

NOTES:
 Do not scale from drawing. Dimensions are in millimetres.
 Site checking
 All dimensions and levels indicated must be site checked prior to commencement of works, and any discrepancies found must be reported.

Structural Information and foundation:
 Refer to Structural Engineers specification for specification of foundation concrete Report to Structural Engineer if different.
 Final depth of foundations to Building Control Approval. Dimensions to steelwork are taken to centres of columns - if no column, centre of beams. Please refer to structural engineer's drawings and documents for steel sections. All connections and design drawings are to be confirmed by SE prior to fabrication.

Brickwork:
 Walls below ground level to be constructed in accordance with structural engineer's requirements and using min Class B engineering bricks or concrete blocks suitable for below ground use - eg 'Trenchblock' o.s.a.
 Mortar below dpc to be as recommended by structural engineer (min M6). Above DPC, mortar to be to agreed colour (pale grey/white) and M2 classification.
 Iko Hyload DPC, min 150mm above ground level, to be sandwiched between two wet beds of mortar. All lap joints to have min 100mm overlap, completely sealed. Preformed cloak units must be used at all step-ends, corners, columns and changes in level - the DPC must be continuous along the whole perimeter. DPC to extend 5mm beyond external face.
 Iko Hyload DPC to be laid along all external and party walls, walls between flats and common areas and any wall taken from below ground level. Dress up to adjoining dpc level where necessary in party wall situations, using code 4 lead and cut in to dpc brick course in accordance with LDA recommendations.

Ensure all cavities are kept free of debris and mortar droppings.

All walls to have movement and shrinkage joints in accordance with structural engineer's recommendations.

External Walls of brickwork to be 100mm metal stud walling drylined internally with 2 layers 12.5mm Fireline board to give 60min FR, on 'Dupont Airguard o.s.a vapour check. Studwork infilled with 100mm Mineral Wool insulation, faced externally with 9mm WPB Ply or OSB and internally with 50mm Celotex GA3000 insulation board or SA. External leaf to be 102mm approved stock brick with 50mm cavity. Brickwork tied with stainless steel brick restraint ties and channels or sa. Channels screwed to studwork which is designed for wind loads from brickwork - all to structural engineer's recommendations.

Install preformed insulated cavity closer to jambs and cills of doors and windows. Provide proprietary cavity fire barriers around all openings and at floor slabs and party walls. Provide insulating DPCs around all openings. Provide cavity trap DPCs over lintels over window openings in brickwork with stop ends and open pends to drain the cavity.

External party walls to be 100mm metal OR timber studwork walling drylined internally with 2 layers 12.5mm Fireline board to give 60min FR, on min 500g vapour check. Studwork infilled with 100mm 0.32 Mineral Wool insulation. Cavity between existing party wall and metal studwork to be filled completely with mineral wool insulation or aerated concrete blockwork (as appropriate) prior to filling between studs.

Metal OR timber Studwork to be at max 400mm c/c set into channel soleplate fixed down to Ground Floor Slab with Steel angle plates at max 1200mm centres and in any event within 100mm of any opening. Studwork to be erected in accordance with manufacturer's recommendations and standard details.

Internal walls between communal areas and flats/shop to be as detailed on: Communal area face to be lined with two layers of Gypsum Fireline board & skim (to give 60mins fire protection). Face to flats to be lined with 25mm Kingspan o.s.a insulated fireline plasterboard and second layer of Gypsum Fireline board plus skim (to give 60mins fire protection). All to be taken from floor to underside of floor above in order to maintain fire, sound and thermal insulation.

Electrical installation:
 The electrical installation must be designed, installed, tested and commissioned in full accordance with the Building Regulations Approved document P, and BS7671 (The IEE wiring regulations). Installation work must be by NICEIC qualified electricians.
 All downlighters to be LED lights to fit void. Please refer to schedule.

Plumbing & Drainage, Waste etc.
 Kitchen Sink, Bath to be 32 Ø and Shower wastes to be 50 Ø dia all with deep seal traps, wastes to be run in uPVC pipework of no less diameter than wastes, increasing to 75mm dia after 4M or connection of a third waste to the run.
 Washbasin wastes to be 32 Ø dia with 75mm deep seal traps or equivalent bottle traps and connected to 50mm dia uPVC waste pipes. Pipe diameter to increase to 75mm as noted above.
 WC wastes to be 100mm dia and connected to 100mm dia stub or vent stacks. Provide rodding access, with access panels at all changes in direction of horizontal (1:40) runs and on stub or vent stacks.
 Stub stacks with AAV must have access panel to service the AAV and the enclosure must be ventilated to allow air to enter the valve.
 All drain pipes and service pipework to have minimum 30min fire seals when passing through compartment floors and to be encased in a duct of 15mm Gyproc Wallboard and skim, giving an extra 30minute protection.
 All drains to be encased in 25mm mineral wool (min 10kg/m3) for sound absorption where passing through internal ducts.
 Drains running beneath floors are to be encased in two layers Gypsum Fireline OSA to give 60min fire protection, and drains to be encased in min 25mm sound absorbant mineral wool (min 10kg/m3).

Foul drains are to have min fall of 1:40 for 100mm pipes. Surface water drains to have min fall of 1:80. Larger diameter pipes may fall at shallower incline, subject to drainage calculations. All surface water drains to have min 100mm water-seal traps before entering combined sewers.
 Min 225mm bend to all drains passing from above to run along under floors.
 Rodding eyes and inspection hatches to be installed as necessary to satisfaction of architect and Building Inspector.

Fire Prevention
 A sprinkler system is to be installed by specialists to serve all habitable rooms, kitchens, commercial space and refuse stores.
 Envirograf 4x30mm CV strip self-adhesive intumescent cavity barrier at every floor level and at every compartment wall to protect against spread of fire.
 Envirograph intumescent cavity barriers are also to be fitted around all external door and window openings and compartment wall door openings.

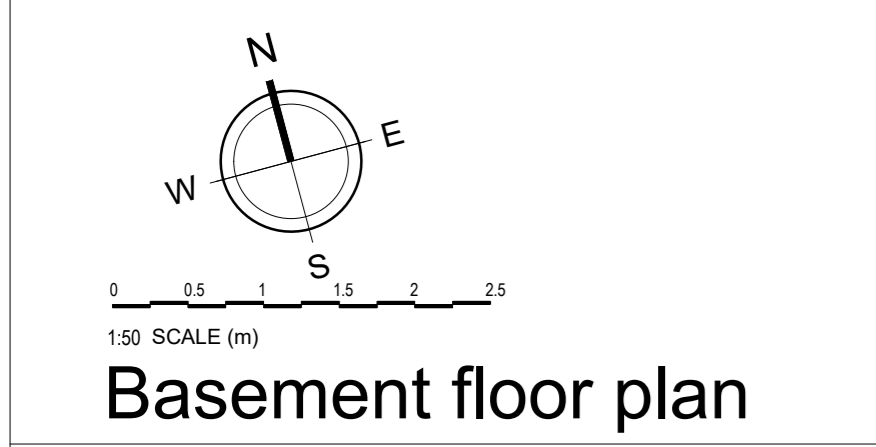
Basement & Ground Floor escape lighting to BS5266 to cover open plan areas greater than 60sqm, escape routes and toilets. Escape signs in accordance with BS5499. Smoke alarm system to be in accordance with BS 5839 to min. LSM. Automatic fire detection to BS 5839 pt1.
 Common escape route lighting to BS5266
 If thermoplastic lighting diffusers in line with the ceiling are being used, they must comply with Building Regulations with regard to surface spread of flame. Please consult with Services Engineer and Assent BCCO.

1sqm automatic opening vent opening upon detection of smoke on any storey to be placed over smoke shaft over staircase. Each landing to be vented by AOV smoke vent at high level on each floor.

All doors allowing access through a compartment wall are to be min FD30-S. Doors from apartment hallways to habitable rooms to be min FD20.

Within flats, mains-operated testing backed fire detection and alarm system is required to at least a Grade D Category LD3 standard in accordance with the recommendations of BS 5839 Part 6. At least one smoke detector/alarm should be sited within the hallway and each landing of the staircase, sited within 7.5m of each habitable room with a standby power supply (battery), visual and audible signal of power failure.

- KEYS WALL:**
- Internal partition wall D-14.1 Ref. Drawing No. 1816/BC/D/14-15
 - Internal partition wall D-19.1 Ref. Drawing No. 1816/BC/D/18-19
 - Internal partition wall D-19.2 Ref. Drawing No. 1816/BC/D/14-15
 - Internal partition wall D-19.3 Ref. Drawing No. 1816/BC/D/14-15
 - Internal wall with structure D-14.2 Ref. Drawing No. 1816/BC/D/14-15
 - Compartment lift wall D-15.1 Ref. Drawing No. 1816/BC/D/14-15
 - Compartment wall D-15.2 Ref. Drawing No. 1816/BC/D/14-15
 - Compartment wall D-18.1 Ref. Drawing No. 1816/BC/D/18-19
 - Compartment wall D-18.2 Ref. Drawing No. 1816/BC/D/18-19
- KEYS PLUMBING AND DRAINAGE:**
- Foul sewers drainage-basement floor
 - Foul sewers pipe - Ground and Basement floors
 - Foul sewers drainage under ceiling - First floor
 - Foul sewers pipe - First to Fifth floors
 - Foul sewers drainage - Under the Ground floor
 - Foul sewers chamber
 - Rain water drainage
 - Rain water pipe
 - Rain water chamber
 - Pump
 - Foul sewers vertical connection
 - Rain water pipe existing
 - Rain water gully



DOOR SCHEDULE: (please note - all doors to be 2150mm high)
 S=smoke seal SC= self closing SD= sliding door FD30= 30 minutes fire resistant

Common Area			Commercial Area		
Door No.	leaf width	Fire resistant	Door No.	leaf width	Fire resistant
DC-1-1	826/838	FD30-S-SC	D-1-1	826/838	FD30-S-SC
DC-1-2	826/838	FD30-S-SC	D-1-2	826/838	FD30
DC-1-3	826/838	FD30-S-SC	D-1-3	826/838	FD30

INTERNAL COMMON AREA:

- Bathroom Wall: Tiles 300x600 mm Floor: Tiles 300x600 mm
- Front Entrance Wall: Tiles 300x600 mm Floor: Heckmondwike carpet
- Ceilings: Gyptone Board on MF System

EXTERNAL COMMON AREA:

- Floor: Tiles 600x600 mm

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REV REVISION / BY / DATE

A	Add Key wall and door numbering	
B	Move the bike store to basement floor	
C	Amend dimension of partitions - Add doors schedule	

REV REVISION / BY / DATE

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