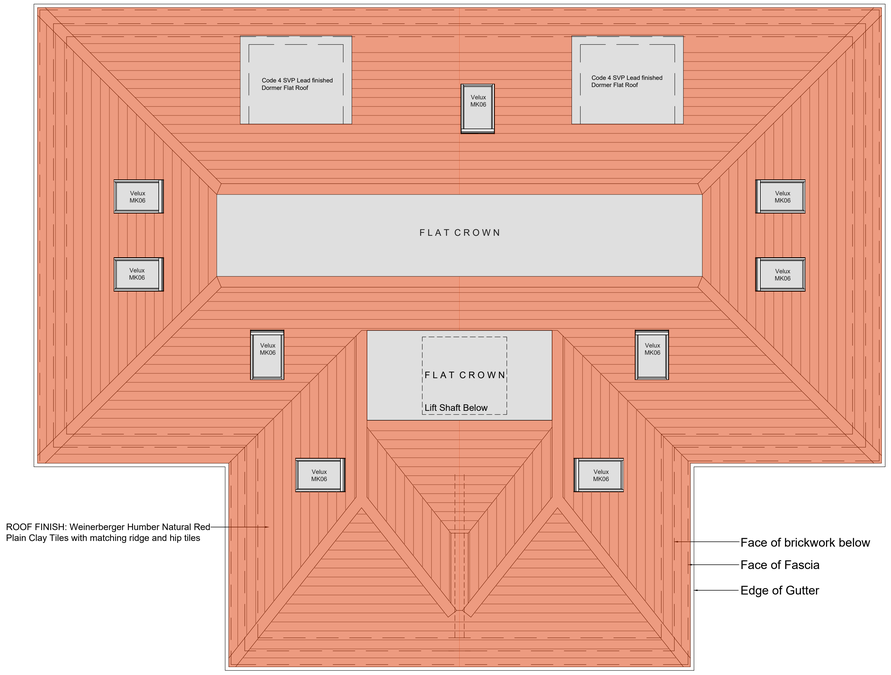
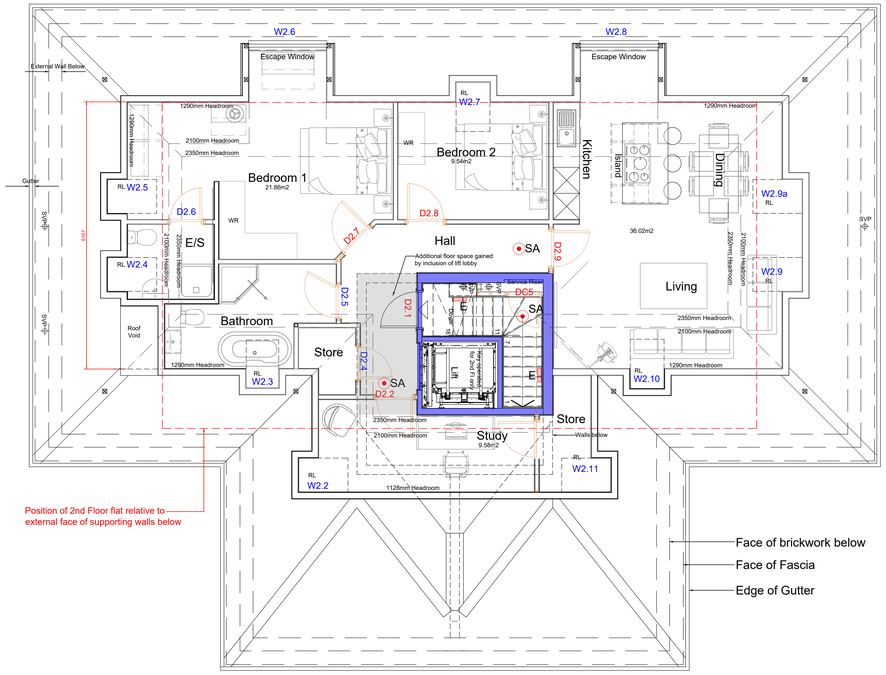
DO NOT SCALE - USE FIGURED DIMENSIONS ONLY



ROOF PLAN



SECOND FLOOR

GIA 95.30m2
(inc 4.50m2 gained from inclusion of lift lobby)

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY

1 : 50 @ AO

NOTES:

EXTERNAL WALLS (AD A):

302mm Cavity walls comprising 100mm 7.0N/mm2 Blockwork sub-structure blockwork up to underside of PCC floor, and thereafter 100mm Plasmor Aglite 'Ultima' 4.2N/mm2 or similar approved inner leaf Blockwork tied to Weinerberger Smeed Dean external facing brick with 225mm long Stainless Steel ties Type 4 (strength) to BS EN 845-1@ 720mm c/c horizontally and 450mm c/c vertically with additional ties @225mm c/c vertically within 300mm of all openings. 100mm Cavity formed as work proceeds to be fully filled with 100mm Knauf 'Earthwool Dritherm 34' from DPC level full height up to wall plate level.

SUSPENDED CONCRETE FLOOR (AD C):

50mm 1:3 Cement:Sand Screed or pumped Flow Screed on 500g polythene separating layer on Celotex XR4000 100mm horizontal insulation on 1200g DPM with Celotex FR5000 20mm vertical insulation to perimeters of floors on 150mm concrete Beam and Block floor.

Sub-floor void to be tanked where required as shown and cross ventilated with Timloc injection moulded polypropylene
telescopic vents built in as work proceeds at maximum 2 metre centres or at the rate of 500mm2/m2 of floor area and not more than 450mm from the ends of any wall

WASTE PLUMBING & WATER SUPPLIES (AD G & AD H):

SVPs to be 110mm PVC-u solvent-welded pipes Waste Pipes to be solvent welded MuPVC of sizes as below:
Bath: 42mm, WHB: 32mm, Shower: 50mm, Basins: 42mm
Kitchen Sink waste: 42mm
Waste plumbing pipework to be fitted with access caps where possible including rodding access points at 110mm W.C. connections and at bases of stacks so as to be roddable between soil pipes and manhole chambers.

NOTE: Hot water supplies to Baths are to be limited to a maximum temperature of 48 Deg. Centigrade via an in-line blending valve

Wholesome Water to be supplied to Kitchen sinks in accordance with the Water Supply (Water Quality) Regulations 2000 (SI 2000/3184)

EXTERNAL DOORS & WINDOWS (AD L1A & AD Q):

All habitable rooms are to have escape windows (see elevations and Floor Plans). Emergency Egress windows should have an un-obstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through) – a minimum clear opening size of 450mm x 750mm is to be provided.

The bottom of the openable area should be not more than 1100mm above the finished floor level and if lower than 800mm fixed guarding should be installed in addition). Windows should be designed such that they will remain in the open position without needing to be held by a person making their escape. Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.

New windows and external door D11 to be of PVCu with minimum 24mm Argon filled sealed double glazed units. All windows are to be fitted with trickle vents and to achieve a minimum U value of 1.40 W/m2K

Flat Entrance Doors to be of Composite construction and to be fitted with Locks to BS3621.

All flat Entrance Doors are to be fitted with door chain or Limiter, viewer and letterplate incorporating an internal flap and with a maximum aperture of 260mm x 40mm

ELECTRICAL INSTALLATION (AD P):

Layout and positions of lighting and power points are to be as determined by the Client.

All electrical works are to comply with I.E.E. Wiring regulations and require an appropriate BS7671:2008 incorporating Amendment No 1:2011.

An Electrical Installation Certificate shall be issued, in order to satisfy Approved Document P (Electrical Safety) certifying that the work has been designed, installed, inspected and tested by a person competent to do so.

Electrical sockets and lighting switches are to be positioned in a zone 450mm above FFL and 1200mm above FFL respectively.

Final electrical details are subject to client approval prior to installation on site - Contractor is responsible for providing these layouts for approval.

Consumer units are to be mounted so that the switches are between 1350mm and 1450mm above floor level.

Consideration to be given to ensure compliance with all other statutory requirements relating to consumer unit position such as British and European standards.

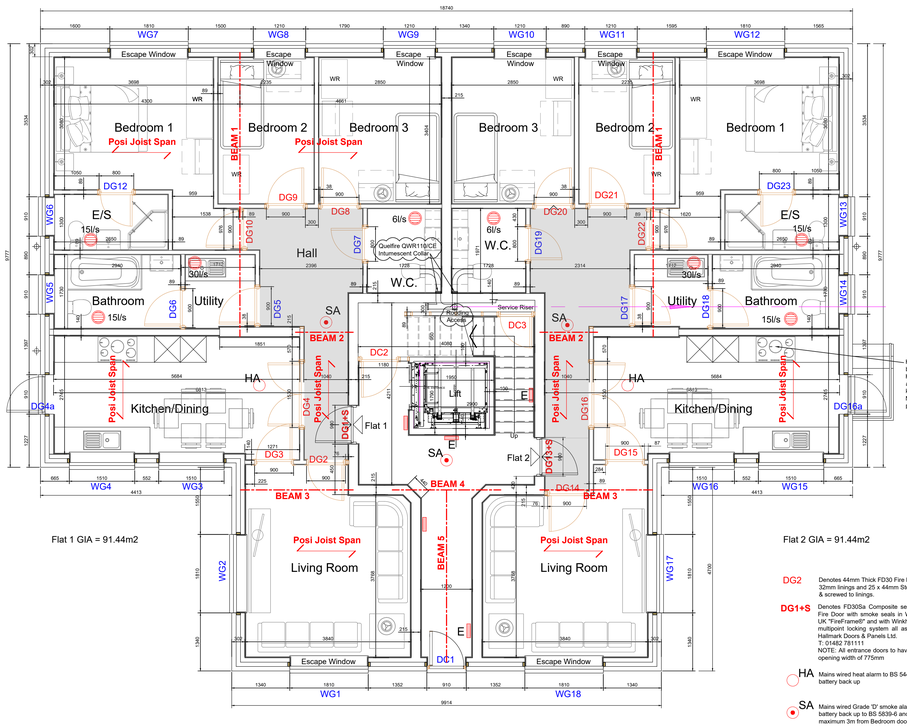
INTERNAL WALLS (AD E):
Internal walls dimensions as 89mm are to be timber Stud Partitions with all voids fully filled with 90mm Rockwool Flexi Acoustic Insulation and lined with 12.5mm Plasterboard & Skim.

Stud partitions are to be built off 15mm OSB or Chipboard decking, (whichever is used), and where partitions run parallel with Posi Joists, sole plate fixings are to be in accordance with MiTek Standard Detail SDPJ.03.01

Junctions of skirtings and floors are to be sealed with continuous flexible acoustic sealant

STAIRCASE (AD K):
Staircase to be of timber construction comprising 244 x 38mm String, 22mm Treads and 12mm Ply risers to provide
250mm clear Going + 20mm Nosing and 163.47mm Rise as shown on **Drawing No 7100/D/05.**

Staircase to have single 44mm stained Oak handrail fixed to outer wall at maximum 900mm above pitch line.



GROUND FLOOR

Flat 1 GIA = 91.44m2

Flat 2 GIA = 91.44m2

DG2 Denotes 44mm Thick FD30 Fire Door with 32mm linings and 25 x 44mm Stops glued & screwed to linings.

DG1+S Denotes FD30Sa Composite self closing Fire Door with smoke seals in Winkhaus UK "FireFramePlus" and with Winkhaus AV2 multipoint locking system all as Messrs. Hallmark Doors & Panels Ltd.
T: 01482 781111
NOTE: All entrance doors to have a clear opening width of 775mm

HA Mains wired heat alarm to BS 5445-2 with battery back up

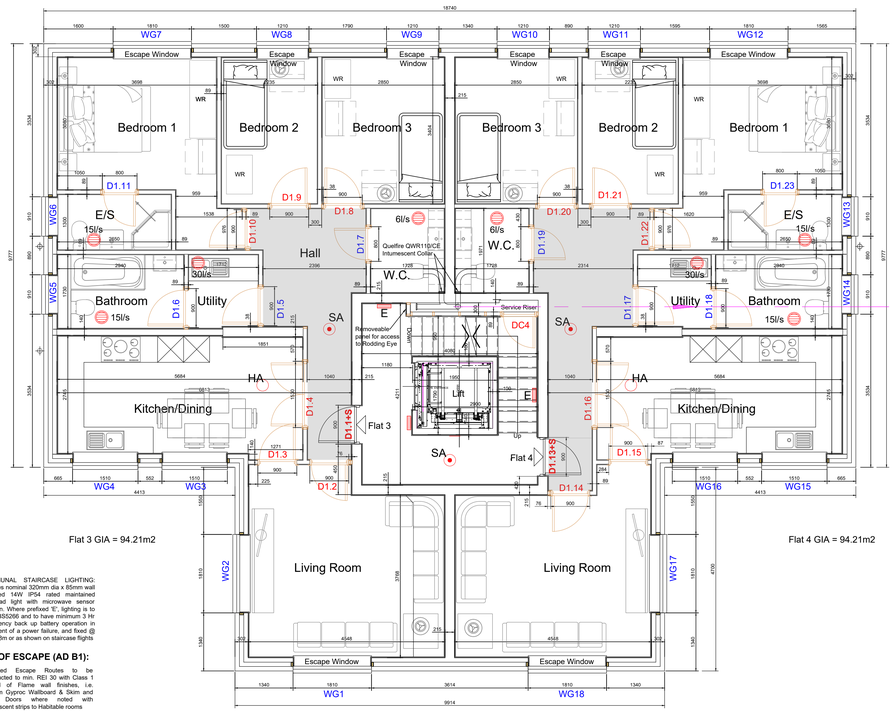
SA Mains wired Grade 'D' smoke alarm with battery back up to BS 5839-6 and sited maximum 3m from Bedroom doors

Ceiling mounted grille to serve in-line Manrose MF100T or similar approved mechanical extract fan, (see Floor plans for individual extract rates required), operated via light switch and vented to external air via flexible duct and slate vent to Flat 6, and external wall kit to all other flats .

E COMMUNAL STAIRCASE LIGHTING: Denotes nominal 320mm dia x 85mm wall mounted 14W IP54 rated maintained bulkhead light with microwave sensor function. Where prefixed 'E', lighting is to be to BS5266 and to have minimum 3 Hr emergency back up battery operation in the event of a power failure, and fixed @ FFL 1.8m or as shown on staircase flights

MEANS OF ESCAPE (AD B1):

Protected Escape Routes to be constructed to min. REI 30 with Class 1 Spread of Flame wall finishes, i.e. 12.5mm Gyproc Wallboard & Skim and FD30 Doors where noted with Intumescent strips to Habitable rooms



FIRST FLOOR

Flat 3 GIA = 94.21m2

Flat 4 GIA = 94.21m2

Rev.	Date	
K	07.04.2022	Second Floor & Roof plans revised to show reduced crown over lift shaft & change of roof pitch over front projection
J	20.08.2021	Flat layout revised and GIA reduced, roof over front revised to include 2No Hips in lieu of Gables following Pre-App meeting with LPA 11/08/2021 and further correspondence with LPA 20/07/2021
H	19.02.2021	Automatic Smoke Vent added & Section drawing.06 referenced, rodding access noted to SVP and Intumescent collars shown
G	18.02.2021	1st Floor layout revised and shown as 2 x 3 Bed flats as Ground Floor to comply with Approved Document B1 2019 Diagram 3.9 - Note 3
F	05.02.2021	Emergency lighting, heat alarms, escape windows and fire door locations and specifications added, Protected escape routes to flats shown shaded & maximum travel distances added
E	27.01.2021	Stairwell re-aligned to match Ground & 1st Floors & Roof finish amended
D	15.01.2021	Wall between Kitchen & Utility increased to 215mm
C	29.12.2020	Window & Door Nos. added, Lift configuration handed and additional notes added for Building Control
B	16.12.2020	Roof Plan updated to show Dormer roofs and Velux roof windows
A	14.12.2020	Overall width of building reduced to 18.740m as Planning Permission 40711/APP/2018/4033

ISSUE STATUS		Information Only		Client Approval		Cost Estimate	
Planning	X	Bldg. Control	X	Tender		Constructn	

PROJECT
Residential Development at:
27 Ducks Hill Road,
Northwood, Middlesex

The Welton Group
Architecture & Construction
Welton House, Bluestone Heath Rd., Welton Le Marsh Lincs. PE23 5SG
Tel: 01754 890490 e: info@weltongroup.co.uk

DRAWING: Floor Plans
DATE: 10.12.20
SCALE: 1:50 @ AO
CLIENT: Bramley Building Services
DRAWN: J.P.T.
DRAWING No.: 7100/D/02
REV.: K