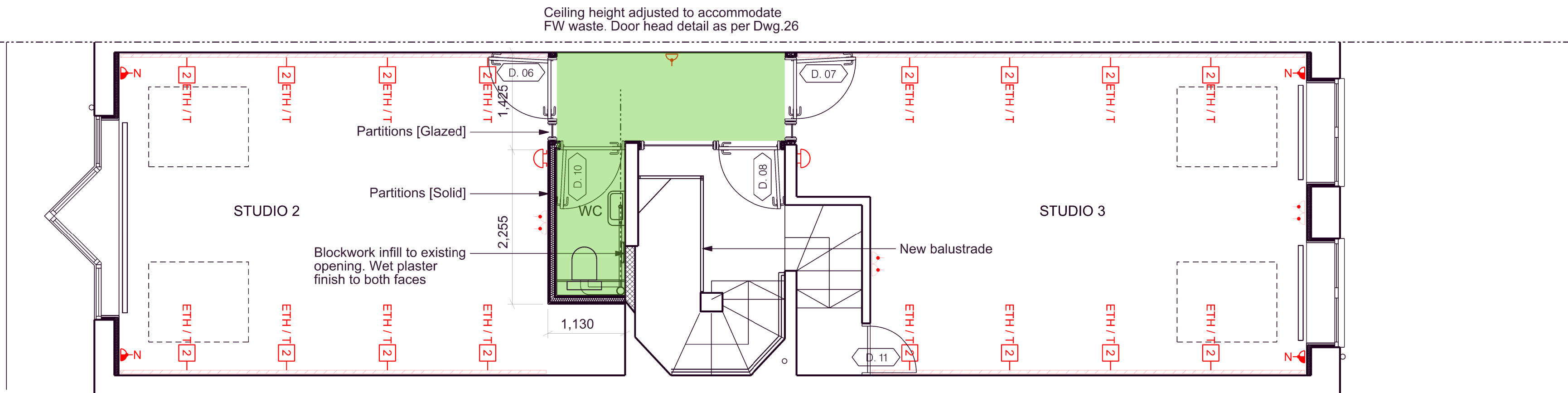
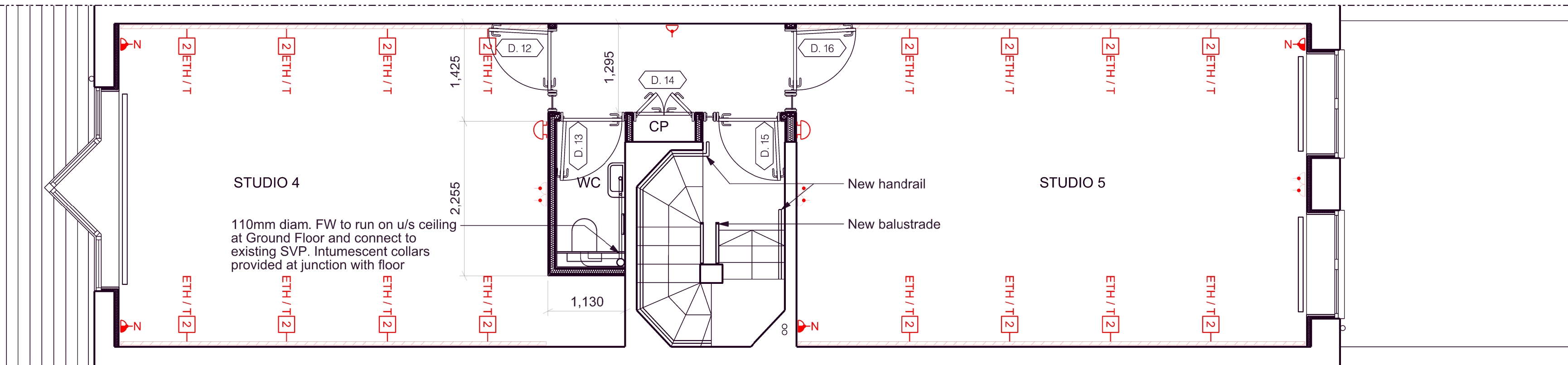


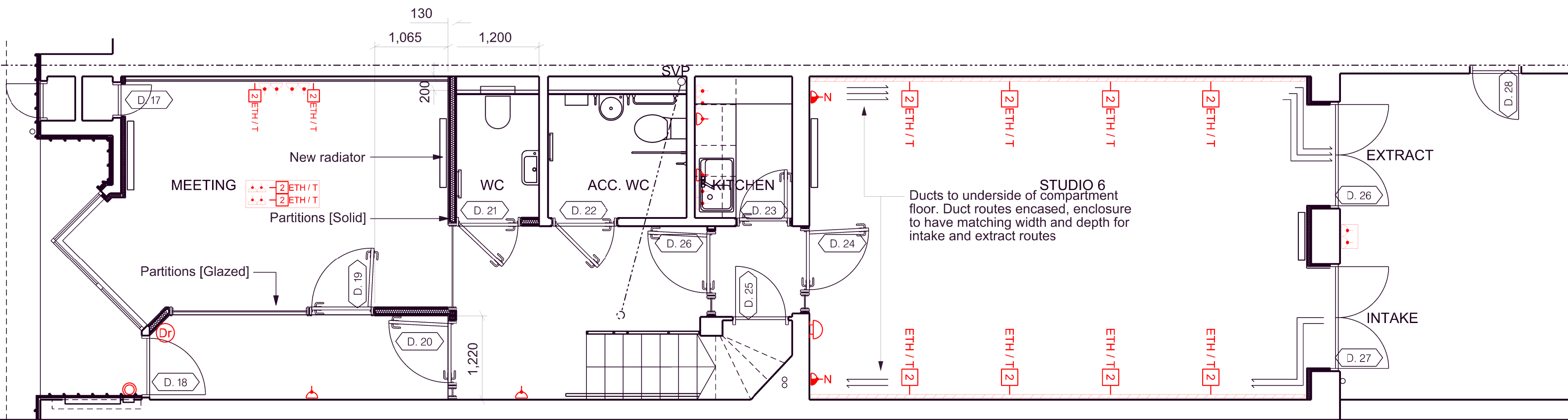
4 Third Floor



3 Second Floor



2 First Floor



1 Ground Floor

PART A - STRUCTURE
Lintel - New 140mm x 100mm pre-cast concrete lintel to create opening for recessed post boxes in brickwall adjacent to front entrance.

PART B - FIRE / LININGS / MOE

Ceilings: Existing suspended ceilings, lighting, and cable runs to be stripped out from all levels. Existing plasterboard ceilings to underside of floor joists to be overboarded with 12.5mm Gyproc Fireline and skim to provide minimum 1Hr Fire Resistance. Where there are holes / gaps / uncovered areas in existing plasterboard linings these are to be cut back to the centreline of the nearest structural support and new plasterboard linings installed to match overall thickness of existing linings.

Partitions [Solid]: 70mm metal studs with 2No. layers 12.5mm Gyproc Fireline and skim to both faces. 70mm isover acoustic mineral wool insulation between studs.

Partitions [Glazed]: 15mm Pilkington Pyrodur glazing to provide 1/2Hr Integrity and Insulation. Glazing installed in hardwood frame in accordance with CF328 Page 33.

Doors [Unit Entrances, Cupboards]: FD30S doors to be 44mm thick solid core flush fire doors, with intumescent strips, smoke seals and Perko Powermatic concealed self closers. Hinges to be installed on intumescent pads. Unit entrance doors to be on electromagnetic hold open devices linked to fire alarm system, devices to fail safe in event of alarm activation or loss of power. Cupboard doors to have 'Fire Door Keep Locked Shut' signage.

Doors [WCs, Showers]: 44mm thick solid core flush doors.

Fire Alarm: Existing fire alarm system adapted to suit new internal layout. All office and commonway areas to have combined smoke detectors and sounders, with combined heat detectors and sounders provided to kitchen areas. Final installation to comply with BS 5839 Parts 1-11, also PD6531:2010.

Emergency Exit Signage: Wall mounted, directional, photoluminescent, signage provided at each landing in accordance with BS EN ISO 7010.

Emergency Lighting: Hard wired, non-maintained emergency lighting system with 3-Hr Battery Back-Up in accordance with BS 5266 Parts 1-10 also BS EN 50172.

Services: Where service penetrations pass through compartment walls / floors pipes are to be fitted with intumescent collars to maintain min. 1Hr fire resistance. Ventilation ducts are to be fitted with Fire and Smoke Dampers in accordance with BS EN 15650.

Cavity Closer: Following removal of existing window confirm if fire rated cavity closers existing to perimeter of openings or whether full fill cavity insulation has been used. If fire rated closers do not exist, install Manthorpe Fire Rated Cavity Closer [Ref: G249] to all openings.

PART F - VENTILATION

Existing domestic mechanical ventilation systems to the bathrooms and kitchen are to be stripped out and removed from site. Existing fresh air ventilation provided by opening windows to be maintained.

Positive pressure ventilation system to be ducted from east [rear] elevation into commonway areas via unit located in kitchen at ground floor to encourage natural ventilation through existing windows and vents.

New mechanical ventilation systems to showers, WCs, and kitchenettes / tea points to provide 15l/sec mechanical ventilation respectively. WC and Shower vents to be on lightswitch operation with 15minute overrun.

Vent: Airflow, LOOVENT eco T [Ref: 72684305]

PART G - SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY

WCs: Existing ground floor and first floor WCs to be stripped out. Third floor WC to be retained. New WCs at ground, first and second floor to have dual flush cisterns with 4.5l / 3l flush capacity.

WC Pan: Duravit AG, Starck ME Rimless [Ref: 2529090000]
WC Cistern & Frame: Geberit, Sigma 98 [Ref: 111.384.00.5 & Frame Ref: 111.383.00.5]
Accessible WC Pan: Armitage Shanks, Contour 21 [Ref: S305401]
Accessible WC Cistern: Armitage Shanks, Contour 21 [Ref: S365401]

Showers: Maximum flow rate of showers 8l/min. Shower controls to have thermostatic mixer valve in accordance with BS EN 1111:1999

Shower: Ideal Standard, Ceratherm 200 Exposed Shower Pack [Ref: A5761(AA)]
Shower tray:
Shower enclosure:

Sinks / Basins: Maximum flow rate of taps to sinks and basins 5l/min.

Kitchen Sink:
Kitchen Sink tap: Ideal Standard, Single Lever Sink Mixer [Ref: E0083(AA)]
Washbasin: Duravit AG, Happy D2 [Ref: 7115000081]
Washbasin tap: Armitage Shanks, Contour 21+ Outline [Ref: A6790]
Accessible WC washbasin: Armitage Shanks, Portman 21 [Ref: S2313]
Accessible WC tap: Armitage Shanks, Contour 21 [Ref: A4169]

Dishwashers: Maximum water consumption of 1.25l/place setting

Dishwasher: Bosch, Series 2 Slimline Integrated [Ref: SPV25CX00G]

PART H - DRAINAGE AND WASTE DISPOSAL

All foul water drains are to connect to the existing SVP at Ground floor level with rodding access points provided at all changes of direction.

WC - 110mm diameter pipework with min. 50mm deep seal trap. Fall 18-90mm/m.
Washbasin - 38mm diameter pipework with min. 75mm deep seal trap. Fall 18-22mm/m.
Sink - 38mm diameter pipework with min. 75mm deep seal trap. Fall 18-90mm/m.
Shower - 38mm diameter pipework with min. 50mm deep seal trap. Fall 18-90mm/m.

On completion the drainage system is to be tested and should be capable of withstanding an air test of positive pressure of at least 38mm water gauge for at least 3 minutes. All traps should maintain a minimum water seal of 25mm. Evidence of compliance with air test is to be provided to Building Control Authority.

PART J - HEAT PRODUCING APPLIANCES AND FUEL STORAGE SYSTEMS

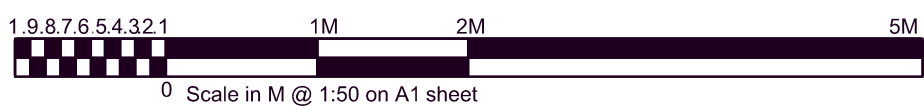
Heating: Existing gas boiler to be retained and serviced. Existing radiators to be stripped out and system flushed ready to accept new radiators. Dual fuel towel radiators to be provided in showers and WCs.

Radiators: Stelrad, Planar Series - Sized to match existing
Radiator TRVs: Honeywell, Valencia Classic TRV
Building Thermostat: As existing
Duel fuel towel radiators: Aeon, Tora [Ref: TOR4072-S]

- PERIMETER TRUNKING
- 13Amp DOUBLE SOCKET IP65
- 13Amp DOUBLE SOCKET
- 13Amp SINGLE SOCKET
- 13Amp FUSED SPUR
- 2 ETH / T ETHERNET SOCKET
- SWITCHED FUSED SPUR WITH NEON INDICATOR

2 ETH / T FLOOR BOX

REVISIONS	
- / 04.11.19 /	Issued for pricing
A / 20.11.19 /	Second floor landing layout amended. Issued for comment
B / 25.11.19 /	Notes amended
C / 04.12.19 /	GP shower omitted, additional WC added. D.09 and CPD omitted at second floor. Access added to loft at third floor
D / 07.01.20 /	D.26 Added in line with building control comments
E / 14.01.20 /	SVP and ventilation duct routes added. Room names updated. Central velux omitted from 2nd floor



NOTES

Refer to the Specification for additional information
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The contractor is to site measure and check dimensions prior to commencement of the works, ordering or fabrication. Use the drawing only for use specified.



Project	5 Frederick Terrace	Project Ref.	234	Drg. No.	20	Rev.	E
Drawing Title	Plans	Scale	1:50@A1	Date	04.11.2019	Status	Construction
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