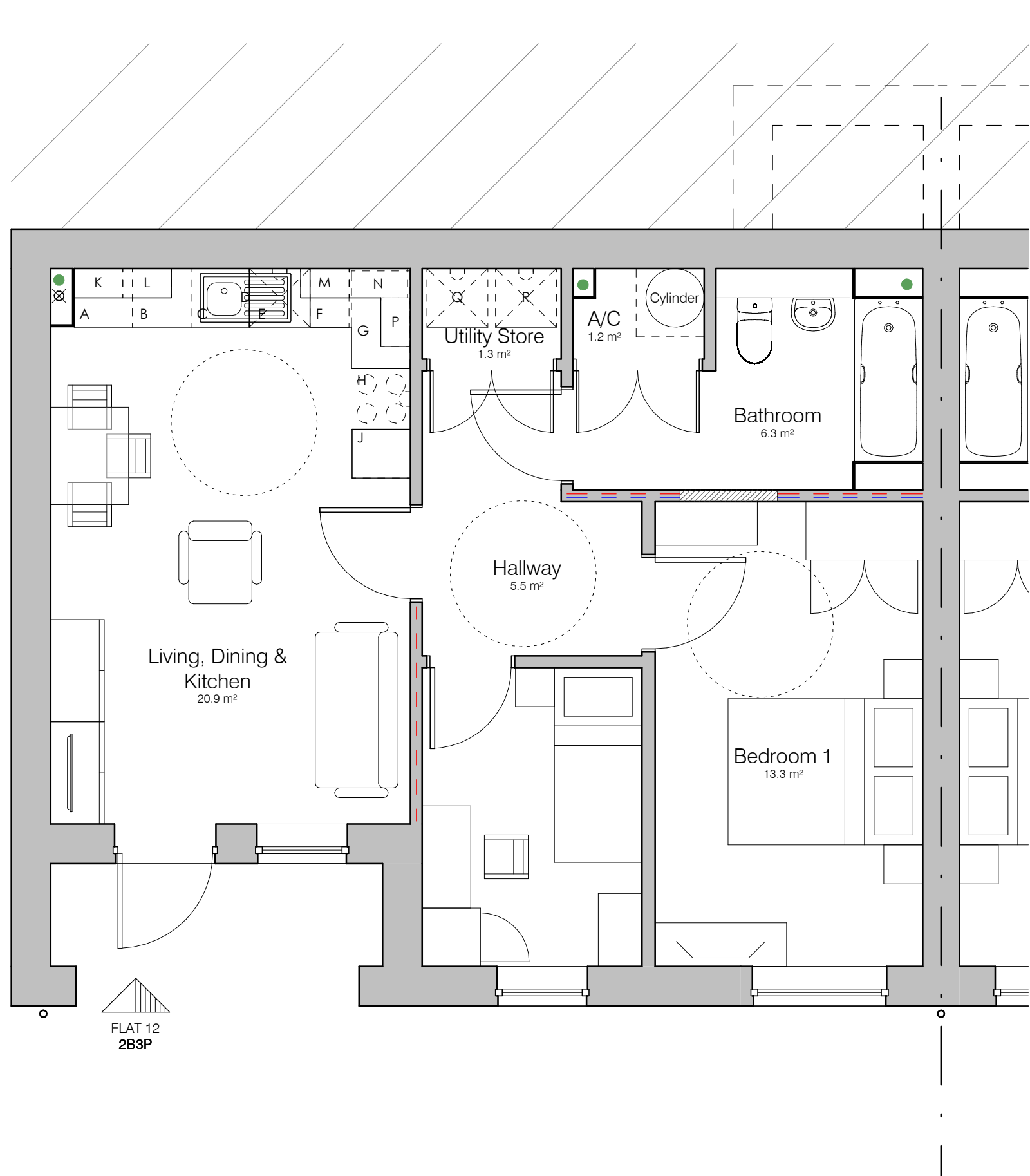
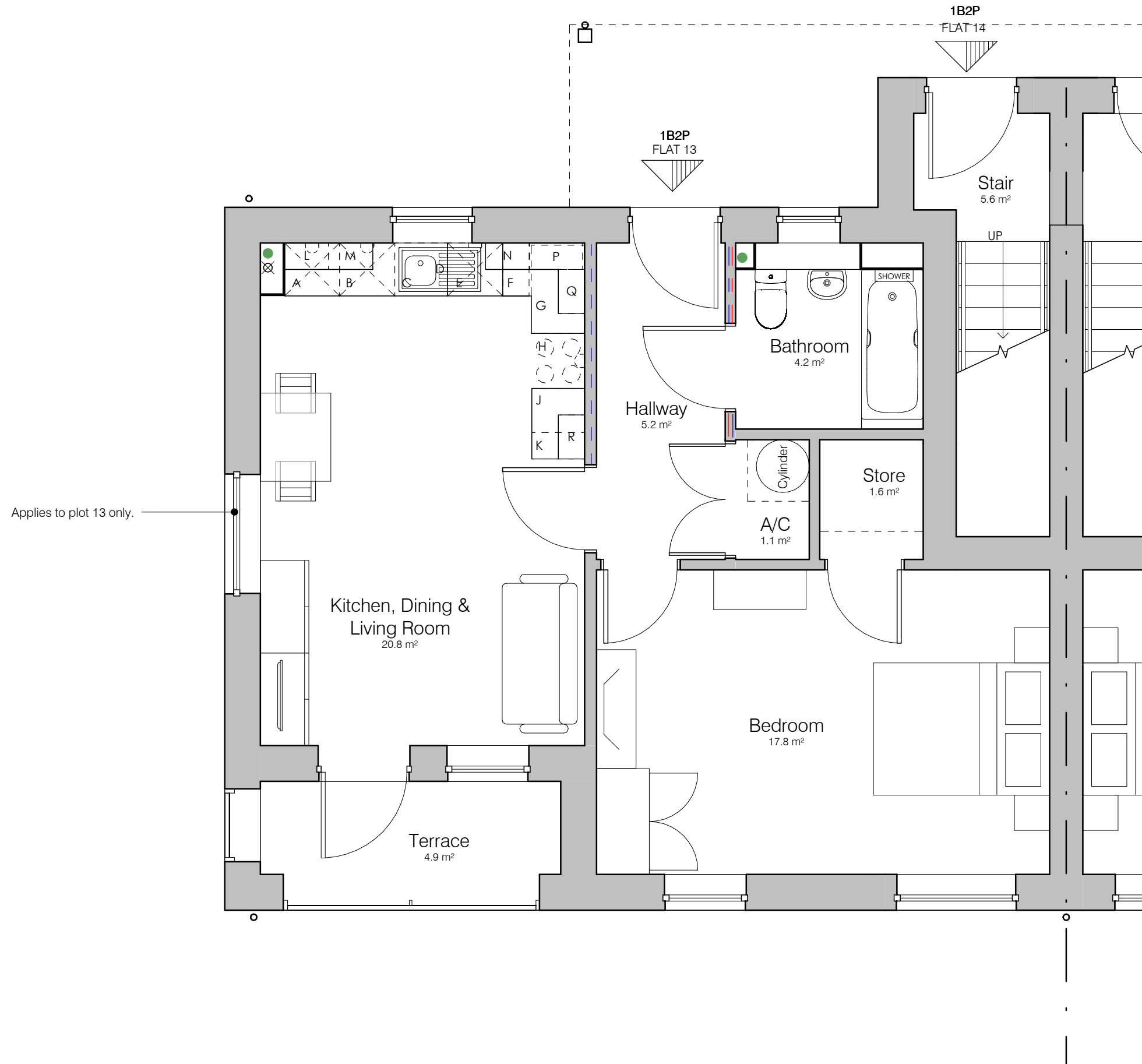




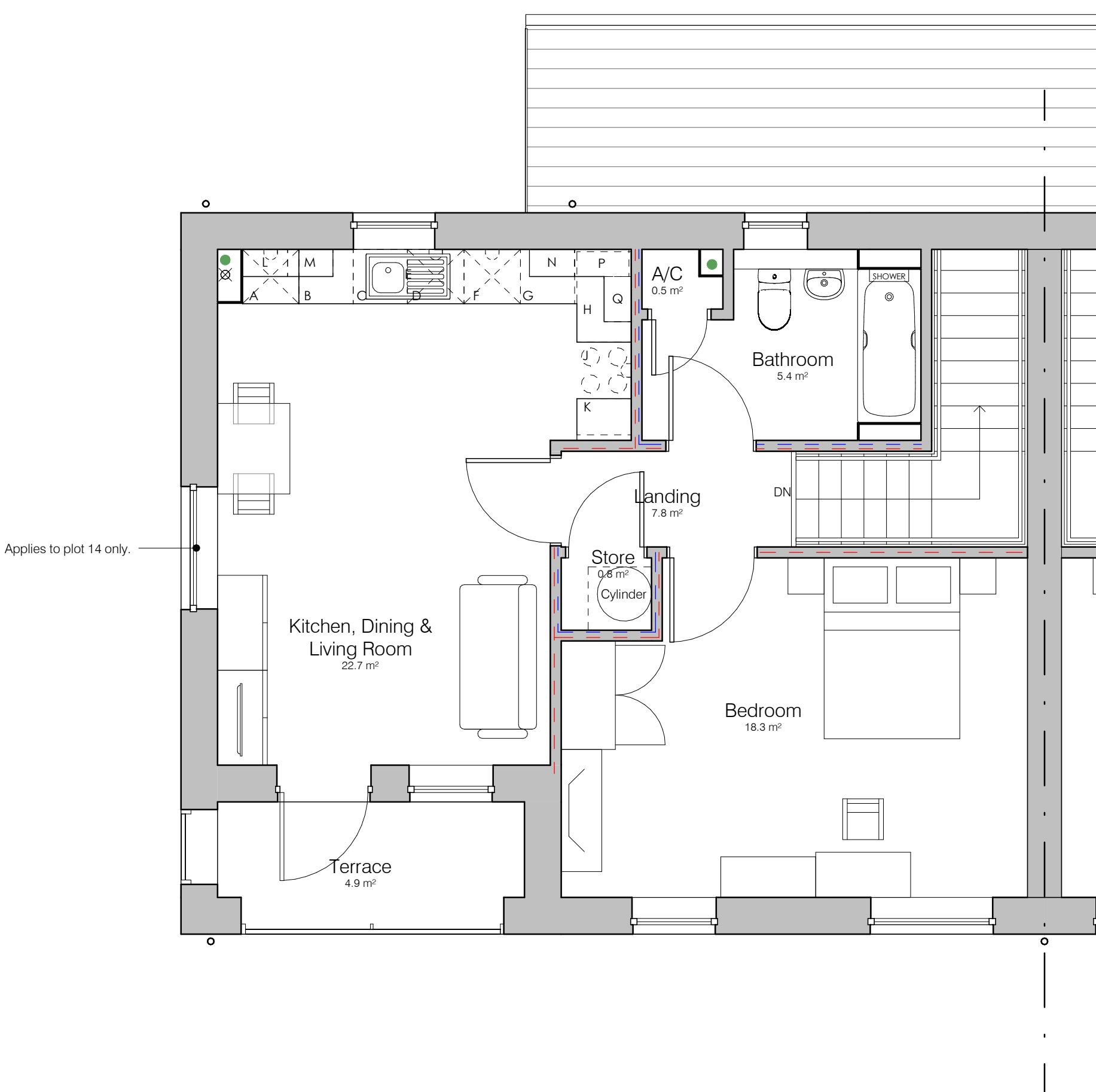
00 GF General Arrangement Plan
1: 50

Floor Area - 59 m² (GIA)
(DOR GIA - 59m²)



01 FF General Arrangement Plan
1: 50

Floor Area - 59m² (GIA)
(DOR GIA - 53m²)

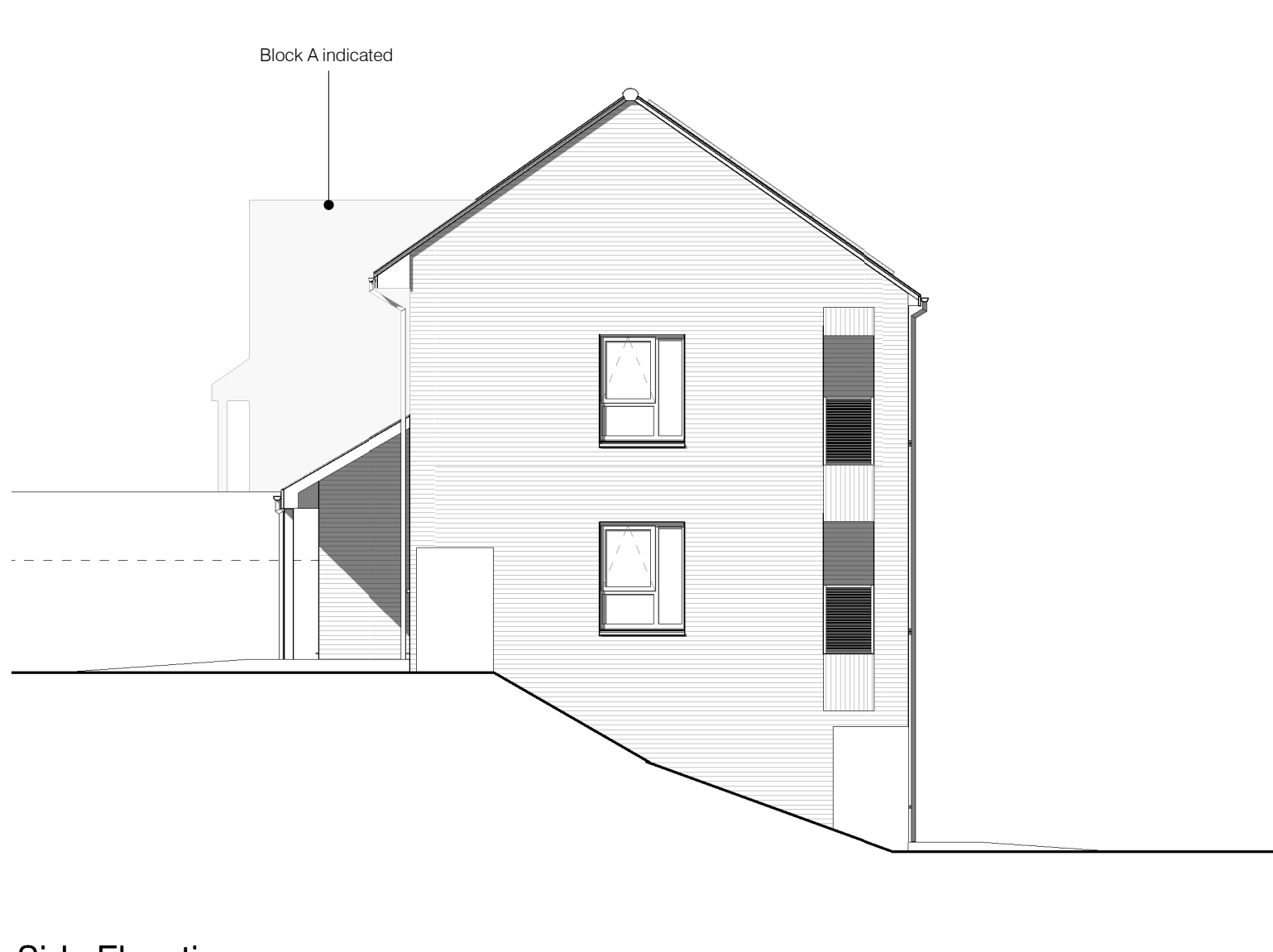


02 SF General Arrangement Plan
1: 50

Floor Area - 55 m² (GIA)
(DOR GIA - 53m²)



Front Elevation
1: 100



Side Elevation
1: 100



Rear Elevation
1: 100

GF Flat Kitchen Unit Schedule		
Minimum kitchen storage requirement for 3 person dwelling 1.30m³		
Ref	Description	CC (m³)
A	600 x 600 x 900mm base unit	0.2 m³
B	600 x 600 x 900mm base unit	0.2 m³
C	600 x 600 x 900mm sink base unit	0.191 m³
D	Stainless steel inset sink	0 m³
E	min. 605mm fridge/freezer space	0 m³
F	400 x 600 x 900mm drawer unit	0.13 m³
G	1000 x 600 x 900mm corner base unit w/ 400mm door	0.35 m³
H	min. 605mm cooker space	0 m³
I	500 x 600 x 900mm base unit	0.157 m³
J	500 x 300 x 720mm wall unit	0.08 m³
K	500 x 300 x 720mm wall unit	0.08 m³
L	500 x 300 x 720mm wall unit	0.08 m³
M	500 x 300 x 720mm wall unit	0.08 m³
N	600 x 300 x 720mm corner wall unit w/ 300mm door	0.13 m³
P	500 x 300 x 720mm wall unit	0.08 m³
Total Internal Volume		1.678 m³

FF Flat Kitchen Unit Schedule		
Minimum kitchen storage requirement for 2 person dwelling 1.10m³		
Ref	Description	CC (m³)
A	min. 605mm washing machine space	0.000 m³
B	min. 600 x 900mm base unit	0.200 m³
C	600 x 600 x 900mm sink base unit	0.191 m³
D	min. 605mm washing machine space	0.000 m³
E	Stainless steel inset sink	0.000 m³
F	min. 605mm fridge/freezer space	0.000 m³
G	300 x 600 x 900mm drawer unit	0.100 m³
H	1000 x 600 x 900mm corner base unit w/ 400mm door	0.350 m³
I	min. 605mm cooker space	0.000 m³
J	500 x 600 x 900mm base unit	0.157 m³
K	300 x 600 x 900mm base unit	0.123 m³
L	500 x 300 x 720mm wall unit	0.080 m³
M	500 x 300 x 720mm wall unit	0.080 m³
N	500 x 300 x 720mm wall unit	0.080 m³
P	600 x 300 x 720mm corner wall unit w/ 300mm door	0.130 m³
Q	min. 605mm washing machine space	0.000 m³
R	500 x 300 x 720mm wall unit	0.080 m³
S	min. 605mm washing machine space	0.000 m³
T	500 x 300 x 720mm wall unit	0.080 m³
Total Internal Volume		1.426 m³

SF Flat Kitchen Unit Schedule		
Minimum kitchen storage requirement for 2 person dwelling 1.10m³		
Ref	Description	CC (m³)
A	min. 605mm fridge/freezer space	0.000 m³
B	min. 600 x 900mm base unit	0.200 m³
C	600 x 600 x 900mm sink base unit	0.191 m³
D	min. 605mm washing machine space	0.000 m³
E	Stainless steel inset sink	0.000 m³
F	min. 605mm fridge/freezer space	0.000 m³
G	300 x 600 x 900mm drawer unit	0.100 m³
H	1000 x 600 x 900mm corner base unit w/ 400mm door	0.350 m³
I	min. 605mm cooker space	0.000 m³
J	500 x 600 x 900mm base unit	0.157 m³
K	400 x 600 x 900mm base unit	0.123 m³
L	500 x 300 x 720mm wall unit	0.080 m³
M	500 x 300 x 720mm wall unit	0.080 m³
N	500 x 300 x 720mm wall unit	0.080 m³
P	600 x 300 x 720mm corner wall unit w/ 300mm door	0.130 m³
Q	min. 605mm washing machine space	0.000 m³
R	500 x 300 x 720mm wall unit	0.080 m³
S	500 x 300 x 720mm wall unit	0.080 m³
Total Internal Volume		1.514 m³

GF Flat Store Volumes			
Minimum storage requirement for 3 person dwelling 3.0m³			
Name	Area	Volume	Comments
A/C	1.2 m²	2.84 m³	Storage in Bathroom
Utility	1.3 m²	3.19 m³	Storing washing machine and tumble dryer
Store			
Grand total		6.03 m³	

FF Flat Store Volumes			
Minimum storage requirement for 2 person dwelling 3.0m³			
Name	Area	Volume	Comments
A/C	1.2 m²	2.84 m³	Storage in Bathroom
Store	0.8 m²	1.89 m³	Storage in Bathroom
Grand total		4.73 m³	

SF Flat Store Volumes			
Minimum storage requirement for 3 person dwelling 3.0m³			
Name	Area	Volume	Comments
A/C	1.2 m²	2.84 m³	Storage in Bathroom
Store	0.8 m²	1.89 m³	Storage in Bathroom
Grand total		4.73 m³	

Fire Risk Notes

The Contractor in conjunction with the Client is advised to undertake a scheme specific fire risk assessment prior to the commencement of the project, carried out by an independent accredited fire consultant to review the separating distances and compartmentation between plots and identify any mitigation measures required, for example the inclusion of non-combustible sheathing boarding to the timber frame during the construction phase on key elevations, identifying fire protection measures, significant contributing hazards and establish recommendations for fire safety management during the construction process.

It is also recommended that this assessment and/or an additional fire risk assessment be undertaken prior to occupation to ensure that suitable evacuation plans and management procedures are established and agreed for future occupation of the properties.

Fire classification of all external surface materials to be confirmed to limit spread of surface flame in accordance with Approved Document B of the Building Regulations.

All horizontal and vertical cavity barriers to be installed in strict accordance with specialist manufacturers design & specification and in conjunction with system fire test data. Approved Document B of the Building Regulations and relevant Warranty providers technical guidance requirements. Installation of all barriers to be inspected on site by third party fire consultant and provision of agreed locations confirmed with local authority building control prior to concealment.

All fire stopping works for service penetrations are to be undertaken, inspected prior to handover and certified by accredited third party fire specialists.

Confirmation of all plasterboard specifications to achieve specified levels of the resistance to be in accordance with data from fire tests from UKAS approved laboratories.

All fire doors, including frame, stops and intumescent smoke seals, are to be tested to BS 476 Part 52 or the European equivalent BS EN 1634 Part 1 and certified under specialist third party accreditation, UKAS, LPC, BWF/Certifire.

Materials Key

Walls:
Redgry facing brick in stretcher bond with natural mortar, 60mm deep, through-coloured cast-stone sills with no stone in Portland grey colour.
Soldier course brick detailing as indicated.

Brick type 1 (TBC)

Roofs:
Pitched Roof:
Eventl Riverside 'Blueblack' with dressed edges. Slimline / linear slate dry verge system.

Frackco/loft boards:
uPVC Colour: Black.

Gutters and Downpipes:
uPVC circular downpipes and half round profile gutters. Colour: Black.

Windows:
uPVC. All ironmongery & locking mechanisms to comply with PAS24 2:12/2016 & Secured-by-Design requirements. All glazing to be toughened/laminated. Colour: TBC.

Doors:
Composite units, all with glazing patterns / infill panels as indicated. All ironmongery & locking mechanisms to comply with PAS24 2:12/2016 & Secured-by-Design requirements. All glazing to be toughened/laminated. Front door colour: TBC. Rear door colour: TBC.

Other:
Service penetrations:
Service extract terminals and flues are to be rectangular, flush and colour matched to surrounding brick/slate.

Canopies:
Painted/stained timber posts to match window colour. Posts to sit on galvanised steel bases. Eventl Riverside 'Blueblack' covering to match main roof.

Railings:
Powder coated metal railings (Colour TBC)

General Arrangement Notes

Notes

Read in conjunction with all other relevant project drawings and schedules.

Refer to Block Plans for location of movement joints and expansion joints.

Non-loadbearing partitions of 99 x 58mm studs at 600mm centres (lined either side with 15mm plasterboard (japart and jointed). Moisture resistant plasterboard to be used on walls adjoining a shower or bath.

Radiator sizes are indicative only. Refer to heating designs for actual sizes.

Ventilation Requirements:
All ventilation requirements to comply with Approved Document F, table 5.2c, 5.1a & 5.1b.

Sprinklers:
Each dwelling will be fitted with a sprinkler system consisting of recessed sprinkler heads with fusible bulbs in all habitable rooms, hallways and landings. The system will be fully compliant with BS 9251:2014.

The components of the automatic suppression system should be in accordance with BS 9252:2011 or an equivalent technical standard.

Heating systems have been notationally indicated, all to be in strict accordance with specialist suppliers / manufacturers.

General Arrangement Key

- Indicates 1no. layer of 25mm Acoustic Partition Roll (APR) (200) insulation batts installed to all walls between sanitary accommodation and a habitable room, and between any bedroom and a habitable room.
- Denotes 15mm OSB to walls within Kitchens, fitted between studs at a height of 800mm and 1100mm above finished floor level for kitchen base units and 1600mm and 2200mm above finished floor level for kitchen wall units.
- Additional localised 12mm OSB pattresses are to be installed wherever sanitaryware, wall cupboards, MHR and radiators are also fixed to stud walls.
- Positions to be agreed on-site.

FOR APPROVAL

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Project
Springfield Rise, Treham

Client
Hobbrook Construction

Drawing No.
Typical Walk-Up Flats Block B

Notes:
1. Drawings must not be scaled and any discrepancies must be reported immediately.
2. The drawing is to be read in conjunction with all other relevant project drawings and schedules.
3. Dimensions indicated are structural.

Jobs no. Orig. Zone Level Type Risk Status Rev.
3845 - PEN - ZZ - ZZ - DR - A - 0201 S4 P4

Scale
As indicated@ A0
Date
Aug 2021

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise.