

NOTES:

- 1 Do not scale from this drawing.
- 2 All information is to be checked on site for accuracy and fit.
- 3 All dimensions, levels and service locations to be checked on site before work commences.
- 4 All drawings to be read in conjunction with written specification and all other consultants drawings.
- 5 All work to comply with current British Standards, Building Regulations, NHBC Standards and all other pertinent standards.
- 6 All wiring to conform to the latest edition of the IEE Regulations.
- 7 All new DPCs and DPMs to be continuous with existing (if present).
- 8 All structure as specified by Structural Engineer.
- 9 All construction to comply with Health and Safety Regulations.
- 10 All components and materials to have BBA certificate.
- 11 All components and materials to be installed in accordance with manufacturer's instructions and BBA certificate.
- 12 All components to be appropriate for their purpose and location.
- 13 Report any discrepancies and omissions to the architect.
- 14 For Masonry Wall Construction:
Dimensions measured from brick / block face to face.
- 15 For Dry Wall (plasterboard / metal studwork) Construction:
Dimensions measured from finished face to face.
- 16 Temporary Works indicative & subject to Subcontractor's design.
- 17 Below Ground drainage indicative & subject to Structural Engineer's design.
- 18 Services indicative and subject to MEP consultant design.

MINIMUM U VALUES FOR THERMAL ELEMENTS
The U Values shown below are MINIMUM values to be achieved:
EXTERNAL WALLS - BRICK ABOVE GROUND FLOOR 0.24 W/m²K
EXTERNAL WALLS - BRICK ABOVE GROUND FLOOR 0.19 W/m²K
ROOF - CEILING INSULATION 0.08 W/m²K
GROUND FLOOR 0.12 W/m²K
WINDOWS 1.2 W/m²K
EXTERNAL DOORS 1.2 W/m²K

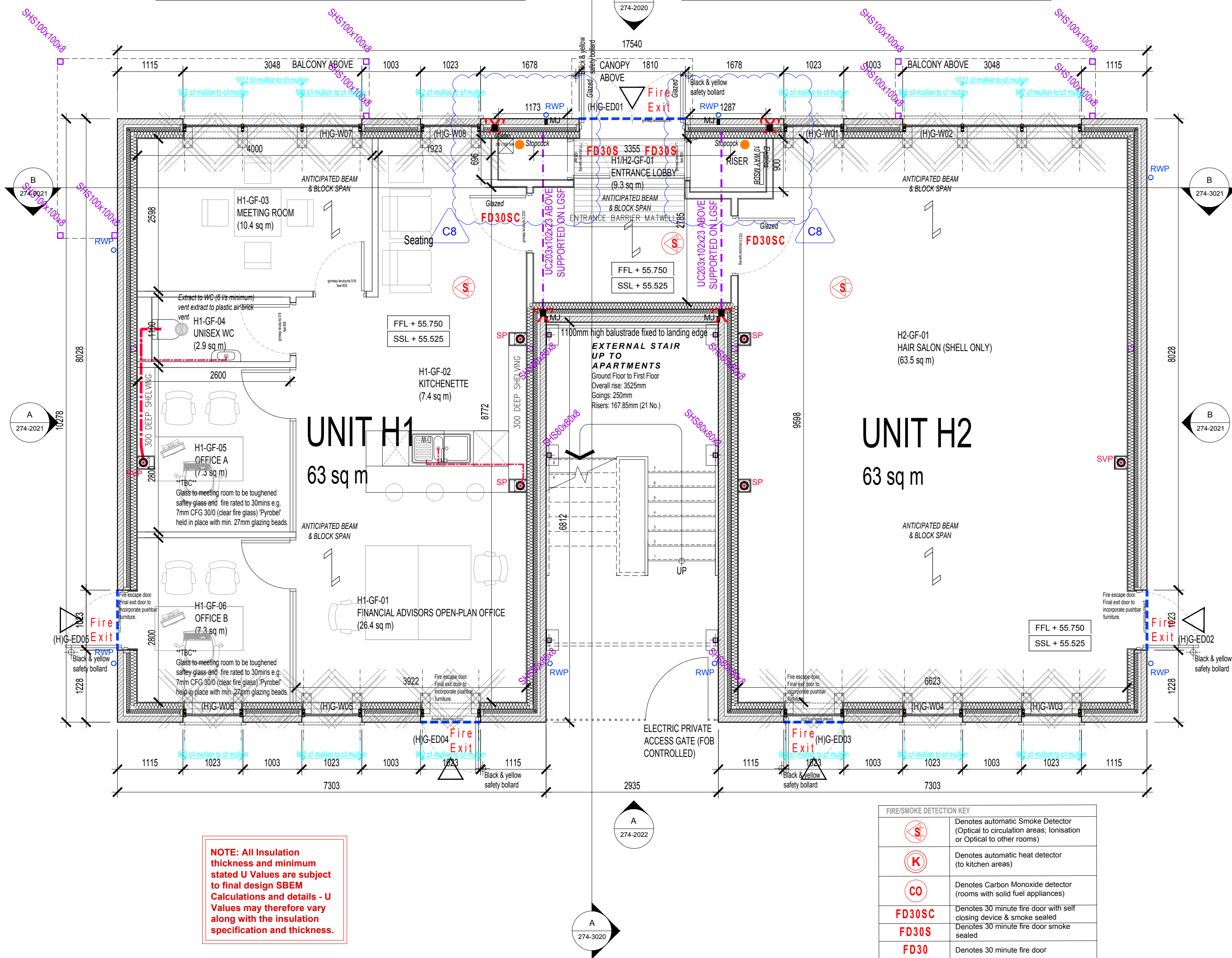
We would advise insulation is maximised. U values may therefore vary in the final construction along with the insulation specification and thickness - any changes should be reported to Sky-House. Air permeability design value 3.5 at 50 pascals.

SBEM/SAP calculations are to be in accordance with assessors calculations and information. Sky-House should be informed by the assessor of any necessary changes to the drawings to conform to their spec.

CRITICAL GLAZING Windows / Doors / Glazing are to be in accordance with the contractor / manufacturers details and final design. In accordance with BS 6262: Part 4: 1994 "Code of Practice for Glazing for Buildings" All glazing between finished floor level and 800mm high and between finished floor level and 1500mm high in a door, or in a side panel within 300mm of either edge of the door to be laminated or toughened glass to B.S. 6206: 1981 with all panes marked accordingly by the manufacturer.
COMMISSIONING The building services (including continuous mechanical extract ventilation) systems should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently for the purposes of the conservation of fuel and power. Commissioning Certificates are to be provided to the Building Inspector within 5 days of completion of the works or as otherwise agreed.
APPROVED DOCUMENT PART P - ELECTRICAL SAFETY All electrical installations are to comply with I.E.E. Wiring regulations and require an appropriate BS7671 electrical installation certificate issued, in order to satisfy Approved Document P (Electrical Safety) and prove the work has been designed, installed, inspected and tested by a person competent to do so. Electrical sockets and lighting switches to be positioned in a zone 450mm above FFL and 1200mm above FFL respectively. Final electrical details are subject to client approval prior to installation on site - Contractor is responsible for providing these layouts for approval. Consumer units are to be mounted so that the switches are between 1350mm and 1450mm above floor level. Consideration to be given to ensure compliance with all other statutory requirements relating to consumer unit position such as British and European standards.

WHERE DENOTED 'X' AT PARTY WALL LINES, PROVIDE PROPRIETARY MINERAL WOOL CAVITY BARRIER TO MAINTAIN 60 MINS FIRE COMPARTMENTATION

WHERE DUCTWORK PASSES THROUGH A COMPARTMENT WALL OR FLOOR THE DUCTWORK IS TO BE FIRESTOPPED TO THE SAME FIRE RESISTANCE DURATION AS THE WALL/FLOOR IT IS PASSING THROUGH IN ACCORDANCE WITH CLAUSE 24.4 BS9991:2015



NOTE: All Insulation thickness and minimum stated U Values are subject to final design SBEM Calculations and details - U Values may therefore vary along with the insulation specification and thickness.

ACCESSIBILITY NOTES 1500 x 1500mm level platforms provided to all entrance doors externally. Entrance doors are to provide a minimum clear width of 850mm. Entrance threshold to have no upstand greater than 15mm.
GENERAL REQUIREMENTS / NOTES Internal doors - door finishes and ironmongery to be agreed with the client Kitchen layouts to be agreed with the client prior to ordering and installation All finishes to be in accordance with the clients / occupants instructions and preferences. These are to be discussed with the contractor to ensure a satisfactory solution can be met prior to the works starting. Any structural steel elements are to be strictly in accordance with the Structural Engineers and Steelwork Fabricators details and specification.
GENERAL NOTES Windows / Doors / Glazing are to be in accordance with the contractor / manufacturers details and final design, in conjunction with Sky-House. Windows and doors to be certified to PAS 24 in accordance with Approved Document Q. Preference for PPC aluminium for minimal maintenance. All glazing between finished floor level and 800mm high and between finished floor level and 1500mm high in a door, or in a side panel within 300mm of either edge of the door to be laminated or toughened glass to B.S. 6206: 1981 with all panes marked accordingly by the manufacturer. Obscure glazing to be installed to WC's (in the form of etched glass) Dimensions - External dimensions are shown to external finishes (e.g. brickwork or render); internal dimensions are shown from face of blockwork/studwalls Any structural steel elements are to be strictly in accordance with the Structural Engineers and Steelwork Fabricators details and specification.

FOUL WATER DRAINAGE KEY	
SP / SVPO	110mm Ø SP / SVPO (Hepworth or similar) internal SPs / SVPOs to be boxed in
SP+110mm DURGGO	110mm Ø soil pipe (Hepworth or similar) with Durggo air admittance valve, internal SPs to be boxed in
AAV	38-50mm above ground plastic pipes
	100-110mm above ground plastic pipes
	100-110mm below ground plastic pipes
FWMI 01	Foul water inspection chamber/manhole (subject to depth) with access cover
RD	Access / rodding point for cleaning
SURFACE WATER DRAINAGE KEY	
RWP	Rainwater pipe to discharge into trapped gully
	Linear level threshold drain to provide level threshold to doors where shown
FWMI 01	Surface water inspection chamber/manhole (subject to depth) with access cover
RD	Access / rodding point for cleaning
NOTE: Drainage subject to percolation tests on site	

FIRE/SMOKE DETECTION KEY	
SD	Denotes automatic Smoke Detector (Optical to circulation areas; Ionisation or Optical to other rooms)
K	Denotes automatic heat detector (to kitchen areas)
CO	Denotes Carbon Monoxide detector (rooms with solid fuel appliances)
FD30SC	Denotes 30 minute fire door with self closing device & smoke sealed
FD30S	Denotes 30 minute fire door smoke sealed
FD30	Denotes 30 minute fire door
RESIDENTIAL Fire Alarm system to be provided in accordance with the recommendations of BS 5839-6:2019 to Grade D Category LD2 standard. Smoke and heat alarms should be mains operated and conform to BS EN 14604:2005 or BS 5446-2:2003. Detection should have a standby power supply, such as a battery or capacitor. The detector type (e.g. ionization chamber or optical) should take into account the type of fire that might be expected and the need to avoid false alarms.	
COMMERCIAL Automatic Fire Alarm system to be provided in accordance with the recommendations of BS 5839-1 to Category L2 standard. Smoke and heat alarms should be mains operated and conform to BS EN 14604:2005 or BS 5446-2:2003. Detection should have a standby power supply, such as a battery or capacitor. The detector type (e.g. ionization chamber or optical) should take into account the type of fire that might be expected and the need to avoid false alarms.	

UNIT H GA Plan Ground Floor
Scale 1:50@A1

A1

C8	Riser cupboards updated to suit electrical equipments	15.04.25	KL	PD
C7	U values updated Vertical cavity barriers added Riser cupboards updated to suit as-built incoming ducts	10.03.25	MDD	-
C6	Shopfront glazing - setting out dims added	03.03.25	MDD	-
C5	Movement joint locations added	21.02.25	MDD	-
C4	Window / external door refts added	27.11.24	MDD	-
C3	Riser locations added	23.09.24	MDD	-
C2	Stair plan updated	06.09.24	MDD	-
C1	ISSUED FOR CONSTRUCTION	15.08.24	MDD	RW
Rev.	Description	Date	Drawn	Checked

MDA

Default Blue House
16 Torgate Lane
Bassingham
Lincoln LN5 9HF

T +44 (0)1522 788 067
studio@mikedaubney.com
www.mikedaubney.com

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Sky-House Co.
Unit F, Centenary Business Park, 150 Little London Rd, Sheffield S8 0UJ
0114 299 1666

Project:
**Sky-House OLIVE LANE,
WAVERLEY**

Drawing Title:
UNIT H GA Plan Ground Floor

Drawing Status:
CONSTRUCTION

SKY-HOUSE
.co

Drawing No.				Revision
274_1110				C8
Drawn	Checked	Paper Size	Scale	Date
KL	PD	A1	1:50@A1	Aug 2024