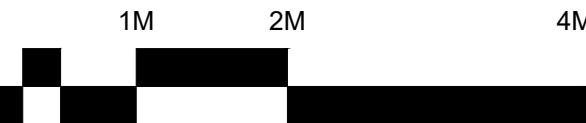


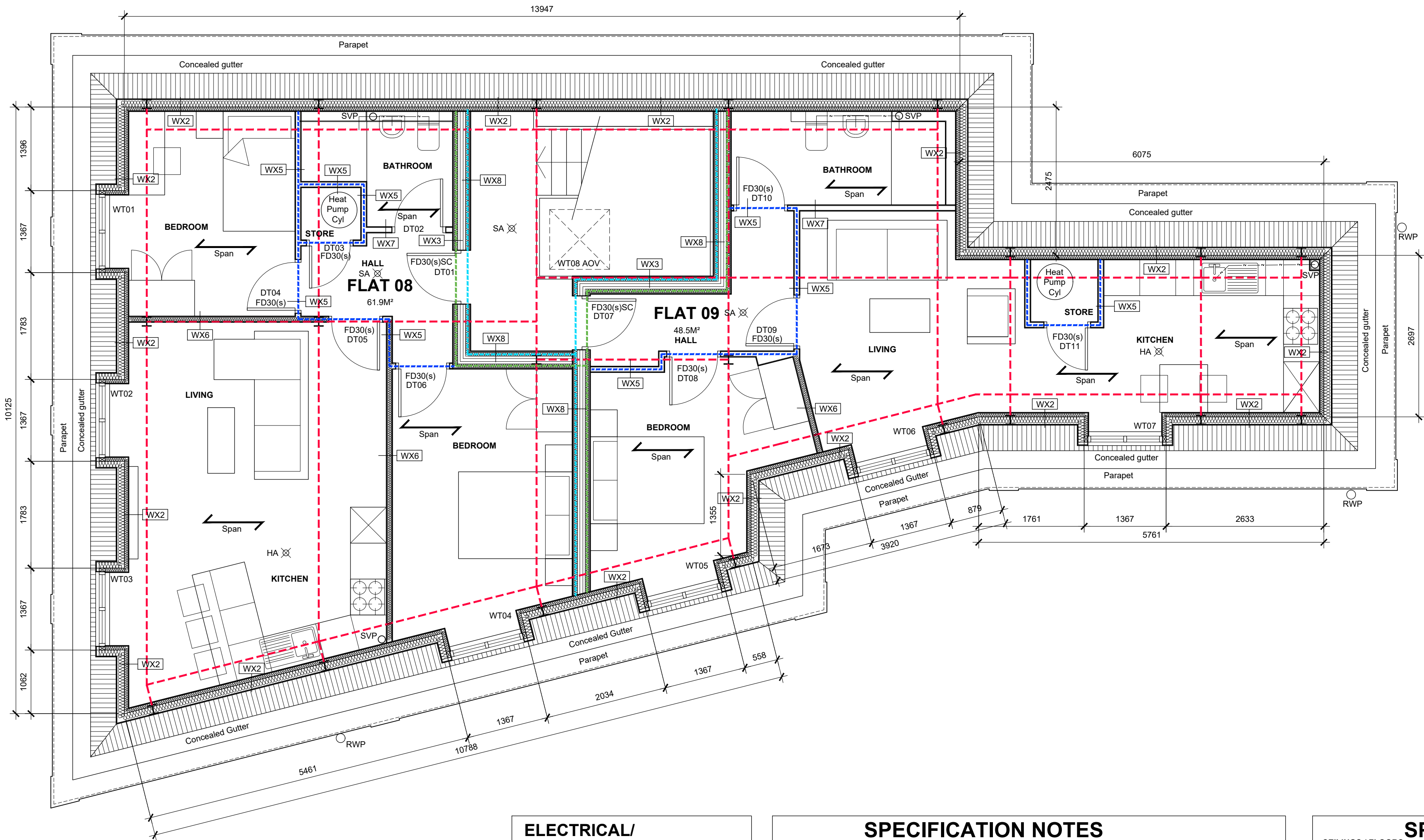
1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect. 2. Do not scale from drawing. 3. Drawings not supplied in paper format by Will Aust Architecture may not be to the scale indicated in the size box. 4. This drawing is copyright and may not be reproduced or used for any purpose other than that intended without the prior written agreement of the Architect. 5. Any parts of the drawing based on ordnance survey maps are executed with the sanction of the controller of H.M. Stationery Office - Crown Copyright Reserved.



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KEY

RWP	Rain Water Pipe
MH	Man Hole Cover
SVP	Soil Vent Pipe
rv	Foul Drainage
sv	Surface Water Drainage
Blockwork	Blockwork
Masonry	Masonry
HA	Interconnected Heat Alarm
SA	Interconnected Smoke Alarm
30 mins fire resistance	30 mins fire resistance
60 mins fire resistance	60 mins fire resistance
Acoustic treatment	Acoustic treatment
Steelwork over	Steelwork over



ELECTRICAL/ HEATING SPECIFICATION

To contractors design, but must achieve the following:
All flats to have own consumer unit located near the entrance door to each flat. Each flat to have

Heating / Hot Water
Each flat to have a hot water heat pump cylinder in the cupboard provided, by Dimplex or similar approved, suitable sized for use.

Bedrooms
1 Double socket next to bed
1 double socket above desk
1 double socket below desk
Double socket for TV, with aerial / data
Electric Radiator, dimplex or similar

Kitchen / Dining Rooms
2 double socket above kitchen worktops
2 double sockets below kitchen worktop for appliances
1 General cleared socket in room
1 Kitchen extractor isolator
1 double socket high level for TV, with aerial / data
2 downlights above kitchen
1 pendant light central to the room
Electric Radiator, dimplex or similar

Bathrooms
Extractor fan isolator externally to door
Electric Towel rail
2 IP rated downlights

OTHERS / COMMUNAL AREAS
Single run of spots for corridors and stairs operated on PIR sensors. No electric radiator on thermostats to each corridors and floor within the stair enclosure.
CCTV to client's specification

Video intercom to front door with unit in each flat
Outside lighting to passageway (allow for 10 fittings)

Allow for 4no Electric Radiators in retail unit, spot lights, 10no double sockets, hydrocoil tap and security system to client's specification.

Mechanical Ventilation to retail unit to specialists design

SPECIFICATION NOTES

WALL TYPE WX1: External Wall
102.5 facing brickwork, 150mm cavity full filled with 150mm ditherm 32, 100mm Thermalite Shield blockwork, strength to engineer's design. 12.5mm plasterboard on dabs. To achieve a u-value of 0.18W/m²K

WALL TYPE WX2: Mansard Wall
PPC Steel standing seam roof on, underlay to manufacturer's recommendations, on 18mm WPB ply with battens to provide ventilation as required by manufacturer. Colour to be confirmed. Then 18mm WPB ply with breather membrane, 50mm air gap, with 100mm Kingspan Kooltherm K7 Pitched Roof Board between rafters, Kingspan Kooltherm K16 Insulated Dry-Lining Board comprising 50mm of insulation, 12.5mm plasterboard and 3mm skim, under rafters. Roof construction designed to achieve a minimum U' value of 0.14W/m²K.

WALL TYPE WX3: Internal Party Wall, Masonry
1 layer of 8kg/m³ plasterboard on dabs to either side, 2 leaves of 100mm thick lightweight aggregate blocks (1350-1600kg/m³) with 100mm cavity, with Doc E Tie Type A, full filled with Isover RD Party Wall Roll. To achieve 60 mins fire resistance

WALL TYPE WX4: 60 minute Fire Rated Internal Wall
100mm x 50mm timber studs at 600mm centres, with 30min fire board to either side. To achieve 60 mins fire resistance. To be fire stopped to underside of floor above

WALL TYPE WX5: 30 Minute Fire Rated Internal Wall
100mm x 50mm timber studs at 600mm centres, one layer of nominal 10kg/m² gypsum-based board to one side, then fire board to the other. To achieve 30 mins fire resistance. To be fire stopped to underside of floor above

WALL TYPE WX6: Internal Wall Acoustic
100mm x 50mm timber studs at 600mm centres, one layer of nominal 10kg/m² gypsum-based board to either side, filled with mineral wool to achieve a minimum of 40 RwdB Airborne sound insulation

WALL TYPE WX7: Internal Wall
100mm x 50mm timber studs at 600mm centres, one layer of nominal 10kg/m² gypsum-based board to either side.

WALL TYPE WX8: Internal Party Wall, Masonry
2 layers of 15mm Soundbloc board, 2 leaves of 75mm timber studs, with 50mm at least a 50mm clear cavity, 2 layers of 60mm mineral wool batts (10-60 kg/m³ density) between the studs, then 2 layers of 15mm Soundbloc board. Ensure 2400mm minimum between inner faces of wall linings. To achieve 60 mins fire resistance

WALL TYPE WX9: Internal Wall
100mm blockwork to engineer's spec, one layer of nominal 10kg/m² gypsum-based board to either side.

Ventilated Roof Voids / Attic Spaces:
Design, supply and install L2 fire detection and alarm systems in each flat for stay put system, to BS5839-6:2019. Allow for detection in corridor to activate the Automatic Opening Vent in the common stairs. AOV to have 1m² clear opening, and be installed to manufacturer's recommendations. Smoke and heat detectors to comply with BS5446-1:2000 or BS5446-2:2003: mains operated with battery backup. Emergency lighting to 5286-1:2016, and emergency signage to 5499-4:2013. Habitable room windows and flat entrance doors to comply with APD B1 3.6

Flat Roof above Mansard:
GRP roof covering installed to manufacturer's recommendations, 9mm OSB board mechanically fixed back through to Ply, 160mm Kingspan Thermafloor TR27, Vapour control layer on 18mm WBP Ply on timber joists. To achieve a u value of 0.15W/m²K
Roof joists to engineer's design. 2 layers of 15mm soundblock to ceiling with 100mm mineral wool in the void

GROUND FLOOR:
75mm thick with A142 mesh (or as required by Structural Engineer) sand/cement screen on, Separating layer on, 100mm thick Kingspan Thermafloor K103, 1200 gauge Visqueen DPM on, beam and block floor to specialists design. Minimum 150mm ventilated void to underside of beam and block floor, with periscope ventilators to building regs requirements
Floor construction designed to achieve a minimum U' value of 0.14 W/m²K

SPECIFICATION NOTES

CEILINGS / FLOORS:
Floating Floor: resilient composite standard batten system, with 18mm t&g floor board, with resilient composite battens with continuous bonded resilient layer. As per FFT 3 of the Robust Details. Ensure 5mm resilient flanking strips around the perimeter to isolate floor from walls and skirtings.
In-situ concrete slab supported by profiled metal decking, to engineer's design, minimum concrete density of 2200 kg/m³. Where floor profiles are at a right angle to walls, fill voids with profiled mineral wool inserts and caulk with acoustic sealant.
Ceiling on resilient hangers, to consist of one layer of nominal 8kg/m² plasterboard. Ceiling to achieve 60 mins fire resistance, with all service penetrations to be appropriately fire stopped.

NEW WINDOWS:
All windows to be Residence 9 timber effect flush casement window, or similar approved. Easily accessible windows should be secure windows in accordance with paragraphs 2.2 and 2.3 of Approved Document Q 2015. Windows should be made to a design that has been shown by test to meet the security requirements of one the following standards: PAS 24:2012 - STS 204 Issue 3:2012 - LPS 1175 Issue 7:2010 security rating 1 - LPS 2081 Issue 1:2015 security rating A. Frames should be mechanically fixed to the structure of the building in accordance with the manufacturers installation instructions. Glazing to habitable rooms to provide background ventilation with a minimum total area of 8000mm² per room, via concealed trickle vents
Windows to achieve a u value of 1.4W/m²K

INSTALLATION AND FIXING OF SECURE DOORSETS
Frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions. Lightweight framed walls should incorporate a resilient layer to reduce the risk of anyone breaking through the wall and accessing the locking system. The resilient layer should be timber sheathing at least 9mm thick, expanded metal or a similar resilient material. The resilient layer should be to the full height of the door and 600mm either side of the doorset.

STAIRS: New in-situ reinforced concrete stairs as shown on the plans. Maximum rise 170mm, minimum going 250mm. Stairs to have 900mm high metal handrails and balustrades to flights, and 1100mm high metal handrails and balustrades to landings. Clear width of stairs to be 1100mm wide between walls and balustrades.

VENTILATION: Mechanical intermittent extract to new bathrooms, to be operated automatically with manual override. Provide 30/s intermittent extract, with 15 mins overrun.
Intermittent extract: Kitchens: 30 l/s (adjacent to hob); or 60 l/s (elsewhere). Cooker hoods should be 650mm to 750mm above hob surface (or to manufacturer's instructions). Mechanical extract terminals and extract fans should be placed as high as practical and preferably less than 400mm below the ceiling. All vents via clay air brick termination when on external walls - strictly no plastic grilles allowed

FIRE ALARM: [contractor design element]
Design, supply and install L2 fire detection and alarm systems in each flat for stay put system, to BS5839-6:2019. Allow for detection in corridor to activate the Automatic Opening Vent in the common stairs. AOV to have 1m² clear opening, and be installed to manufacturer's recommendations. Smoke and heat detectors to comply with BS5446-1:2000 or BS5446-2:2003: mains operated with battery backup. Emergency lighting to 5286-1:2016, and emergency signage to 5499-4:2013. Habitable room windows and flat entrance doors to comply with APD B1 3.6

SOUND TESTING:
To comply with building regulations Part E [Resistance to Transfer of Sound], arrange for sound testing to be undertaken as required by Building Control.

SAP AS-BUILT CALCULATIONS:
Immediately on completion, arrange for SAP calculations to be reissued to reflect any changes in construction

OPERATION AND MAINTENANCE MANUAL AND HEALTH AND SAFETY FILE:
Provide the building operation and maintenance manual within four weeks of practical completion, containing operating, maintenance & disposal instructions for all installed products and equipment. This is to include all commissioning and installation certificates required to obtain a completion certificate from the Building Control Body, all warranties and guarantees, and a set of 'as built drawings' marked to identify any changes from the design drawings, and service runs. Main contractor to be responsible for CDM co-ordination on site, producing the construction phase health and safety file, and is to notify the HSE and complete the F10 form prior to commencing works.

1. Proposed Third Floor Plan

B	10.11.23	Updated to traditional construction	WA	WA
A	10.10.23	Updated to tender status	WA	WA
Rev	Date	Description	By	Chk

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Project:
LAND ADJACENT 5 GRANBY STREET LOUGHBOROUGH

Drawing title:
PROPOSED THIRD FLOOR PLAN

Scale(s):	Size:	First issue:	Drawn:
1:50	A1	18.09.23	WA
Job no:	Drawing no:	Rev:	
LTD73	120	B	

TENDER