Legend

- MV — wall/ ceiling mounted mechanical vent - dashed line denotes approx. run of ducting - to terminate to outside air through external wall.
 Vents to Bathroom/ ensuites to provide extract rate of 15l/s and min. 8l/s - with 15min. overruns connected to lighting circuit if bathroom/ ensuite does not have window
- MV — ceiling mounted mechanical vent - to terminate to outside air through roof structure and terminate above roof finish in accordance with manufacturers recommendations - allow for all weathering collars etc as per roofing membrane manufacturers recommendations.
 Vents to Bathroom/ ensuites to provide extract rate of 15l/s and min. 8l/s - with 15min. overruns connected to lighting circuit if bathroom/ ensuite does not have a window.
- P.V. — periscopic sub-floor vent - position indicated is approx. vents to be positioned to suit brickwork setting out and substructure construction.
- v.p. — 100mm dia. vent pipe through party wall construction below beam & block floor structure - position indicated is approx.
- S — mains operated interlinked optical smoke detector with battery back-up
- H — mains operated interlinked heat detector with battery back-up
- FS — Rockwool PWCB Cavity Barrier to be installed vertically to junction of party wall and external wall - Cavity barrier to be of thickness to suit compression fitting within full cavity depth - to be installed in strict accordance with the manufacturers recommendations and details
- CJ — contraction joints
 EJ - expansion joints
 positions indicated are for reference only and exact positions/ specification is to be as indicated on St. Eng. drawings
- FD30 — denotes fire door, which is to provide min. 30minute fire resistance - all ironmongery (inc. hinges) to be suitable for use with fire doors and to provide 30minute fire resistance.
- FD30S — denotes fire door, which is to provide min. 30minute fire resistance with intumescent strips and self closer - all ironmongery (inc. hinges) to be suitable for use with fire doors and to provide 30minute fire resistance.

FIRE DECTECTION AND PROTECTION
- As the new building comprises of flats it is to be fitted with a Grade D Category LD3 system as described in BS 5839-6:2004.
- Smoke & heat detectors should be mains operated and conform to BS 5446-1:2000 or BS 5446-2:2003. All detectors to have standby power supply such as a battery (either rechargeable or non-rechargeable) or capacitor.
- All structural steelwork to receive ½ hour fire protection (half-hour fire rated building). for the exact sizing and positioning of beams, refer to structural engineers drawings.

- All penetrations through first floor slab to fitted with intumescent collars, such as Firestop Pipe Collars by Rockwool, or similar approved, to provide min. 60minutes fire protection - all to be installed in strict accordance with the manufacturers recommendations

MEANS OF ESCAPE PROVISION
- Area equipped with mains operated optical smoke detection. (S)
- Area equipped with mains operated heat detection. (H)
- Location of Fire Alarm control panel (FIRE)

ACCESSIBILITY
Approach to all entrances from parking area: the approach to all entrances should be level - i.e. no gardient exceeding 1:60 and/or no crossfall exceeding 1:40, or gently sloping. Paths (hard landscaping) between parking and entrance should have a firm, reasonably smooth non-slip surface and should be a min. width of 900mm.

Internal Circulation: all hallways within dwelling to have min. 1200mm clear width between walls, with the exception for protruding structural elements and wall mounted raditators where corridor width can be reduced to 1050mm as long as reducting is not opposite a doorway

Internal Doorways: the min. clear opening of any doorway within the dwelling is 750mm where the approach is head on. If the approach to a doorway is at 90° to the hallway then the clear opening to the door is 775mm where the corridor is min. 1050mm wide. When corridor is less than 1050mm (min.900mm) then clear opening of doorway at right angles to the hallway is have a clear opening of min. 900mm

EMERGENCY LIGHTING
Escape routes and final exits are to have adequate artificial lighting which illuminate the route in the event of mains supply failure - i.e. all emergency lighting to be fitted with battery backups. Lighting to escape routes to be on a separate circuit from the supplying other any other part of the escape route.

Illuminated 'running man' signs to be provided to all final exits

WATER CALCULATIONS
A notice confirming the potential wholesome water consumption per person per day using the "water efficiency calculator for new dwellings" to be provided within 5 days of completion of the works

VENTILATION STRATEGY

All Flats:
overall floor area: 63m²
2no. bedrooms
overall equivalent area required: 45,000mm²

- all windows are to fitted with trickle vents, such as delta vent and grille by passivent, or similar approved.
- where rooms do not have windows, through wall vents are to be installed in external walls, such as tlf non-electric through wall vent by passivent or similar approved.

n.b. all vents to provide min. 5000mm² equivalent free ventilation area, and are to be installed in strict accordance with manufacturers recommendations

NB: these layouts are to read in conjunction with the following consultants information:
McCarey Simmonds - Strutural Engineering package
GTA Civils - Civil Engineering package
Ramsay & Co Landscape Architecture - Landscaping design package

Ground Floor Construction
U-value of 0.14 W/m2K
Floor comprising of floor finish to developers specification on 75mm thick screed with PP reinforcement fibres, over low pressure hot water underfloor heating system, where tiling is to be used as floor finish, Detramat, or similar approved, installed over 75mm thick Kingspan K103 rigid insulation board, or similar approved. Insulation to be installed over 1200 gauge Visqueen DPM sheeting, or similar approved, DPC & DPM to be lapped and installed over Beam & Block flooring system, by Milbank, or similar approved, to St Eng details and specialist sub-contractors design, details and specifications, all to be installed in strict accordance with the manufacturers recommendations.

In accordance with Approved Document C of the Building Regulations, the sub-floor void is required to be ventilated. The openings for ventilation of the floor void will not be less than either 1500mm2/m run of external wall or 500mm2/m2 of floor area, whichever gives the greater opening area. Ventilation openings will incorporate suitable grilles which prevent the entry of vermin. It must be ensured that the new floor does not compromise the existing sub floor ventilation or drainage arrangements.

Ducting to be provided through Party Wall structure for sub floor ventilation purposes, with the top of the duct min. 300mm below the ground floor finished floor surface.

Concrete oversite to be laid on 1200 gauge Visqueen DPM sheeting on 50 mm thick clean sand blinding.

Sub-Structure Walls
External cavity sub-structure walls to be built up from foundations up to levels as noted below for the external leaf, and DPC level for the internal leaf, in 100mm dense concrete blocks in 1:4 cement mortar. Cavity wall external leaf generally 102.5mm thick facing stock brickwork from below ground level up to DPC level. Cavity to be filled with lean mix concrete (1:10 mix) to BS 5328 to minimum 225mm below lowest DPC and sloped towards outer skin.

Internal loadbearing partitions sub-structure walls to be built from foundations up to DPC level in 100mm dense concrete blockwork laid in 1:4 cement mortar.

Cavity Wall Construction
Cavity walls - U-value of 0.21 W/m2K
- Outer skin above DPC to be 100mm thick concrete blockwork with 20mm thick, through coloured render, 50 mm standard cavity; 75mm thick CG5000 rigid insulation board, by Celotex, or similar approved, to be installed in accordance with manufacturers recommendations; 100 mm thick blockwork inner leaf (strength designation as specified by St. Eng.)
- finished internally using proprietary plaster system with skim and paint finish - all to be installed in accordance with manufacturers recommendations.

Party Wall Construction
if registered with Robust Details: *Robust Detail ref: E-Wm-17*

Party wall to comprise of 02no. 100mm dense concrete blockwork outer leaves (density to be between 1350kg/m³ and 1600kg/m³) and 75mm wide cavity, fully filled with 75mm thick Isover RD Party Wall Roll. Wall ties to be 'Tie Type A' butterfly ties. Party wall to be finished internally using 12.5mm thick wallboard, with skim and paint finish, fixed using plaster dot & dab - all to be installed in accordance with manufacturers recommendations.

Internal Walls/ Partitions
Internal studwork paritions to be constructed using 50 x 100mm TSW softwood studs at 400 mm centres, with 50 mm rockwool acoustic insulation to studwork voids. To be finished both sides with 12.5mm thick wallboard plasterboard, by Lafarge, or similar approved - to be finished with skim and paint finish. 12mm thick WBP plywood to be installed to kitchens, with tile backing boards installed to wet areas. All to be installed in accordance with manufacturers recommendations and in line with the specification.

Internal walls to be 100mm thick Hemelite Standard blockwork (strength designation as specified by St. Eng.) finished with 13mm thick proprietary plaster system to receive skim and paint finish to both faces.

Internal loadbearing partitions sub-structure walls to be built from foundations up to DPC level in 100mm dense concrete blockwork laid in 1:4 cement mortar.

Damp Proof Courses and Membranes
Horizontal DPC to be placed minimum 150mm above finished ground level and to be ribbed polythene to BS 6515. Where there is a difference in adjoining floor levels the DPC should be linked so that all areas are protected.

DPC to be 10mm wider than width of wall they are bedded on and all joints to be lapped a minimum 150mm.

DPC to be fully interconnected with DPM within floor construction.

Contractor is to ensure that the chosen DPC and DPM are compatible for use with each other.

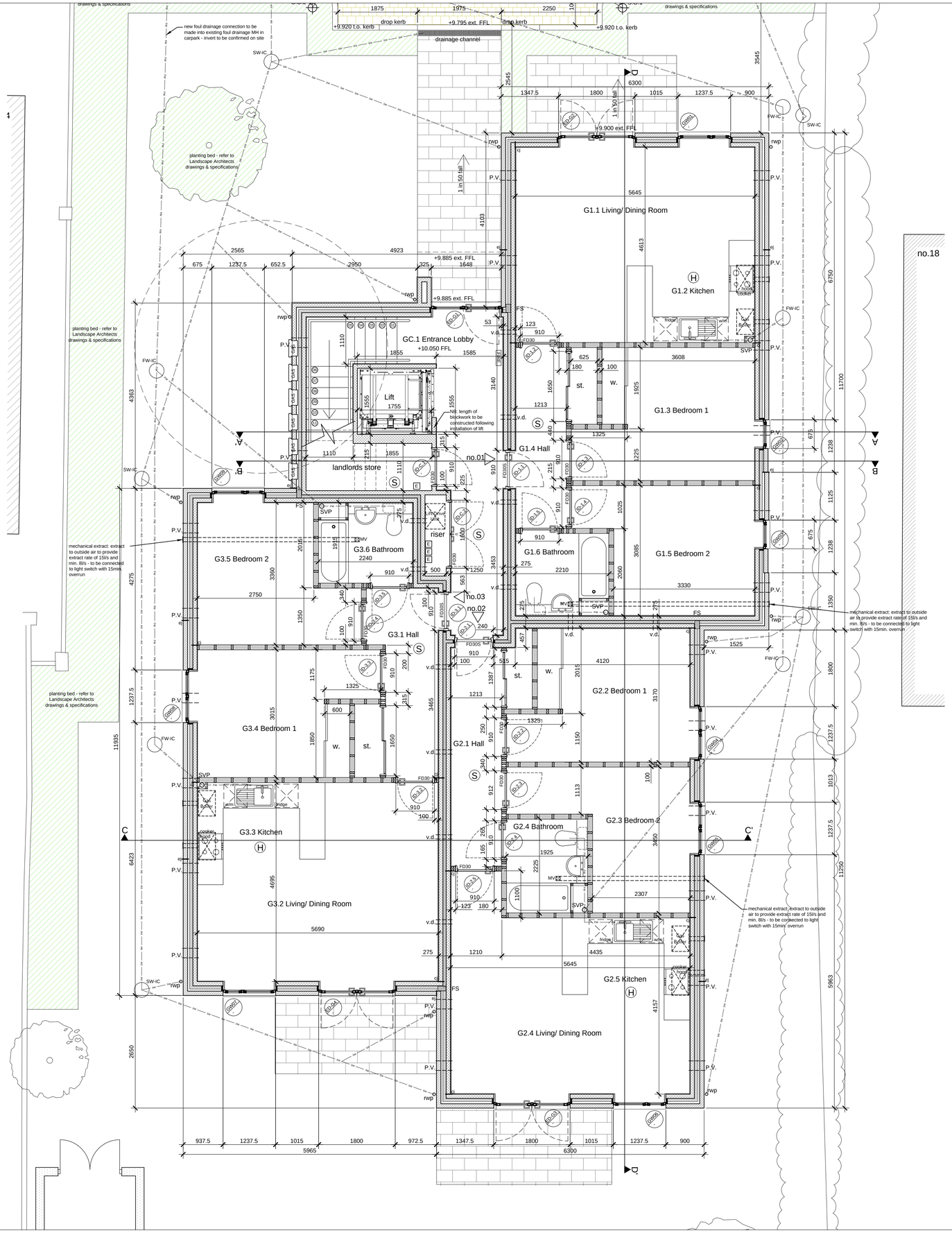
Vertical DPC's to be provided to all doors and windows achieved where possible by the use of an insulated cavity closer.

Ground to First Floor Staircase
18no. risers at 166.7mm, with 250mm treads, overall rise of 3000mm - max pitch to be 42 deg. Overall string width to be minimum 1075mm. Min. 2.0m clear head height to be maintained throughout stair flight

Handrail to be 900mm above pitch line of stairs - balusters to be set out at max. 100mm centres, so as not to allow passage of a 100mm dia. sphere. Balustrade to first floor landing to be 1100mm above FFL, with balusters set out at max. 100mm centres.

Staircase to be of purpose made pre-cast concrete by specialist sub-contractor. Structural trimming of stairwell to be formed as specified by Structural Engineer.

Edge of treads to be fitted with XT Aluminium stair nosing, by Gradus, or similar approved, of profile to suit pre-cast concrete tread/ riser junction and stair finish - all to be installed in accordance with manufacturers recommendations



NOTES
- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
- CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
- ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
- COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

REV	DATE	BY	AMENDMENT
A	15.05.2020	EC	BUILDING REG ISSUE

folkes architects
The Old Forge
6 Church Street
Storrington
West Sussex
RH20 4LA
t. 01903 868629
info@folkesarchitects.co.uk

CLIENT
Randall & Chisnall Construction Ltd

JOB TITLE
New Flats
16 Worthing Road
East Preston
West Sussex
BN16 1AZ

DRAWING TITLE
Ground Floor General Arrangement

BUILDING REG ISSUE

DATE	SCALE	DRAWN BY	CHECKED BY
Apr 2020	1:50 @ A1	ec	mf

JOB NO.	DRAWING NO.	REVISION
1681	3.01	A