG Tel 01604 765239 Office Mob 07710 765038 e-mail philip-horne@btconnect.com		
client	Viva Property Group Ltd 19 York Road, Northampton, NN1 5QG	
project	81A Whinbush, Road, Hitchin Hertfordshire., SG5 1PZ	
drawing	Proposed New Block Of Flats Mechanical and Electrical Details	
Status	Working Drawing	
scale	1/50 1/100	date Oct 2023
All dimensions to be checked on site by the contractor and any discrepancies reported to Philip Horne Architectural Services prior to commencement of any works		The contents of this plan are copyright and reproduction is not permitted without prior consent of Philip Horne Architectural Services
drawing no	23/2745/14	rev B