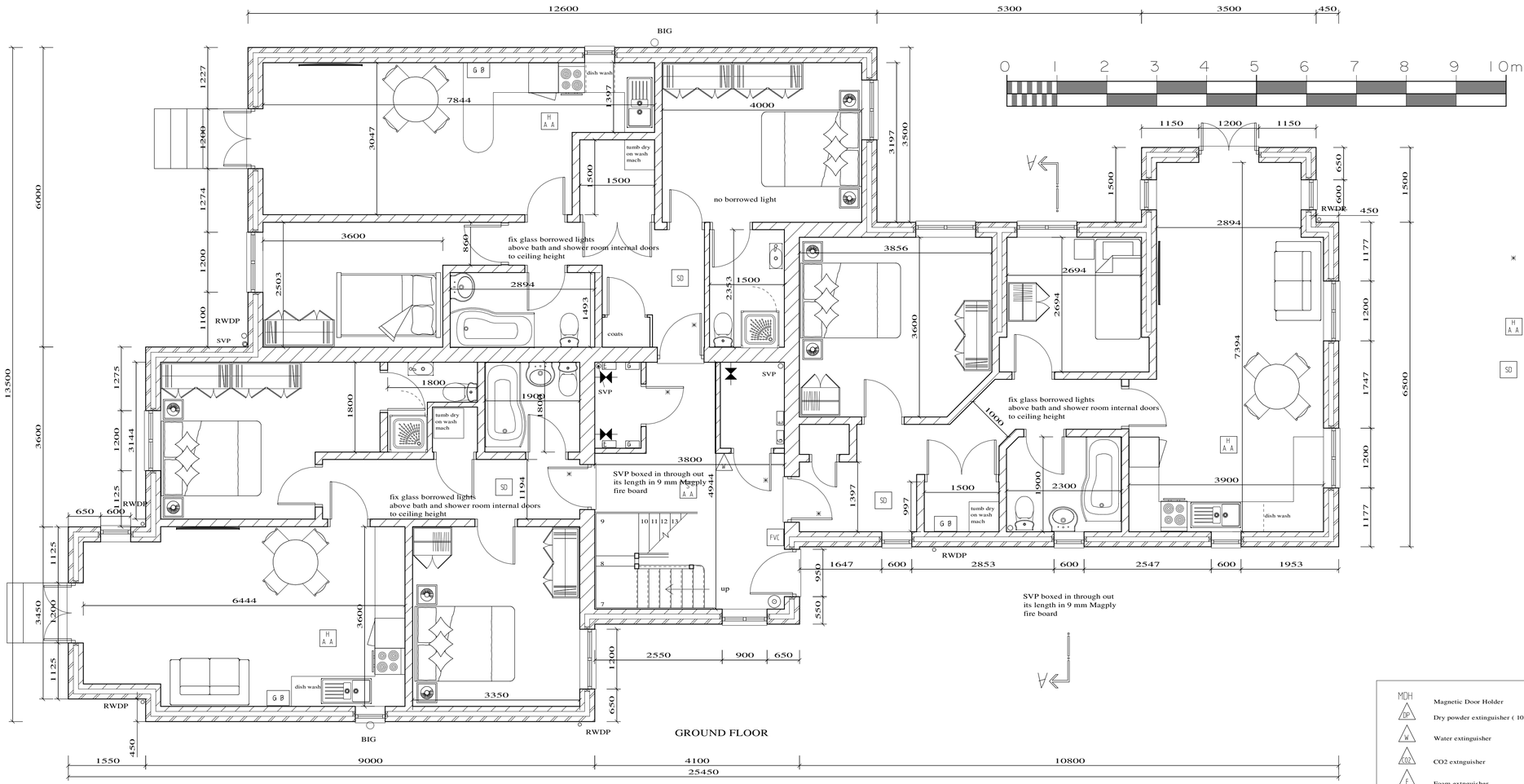


GROUND FLOOR

N.B. All dimensions to be checked prior to commencement of work, any discrepencies to be reported back to me.

All electrical work required to meet the requirements of Part P ((Electrical safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion The Council should be satified that Part P has been complied with
This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
100% of all new light fittings are to be low energy type.

Stairs to be in precast concrete in C40 concrete
by JP concrete suppliers, closed plan 900mm wide
pitched at 36 degrees
with a minimum 220mm tread and a 1186mm rise. Fix handrail 900mm above pitch line and fix ballusters, specified by client at 100mm Cts.
Balustrade to landing to be 1100mm high with no gap greater than 100 mm. The nosings to the treads are to be in a contrasting colour.
Minimmum headheight over new stair to be 2000mm

* All doors off of stairwell to be SD 30
half hour fire resisting. Fix 25 x 38 stops
glued and screwed to frames, frames to include smoke seals
Fix intumescent strips to frame.

H A A — Heat detector

SD — Fit interlinked smoke detector connected to regularly used lighting circuit and provided with battery backup to clause 1.8 approved Document B

Internal partition walls to be 100 mm block, built off of doubled beams, bed LG internal lintel above openings.
Finish with 12.5 mm plasterboard and skim on dabs.

Surface water disposal- 100mm half round UPVC gutters to 68mm downpipes to 10 m cubed via 100mm Osma drains laid to 1:40 fall and surrounded in 150mm pea shingle.
Soakaway to be a minimum of 5 m from the building

Windows to be UPVC frame double glazed with 8000mm sq trickle vents above heads. Glass to be double glazed with a 16mm Argon filled gap. Glass toughend to Part K of the Building Regulations and BS 6202. U-value to achieve better than 1.8 W/msq.
Front doors to flats and storage cupboards and external front doors to be in composite material.
All windows to bedrooms on first floor to be fitted with fire escape hinges to ensure a minimum opening area of 850 mm x 550 mm
The total background ventilation for the flat will have a total trickle vent shared between windows and doors of 40,000 mm sq.
The total background ventilation for the one bedroom flats will be 30,000 mm sq. provided by trickle vents above window and door heads.

MDH — Magnetic Door Holder
DP — Dry powder extinguisher (10lb or 20lb)
W — Water extinguisher
CO2 — CO2 extinguisher
F — Foam extinguisher
B — Fire blanket
Hose reel
B — Sand bucket
Fire alarm call point
Bell
E — Exit sign
E — Exit directional sign
* — 1/2hr fire resisting self closing door or kept locked shut when not in use
* * — 1hr fire resisting self closing door or kept locked shut when not in use
PB — Panic bolt
BB — Barrel bolt
S — Area protected by sprinklers
SMV — Sprinkler main valves
H A A — Area covered by heat detectors
IP — Indicator panel
Independent emergency lighting point
Evacuation switch
R — Reset switch
Firemans ventilation control
RPI — Repeater panel internal
RPX — Repeater panel external
A 3 F — AFFF Multipurpose extinguisher 5.5 litre BS5423 Electrically non-conductive 13A + 113B rating
VP — Vision panel
S A A — Area covered by smoke detectors
SC — Self closing device

ALL FINISHES TO BE SPECIFIED BY CLIENT BUT ARE GENERALLY TO MATCH EXISTING HOUSE

N.B. All dimensions to be checked prior to commencement of work,any discrepencies to be reported back to me.

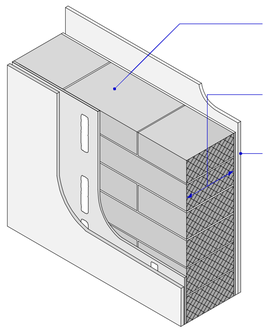
All steels to separate details by J.Patson.
All steels painted with intumescent paint to give half hour fire resistance.

This drawing is for planning and Building Regulations purposes only. Everyday hazards likely to be obvious to a competent contractor and unforseeable hazards and risks have not been indicated.

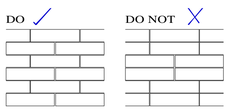
Wren Designs
Planning & Building Consultants • Land Agent
Tel: 01442 263081
1 Thistlecroft, Hemel Hempstead, Herts HP1 1PB

CLIENT:	Aspire Group
PROPOSED:	7 no 2 bedroom flats. Ground floor plans.
LOCATION:	Rear 434 - 446 Whippendell Road, WD18 7BX
SCALE:	1:50, 1:100
DATE:	09/12/2019
REF:	wren naj 81 2019
REVISION:	A 11/19/ 21 external doors added

Separating Wall - Solid Dense Block Masonry — E-WM-9



Block density	1850 to 2300 kg/m³
Block thickness	215mm wide, full block laid on its side, single course, stretcher bond NB: mortar beds may be 10-15mm thick to permit coursing to junction with iner leaf
Wall finish	Gypsum-based board (nominal mass per unit area 12.5 kg/m²)mounted on dabs on cement:sand render(nominal 15mm, minimum 13mm) with scratch finish.Typical render mix must not be stronger than the background (see Appendix A)



IMPORTANT

Only use blocks accepted by Robust Details Ltd as providing a suitable method of identifying on both faces of the wall, by manufactured mark or feature, that the constructed wall has used Dense aggregate blocks.

Blocks which Robust Details Ltd have currently acknowledged as carrying such identifiafaction are:

Masterblock Masterdenz RD block, identified through two, 10-12mm radius grooves on one end of the block

DO

- Ensure blocks are laid on side for 215mm full wall width
- Ensure that blockwork is single course stretcher bond
- Ensure all joints are fully filled
- Ensure inner leaf is either abutted and tied to face of separating wall or bonded in every two courses
- Ensure no chasing occours on face of separating wall
- Ensure render coat is a minimum of 13mm and applied to face of separating wall with scratch finish (it may be omitted within the floor joist/beam zone)
- Refer to Appendix A

Plumbing- W.C's in bathroom to SVP via 100 dia waste with roding access at change of direction.SVP to be in 100mm dia UPVC with roding access to base and carried 900mm above window heads, sleeved through roof in lead.
Bath, WHB's and showers via 75mm deep seal trap and 38mm dia waste.
Sink and washing machine to SVP via 75mm deep seal trap and 38mm dia waste.
All wastes fixed to wall above floor and fix roding eyes at changes of direction. All plumbing to CP 301.
Ground floor office W.C. to stub stack fitted with Durgo via 100 dia waste.
WHB, sink and washing machine to stub stack via 75mm deep seal trap and 38 dia waste.
New Osma IC bedded on 100mm concrete base and backfilled with lean mix. Fit 10 ton cover and frames, via 100mm dia Osma drains laid to 1:40 fall and surrounded in 150mm pea shingle.

Vent kitchens through Cooker hood extractor.
W.C and bathrooms's vented with mechanical extract fan capable of changing 60 litres of air per minute and ducted externally.

Fix anti scalding devices to baths, set to a maximum temperature of 48 degrees C

Extract fans to be Greenwood unity CV 2 continuose extract fans.
The kitchen, utility and shower room extractor fans are to be fixed to the external walls.
Extractor capacity increased to comply with Sections 2 and 3 of The Domestic Compliance guide.