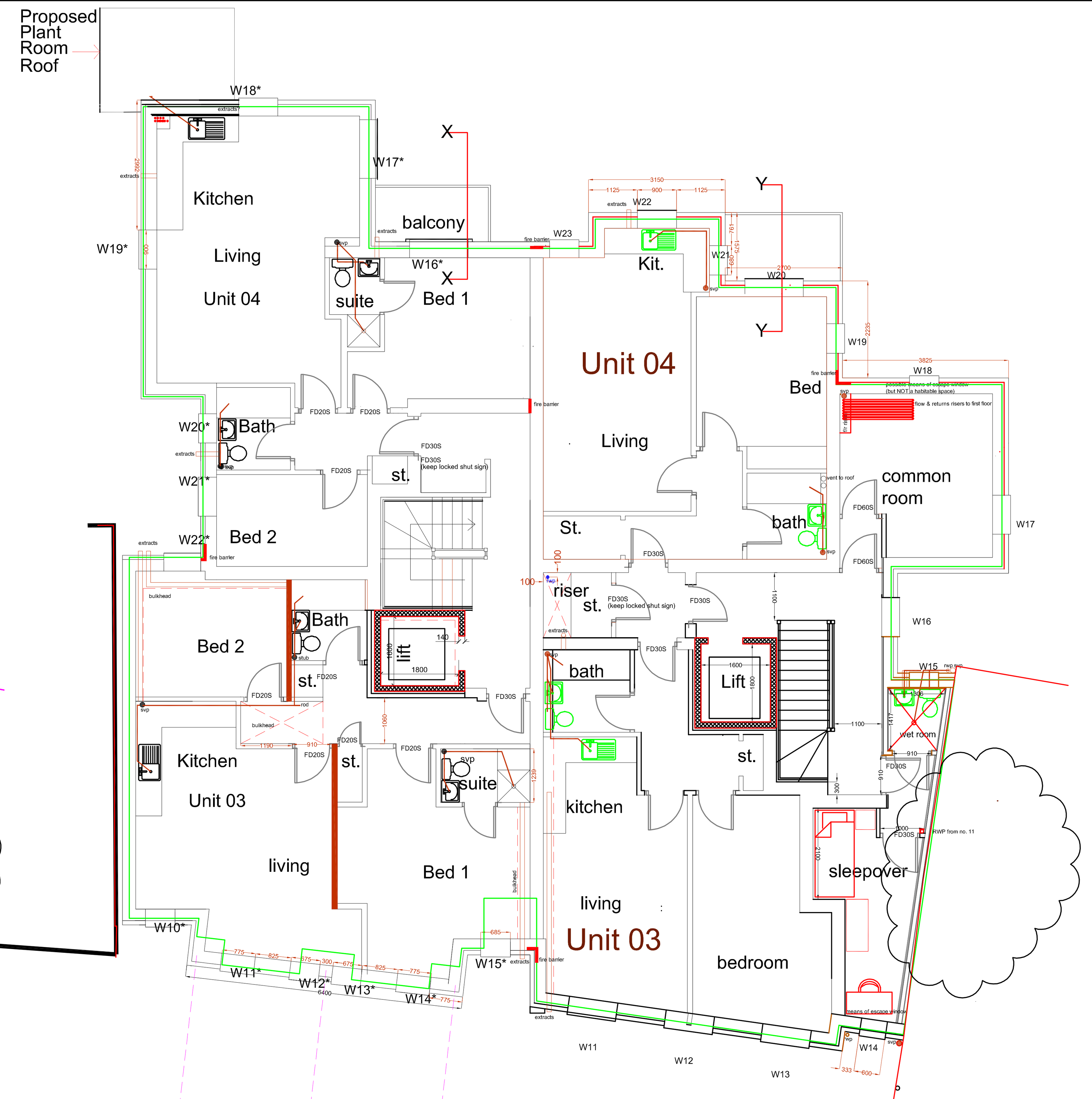
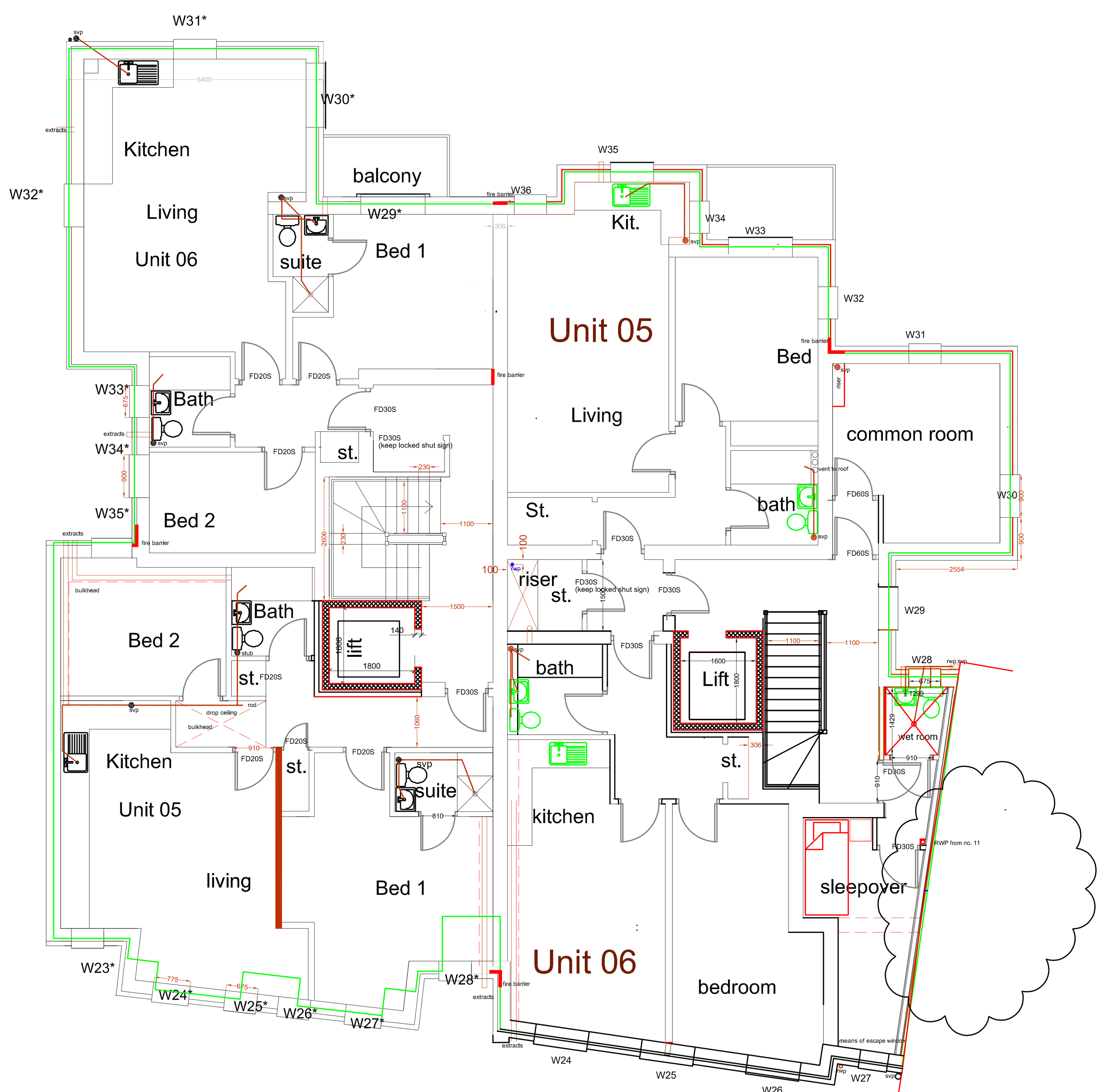
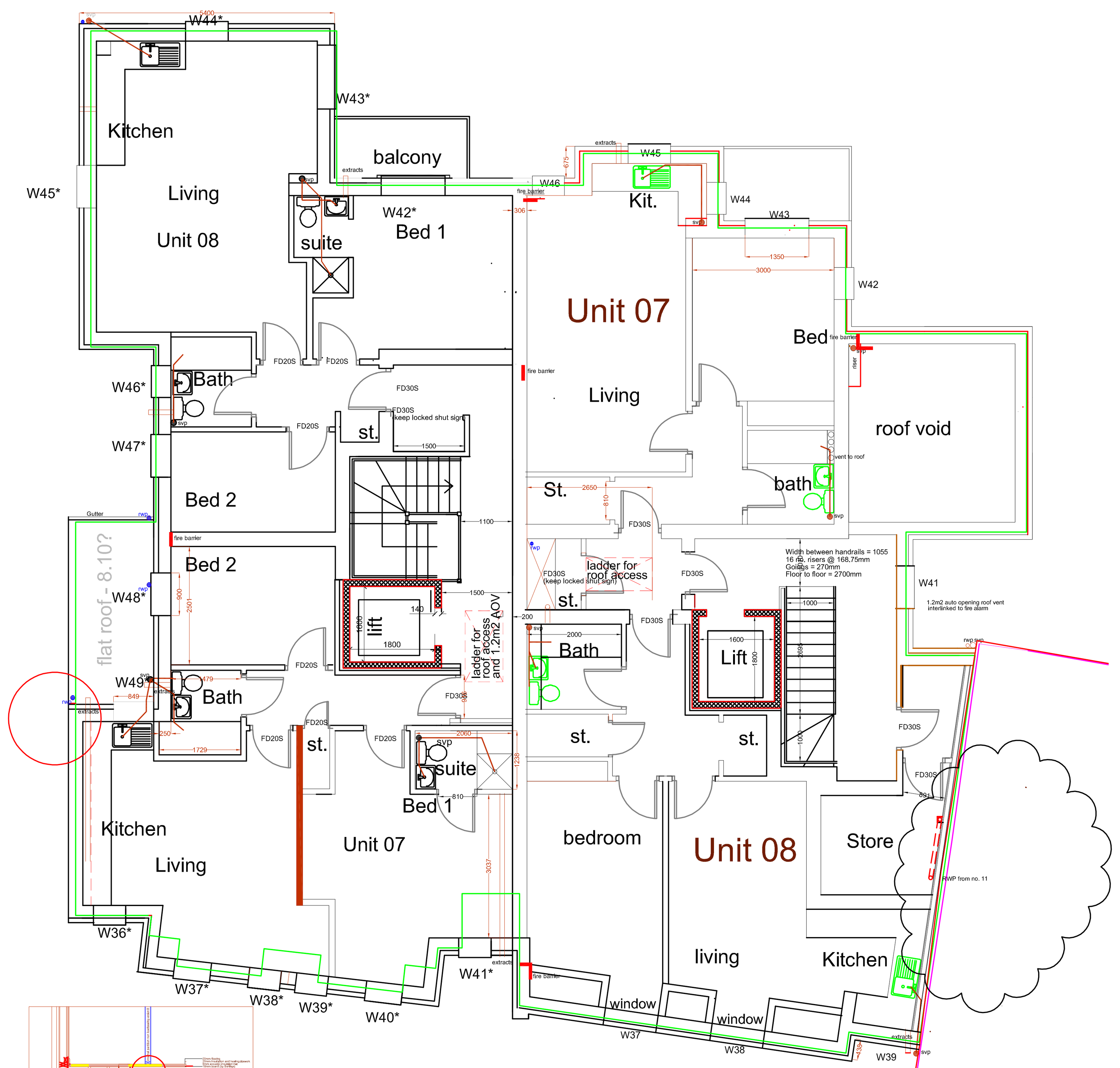
Ground Floor



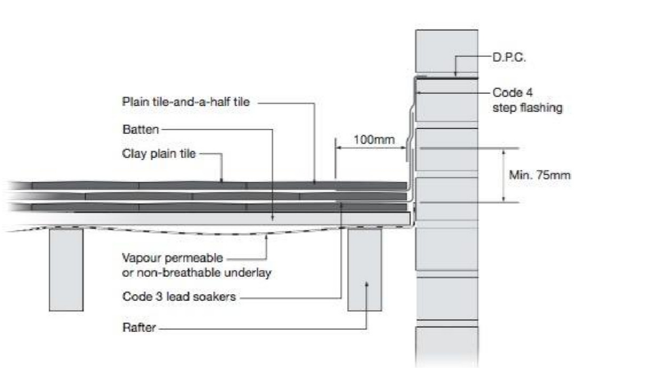
First Floor



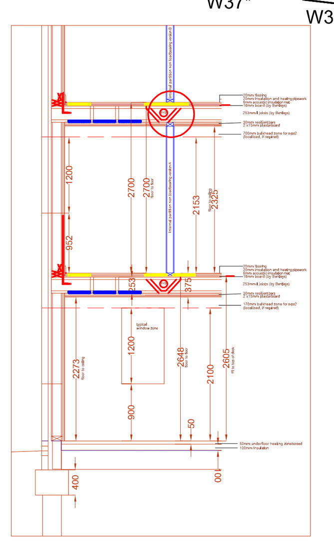
Second Floor



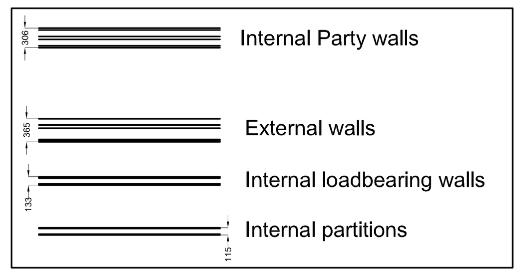
Third Floor

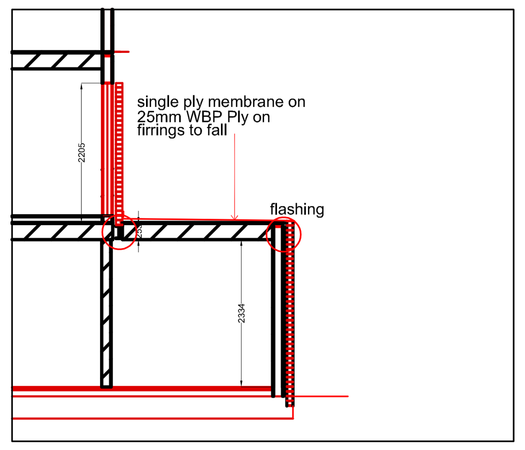


Parapet Detail



Floor Build Up - refer to W18





Details X - X & Y - Y

SCHEDULE OF ACCOMMODATION	
Unit 1	44.30m2
Unit 2	48.95m2
Unit 3	44.70m2
Unit 4	44.50m2
Unit 5	45.50m2
Unit 6	44.7m2
Unit 7	44.70m2
Unit 8	45.83m2
Social	25.50m2
Sleepover	23.60m2

CONSTRUCTION NOTES:

1.00 INTERNAL WALLS
1.01 Combination of 89mm studwork, 123mm Sipps panels.

2.00 WINDOWS
2.01 Jeld-Wen window frames with 20mm double glazed sealed units.(Low 'E' glass) 'U' value = 1.6W/m2degC
2.02 14mm double glazed sealed units to external doors to achieve 'U' value of 1.8W/m2degC
2.03 Toughened safety glazing for all panes below 800mm above floor level, and glazed doors, any lights adjoining doorways. All window openings restricted to 150mm.

3.00 DRAINAGE
3.01 Surface Water:
Gutters: 150mm PVCu (half round) to 75mm upvc downpipes.
3.02 Foul Water:
110mm PVCU flexible jointed laid in 100mm bed of 10mm pea shingle.
Laid to minimum 1:60 falls.
Backfill lean-mix concrete under floor slabs.
3.03 Plumbing/Water:
Showers/sinks: 38mm dia. PVCu wastes.
Basins: 32mm dia. PVCu wastes.
Toilets: 100mm dia. PVCu wastes. 19mm PVCu overflows.
SVP's: 100mm dia. with access plates and balloon cages.
3.04 Ant-vac system and rodding access points to SVP's and fittings.
3.05 SVP's to be wrapped in sound insulation quilt.

4.00 VENTILATION
4.01 Natural ventilation to all habitable rooms to be minimum 5% floor area
4.02 All windows to have free area ventilators of 8,000mm2 to habitable rooms and 4,000mm2 to bathrooms and toilets.
4.03 Cloakrooms and WCs to have Ventaxia or similar mechanical extract to provide 15 l/sec with minimum 10mm over run. Kitchens to have 2 speed extract to provide 30 + 60 l/sec.

5.00 FIRE/SMOKE ALARMS
5.01 Hard wired smoke detectors as indicated.

6.00 LIGHT FITTINGS
6.01 Low energy light fittings by specialist details.

7.00 MAIN ROOF
7.01 Artificial slates on 38x25sw battens on sheathing felt on counterbattens on 142mm Sips Tek Panels on glulam beams to specialist details.

8.00 GROUND FLOOR
8.01 75mm sand cement screed on 75mm Celotex 5000FF insulation on 1200g Visqueen dpm on block and beam floor to provide 0.16w.m2degC 'U' value.
DPC's min. 150mm above adjacent ground level.

9.00 FOUNDATIONS
9.01 525 x 600 deep concrete ring beam foundations min. 1.0m depth to underside to engineer's details on piles by specialists.

10.00 HEATING & HOT WATER

10.01 Each apartment to be fitted with:-
Mechanical ventilation to meet standards set out in current Building Regulations part F table 5.1a intermittent extract rate of 15l/s bathrooms and 6l/s sanitary accommodation.
Fans to come with run on timer and be controlled from light switch.
Cooker hood above hob to include extract fan with a minimum duty of 30 l/s. Manual control of fan.
Extract to provide 10 air changes per hour for the laundry area.
Heating will be from electric wet boiler to supply underfloor heating supplied at maximum temperature of 45°C.
Hot water to be provided from 98 litre hot water cylinder with two 3kW immersion heaters.

10.02 Water supply to all areas except kitchen to be limited to 48 deg C

11.00 EXTERNAL WALLS
11.01 100mm external brick/blockwork, 50mm cavity, 175mm Sipps Tek panels to provide 0.16w/m2degC 'U' value, plasterboard and skim on sw battens internally.

12.00 HEATING AND HOT WATER
12.01 Underfloor heating throughout.
12.02 Water temperature in all toilet areas limited to 41 degC

13.00 ELECTRIC SOCKETS AND LIGHT SWITCHES
13.01 Socket height = 400mm. Switch Height = 1200mm.
13.02 Emergency escape lighting to BS 5266-1:2016

14.00 SUBSTRUCTURE
14.01 Piling by specialists.

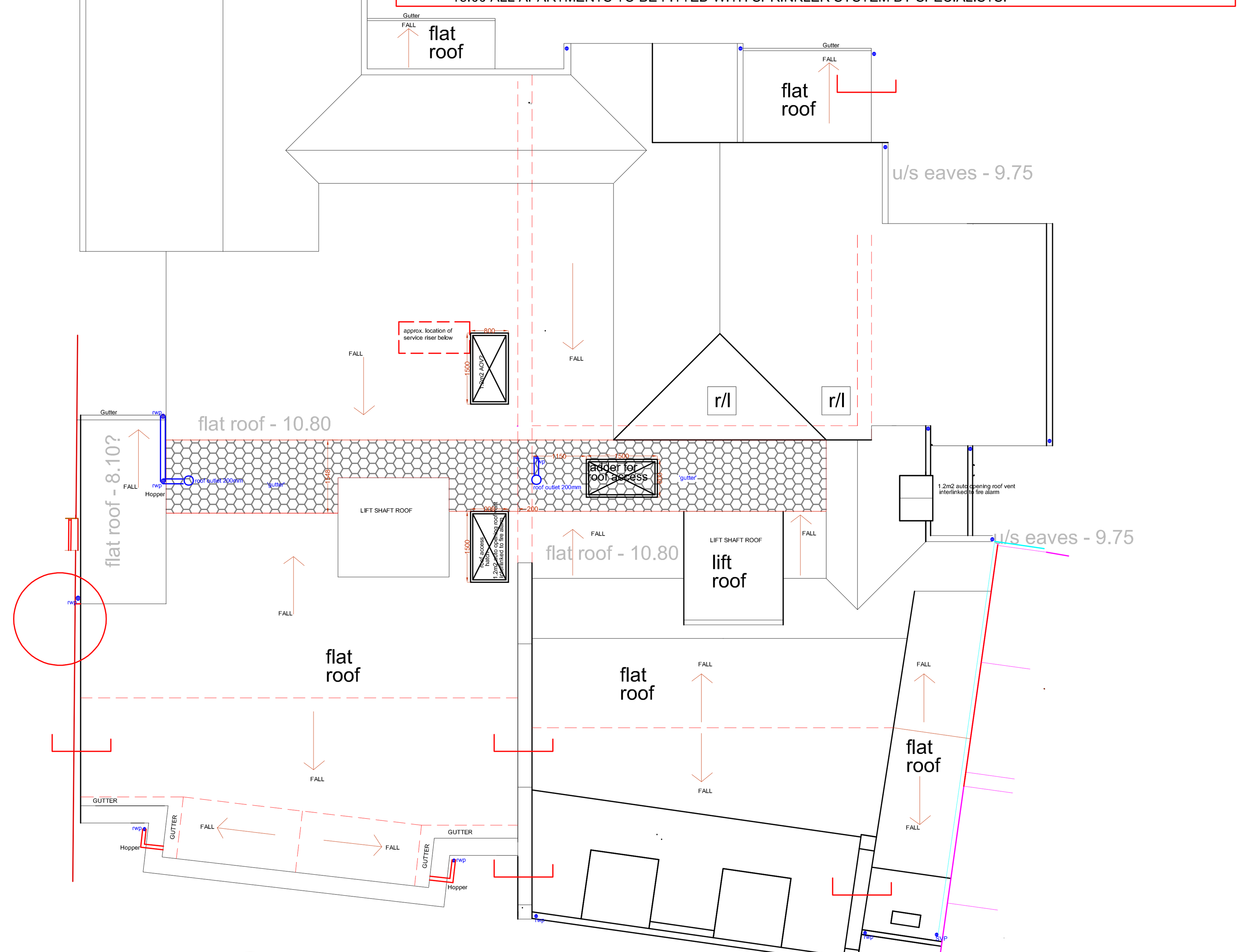
NOTE:
ALL NEW ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671(IEE WIRING REGULATIONS 17th edition)
THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL UPON COMPLETION OF THE WORKS.

16.00 STAIRS
15 no. risers, 1100mm width between handrails
Rise = 180mm
Going = 230mm
Handrail height = 900mm
balustrade height = 1100mm

Upper Floors Construction

Ground Floor Construction

15.00 ALL APARTMENTS TO BE FITTED WITH SPRINKLER SYSTEM BY SPECIALISTS.



Roof

REVISION V: Rear plantroom extension added - 01/03/23 - PG
REVISION U: ROOFLIGHTS & AOV's AMENDED/Omitted - 03/02/22 - PG
REVISION T: RWP FROM NO. 11 ADDED - 06/01/22 - PG
REVISION S: MAIL BOXES ADDED - 16/12/22 - PG
REVISION R: FLAT ROOF OUTLETS AND FALLS ADDED - 30/11/22 - PG
REVISION Q: VERTICAL FIRE BARRIERS ADDED - 21/10/22 - PG
REVISION P: Gas Meter Housings Added/Sleepover details amended - 12/09/22 - PG
REVISION N: WINDOW NOS. TO 5/7 asterisked - Balcony sketch added - 08/09/22 - PG
REVISION M: 5/7/9 STAIR ROOFLIGHT MOVED - 11/07/22 - PG
REVISION L: LADDERS FROM ROOF TO COURTYARD ADDED- 05/07/22 - PG
REVISION K: GF COLUMNS COORDINATED- 23/05/22 - PG
REVISION J: LIFT SHAFT POSITION ADJUSTED & WALLS AMENDED- 05/05/22 - PG
REVISION H: FRONT WALL WEST MOVED TO THE RIGHT- 21/03/22 - PG
REVISION G: ENTRANCE DOOR MOVED INBOARD- 18/03/22 - PG
REVISION F: REAR UNIT 5/7 MOVED 200mm to right- 25/02/22 - PG
REVISION E: SERVICE CPD's & EN SUITE ADJUSTED(GF) to np. 5/7- 14/02/22 - PG
REVISION D: BUILDING REGULATION COMMENTS ADDRESSED - 28/01/22 - PG
REVISION C: SLEEPOVER AND COMMON ROOM ACCESSES AMENDED - 26/01/22 - PG
REVISION B: AMENDED 06/01/22 - PG
REVISION A: AMENDED 24/09/21 - PG

0 1M 5M 10M
500mm 2M

SCALE 1/100

DATE Mar. 23

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING
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AUTHOR PG

TITLE 5/7, East Street

Proposed rear extension to form plantroom

DETAIL General Arrangement - Plans

DRAWING No 21/100/BR02

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