GENERAL ARRANGEMENT PLANS - WALL LEGEND

- Frost resistant quality facing brickwork 20N Brickwork
- Celcon Standard concrete blockwork (compressive strength 3.6N/mm² in 1:1:6 mortar (unless noted otherwise) forming 100mm wide partitions. Unit weight = 5kg. Density = 600Kg/m³.Block dimension = L440 x H215 x W100
- 100mm 3.6N Hanson Fenlite 1500 medium dense concrete block (compressive strength 3.6N/mm²)
- Celcon High Strength concrete blockwork (compressive strength 7.3N/mm²).
- 17.5N/mm² blockwork
- 10.4N/mm² blockwork
- 70mm British Gypsum Gyproframe 70/600 'C' stud system, with studs at 600mm centres, 12.5mm Gyproc Soundbloc plasterboard each side with tapered edges, finished as per internal spec. Moisture-resistant plasterboard to bathroom with studs at 400mm centres.
- 70mm Buttressing Wall with 12mm Ply Sheathing as per SD/3022. 12.5mm Gyproc Soundbloc plasterboard each side with tapered edges, finished as per internal spec. Moisture-resistant plasterboard to bathroom with studs at 400mm centres.
- MJ Movement Joints

IMPORTANT NOTE:
ALL EXTERNAL WALLS TO INCORPORATE BRICKFORCE SBF30W60 BED-JOINT REINFORCEMENT TO INNER LEAF OF BLOCKWORK 2x COURSES ABOVE & BELOW ALL OPENINGS & TO PROJECT A MIN. 600mm BEYOND OPENING.

INTERMITTENT EXTRACT VENTILATION:

Kitchen = 30L/S Adjacent hob; Utility = 30L/S; Bathroom = 15L/S;
En-Suites = 15L/S; Clk's = 6L/S
Extractor fans installed in windowless accommodation linked to the lighting & provided with 15mins over-run

PURGE VENTILATION:

All windows to habitable rooms to open more than 30 deg's. each habitable room to be provided with an operable window(s) with an opening area equal to 1/20th of the rooms floor area.

FIRE SIGNAGE KEY:

ALL NOTICES SHALL COMPLY WITH BS 5499 FOR COLOUR & STYLE OF LETTERING.

BS 5499 PART 4 STATES THAT:

1. SIGNS ABOVE DOORS SHOULD BE MOUNTED BETWEEN 2.0m AND 2.6m FROM FFL TO THE BASELINE OF THE SIGN AND AS CENTRALLY AS POSSIBLE OVER THE ESCAPE ROUTE

2. WALL MOUNTED SIGNS ARE TO BE FIXED BETWEEN 1.7m TO 2.0m FROM FFL TO THE BASE LINE OF THE SIGN.

3. SIGNS SHOULD BE MOUNTED AT THE SAME HEIGHT THROUGHOUT THE ESCAPE ROUTE WHERE PRACTICABLE

SIGNS TO BE MADE OF RIGID PLASTIC & TO BE PHOTO LUMINESCENT.

SIGNS TO BE FIXED WITH ANTI-TAMPER SCREWS.

SYMBOL:

- WALL MOUNTED = 'PROGRESS DOWN TO THE RIGHT'
- WALL MOUNTED = 'PROGRESS UP TO THE RIGHT'
- WALL MOUNTED = 'PROGRESS DOWN TO THE LEFT'
- WALL MOUNTED = 'PROGRESS UP TO THE LEFT'
- WALL MOUNTED ABOVE DOOR= 'PROGRESS FORWARD FROM HERE'
- WALL MOUNTED = 'PROGRESS RIGHT FROM HERE'
- WALL MOUNTED = 'PROGRESS LEFT FROM HERE'

ELECTRICAL KEY

This electrical legend is to be read in conjunction with the internal specification & M&E consultants details if applicable with any discrepancies being reported to the site manager. Doorbells, light switches, entryphones etc. should be fixed no higher than 1200mm above FFL. TV, BT & power sockets should be fixed no lower than 450mm above FFL. all Wall lights to be fitted at 2100mm above FFL.

Symbol	Description
L	Flush double switch socket. L= Lockable
2	Dual TV/ FM point 1xCT100 cabling (diplexer)
DI	Door Entry System (audio only)
	Flush rocker light switch. 1,2 or 3 way switched
	Ceiling rose light point
	Drum light fitting *E = Denotes emergency fitting with battery back up*
	Fluorescent tube light with diffuser.
	Under-stair oval bulkhead wall mounted light
	External Wall light
	Single slave phone socket 1xCAT 5 cabling.
CO	Smoke / Carbon Monoxide Detector
	Wall Light *E = Denotes emergency fitting with battery back up*
	Rad
	Flush double switched socket 200mm above kitchen work top.
	13A Flush unswitched outlet 300mm below kitchen work top .
	Flush 30A cooker switch 200mm above kitchen work top
	Gas point
	Door bell push.
	Door bell sounder.
BG	Break glass switch
	Shower head & control position.
	Ceiling mounted extract fan.
	Isolator switch.
P	Heating control programming switch.
G	Grid switch.
T	Thermostat.
COMMS (inc Consumer unit)	For sites with FTTP refer to SD/1002 For sites with FTTC refer to SD/1003
FCP	Fire control panel
	Batten holder light fitting.
PIR	Passive Infrared Sensor
	13A flush unswitched spur.

Fire Door Legend

	FD30S. Half hour fire door with self closing device, intumescent strip and smoke seal.
	FD30. Half hour fire door with intumescent strip.
KLS	FD30S. Half Hour fire door with intumescent strip, smoke seal, and sign stating 'KEEP LOCKED SHUT'.
	Communal entrance door to apartment block fitted with self closing device.
	FD30S. Half hour fire door with self closing device, intumescent strip and smoke seal, Pyro glazed vision panel

All doors to service riser ducts are to be fitted with a sign annotated with 'keep locked shut'

Notes
All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

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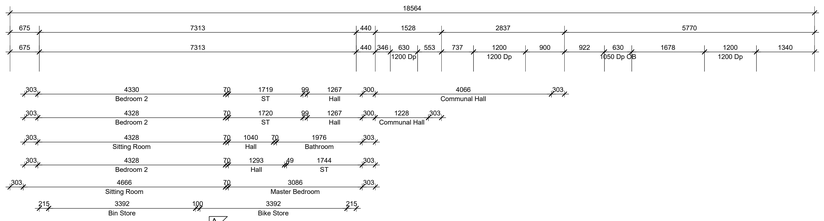
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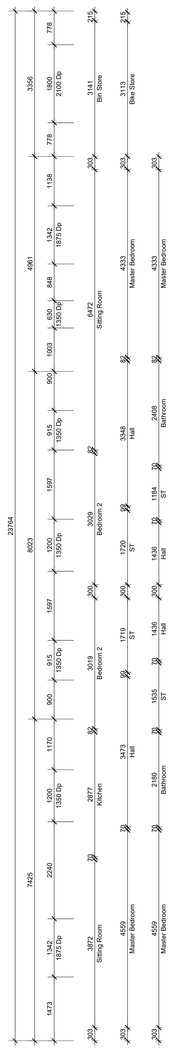
Sub-Contractors MUST ensure that they have the latest issue drawing before they commence

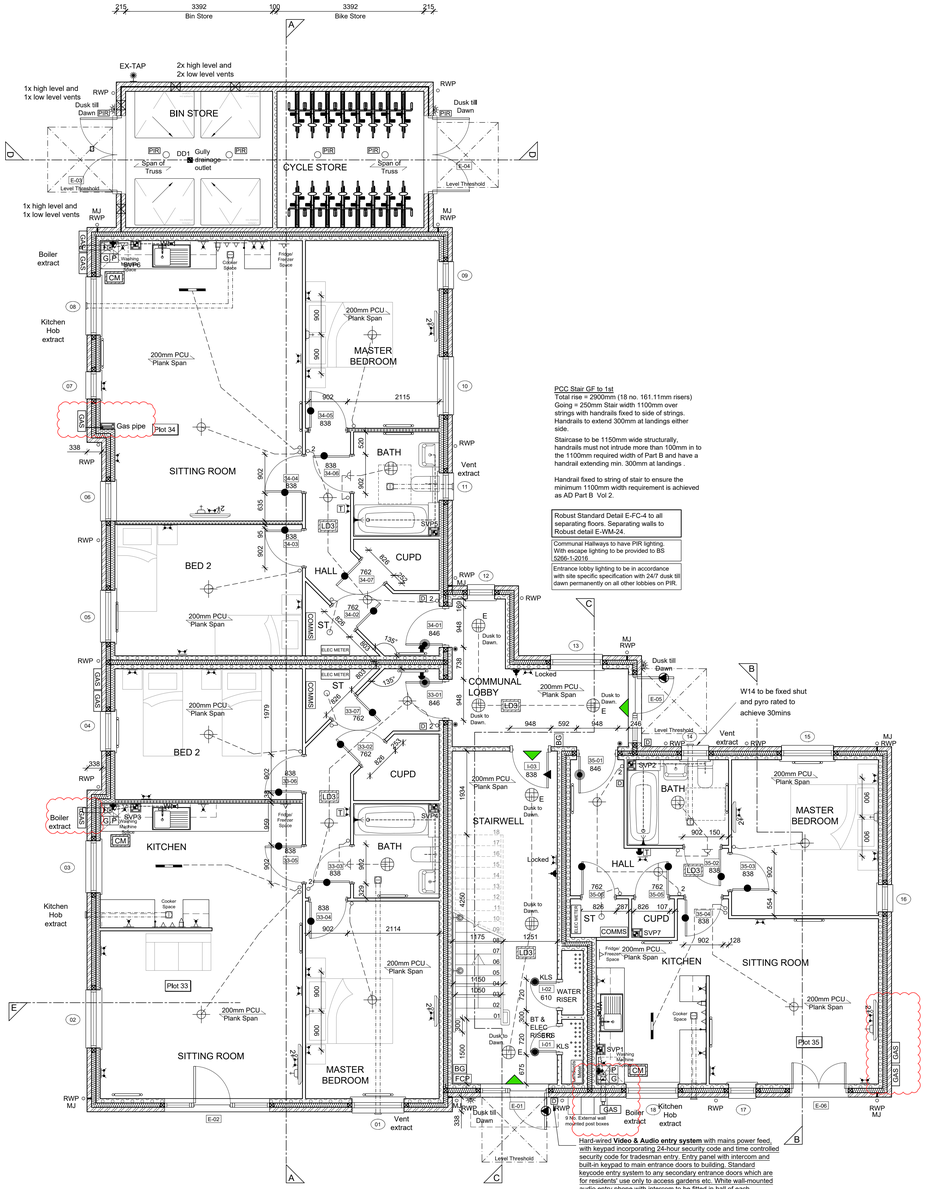
This drawing is to be read in conjunction with all relevant Specifications, schedules and Engineers details.

SPEC LEVEL 'A'

AFFORDABLE







PCC Stair GF to 1st
Total rise = 2900mm (18 no. 161.11mm risers)
Going = 250mm Stair width 1100mm over strings with handrails fixed to side of strings. Handrails to extend 300mm at landings either side.

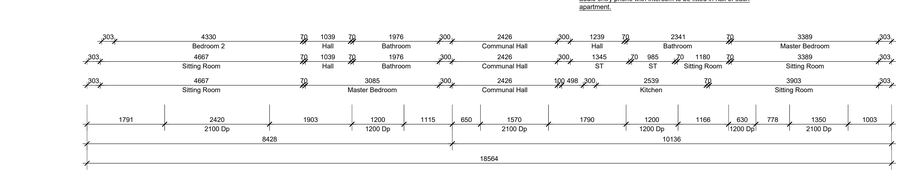
Staircase to be 1150mm wide structurally, handrails must not intrude more than 100mm in to the 1100mm required width of Part B and have a handrail extending min. 300mm at landings .

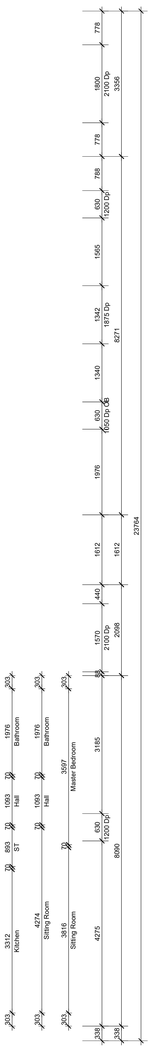
Handrail fixed to string of stair to ensure the minimum 1100mm width requirement is achieved as AD Part B Vol 2.

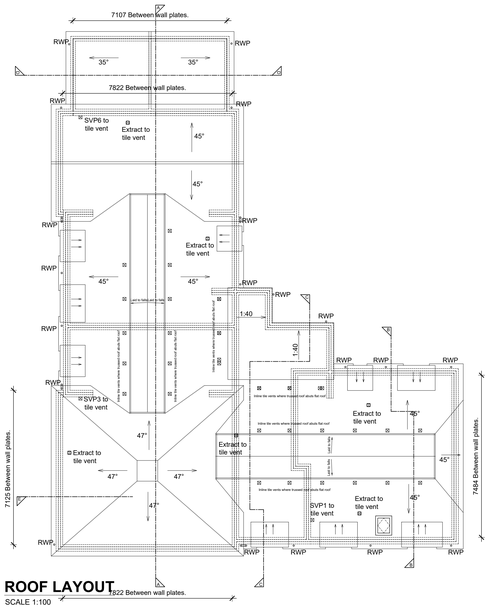
Robust Standard Detail E-FC-4 to all separating floors. Separating walls to Robust detail E-WM-24.

Communal Hallways to have PIR lighting. With escape lighting to be provided to BS 5266-1-2016.

Entrance lobby lighting to be in accordance with site specific specification with 24/7 dusk till dawn permanently on all other lobbies on PIR.







ROOF LAYOUT
SCALE 1:100

ROOF VENTILATION (TYPE 1)

An impermeable roofing underlay (Type 1F / HR) is to be draped over all roof pitches, with Rytons OFV1000 (or similar approved) over fascia ventilator providing ventilation equivalent to a continuous 10mm opening at eaves level, and Glidevale Fulmetal Redirol ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.

ROOF VENTILATION (TYPE 2)

An impermeable roofing underlay (Type 1F / HR) is to be draped over all roof pitches, with Rytons OFV300 (or similar approved) over fascia ventilator providing ventilation equivalent to a continuous 25mm opening at eaves level, and Glidevale Fulmetal Redirol ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.

Rev	Date	Description	Init.
I	10.12.2020	Gas meters moved, boxing added	CM
H	11.09.2020	Fire doors added to bathrooms	CM
G	26.05.2020	Revised to 2019 HA Spec.	BB
F	04.12.2019	Bathroom Part M(1) comply indicated	KT
E	04.11.2019	LD3/smoke detector added to stairwell	KBH
D	05.04.19	Notes added	BB
C	25.03.19	Dims stairwell added	BB
B	12.02.19	Spurs added	BB
A	08.02.19	General update	BB

CALA GROUP

Job title
New Monks Farm
Lancing

Drawing title
Block 2 - Plots 33-41
Apartment Block
HA RENTED
Ground Floor & Roof Layout

STATUS	CONSTRUCTION	DRAWN	CM
SCALE	VARIES @ A0	DATE	October 2018
REV:	I		

DWG NO: 00257-126-A-B2-GA