

FIRE SAFETY LEGEND

- FD30** Fire door FD30 (SC Slow Close)
- SD** Grade A Category LD1 fire detection and alarm system as described in BS 5839-6:2013, LD1 or BS 5839-1:2013, L1 with combined heat detection
- CD** Carbon Monoxide Detector (Specification TBC - Combined with SD if required)
- EW** Escape window
- 60 min fire rated walls**
- Cavity Barrier**
- Fire Damper** - To all ducts passing through party walls. **BS EN 13501-3/BS EN 1366-2**
- FD60** Fire door FD60 (SC Slow Close)
- CP** Wall mounted alarm call point to work with Grade A Category LD2 fire alarm system
- EM** Exit RUNNING MAN sign internally illuminated (at all times) (BS ISO 3864-1 and BS 5499-4)
- ELC** Bulkhead Spot to be Emergency Light (BS 5266)
- WC** Wet Chemical Fire Extinguisher
- FB** Fire blanket
- CO2** Carbon Dioxide Fire Extinguisher

ELECTRICAL LEGEND

- LED** LED Downlight
- BS** Bulkhead Spot
- 5** Bulkhead PIR Motion Sensor 5 MIN OVERRUN
- DS** Double socket
- SS** Single Socket
- SW** Single 2 way switch
- SW2** Double 2 way switch
- FI** Fan Isolator
- CS** Cooker switch
- CHS** Cooker hood switch
- FC** Fused Connection
- CO** Cat 5/6 female outlet
- DSW** Doorbell Switch
- DIS** Doorbell intercom telephone
- FCP** Fire control panel
- CCV** CCTV CAMERA

MECHANICAL LEGEND

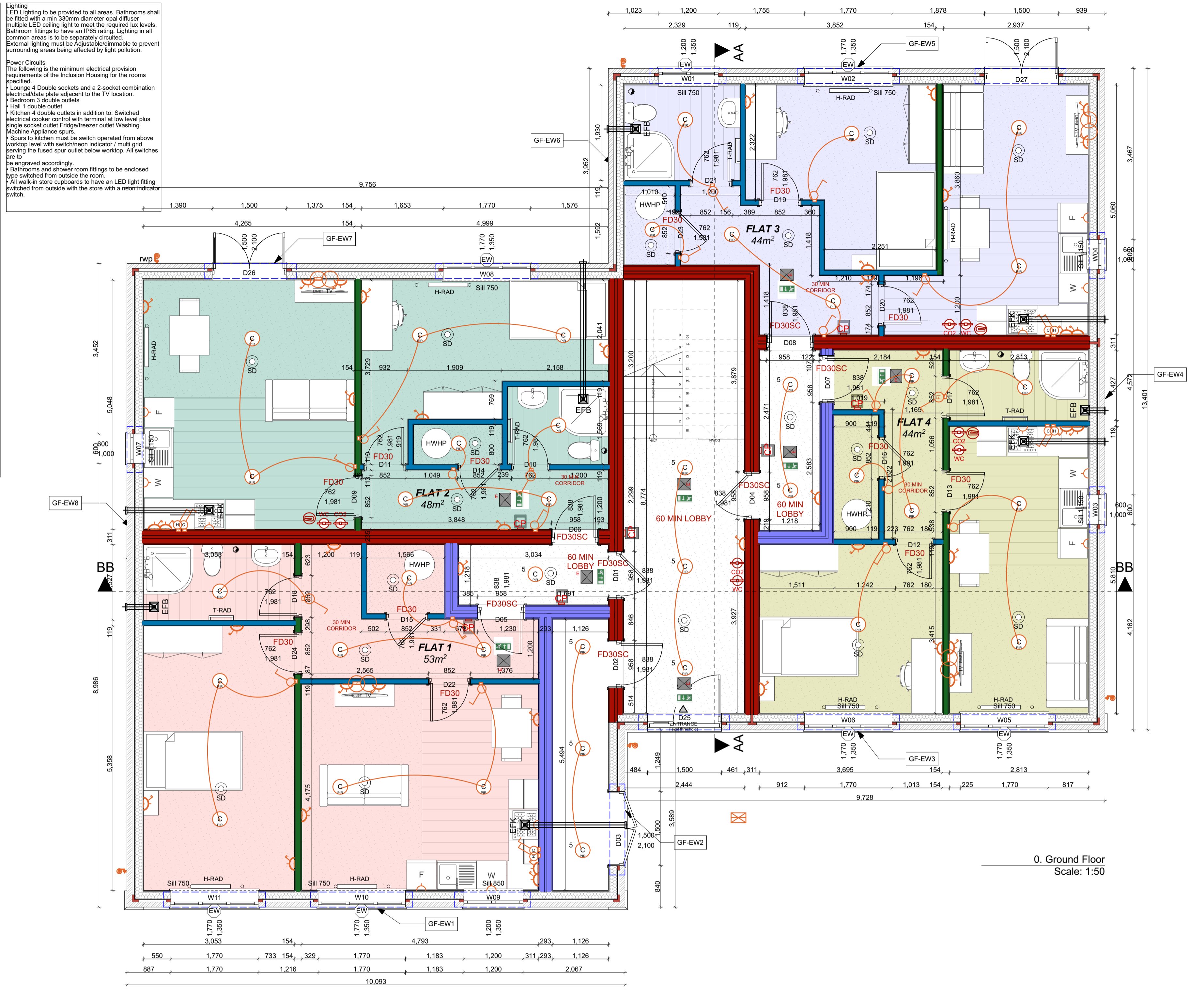
INDICATES INDICATIVE POSITION OF RADIATOR REFER TO MANUFACTURERS HEATING DESIGNS.

DENOTES BOILER & WATER TANK POSITION: WHERE COMBI BOILERS ARE USED THE SHOWER OVER THE BATH CAN BE THERMOSTATIC BUT THE BOILER MANUFACTURER MUST CONFIRM THAT THE BOILER FLOW RATES AND HOT WATER TEMPERATURES CAN BE MET FOR SIMULTANEOUS DRAW OFFS IN ACCORDANCE WITH THE NHBC STANDARDS, CHAPTER 8.1.10. THE ENSUITE (IF APPLICABLE) MUST ONLY BE FITTED WITH AN ELECTRIC SHOWER INSTEAD OF A THERMOSTATIC VALVE.

Extract to Kitchen KITCHEN TO BE VENTILATED BY A COOKER HOOD EXTRACT PROVIDING INTERMITTENT VENTILATION OF 30 l/s MIN. DUCTED IN CEILING/JOIST VOID OR DIRECTLY THROUGH AN EXTERNAL WALL TO THE OUTSIDE AIR.

Extract to Bathroom/WC ALL ENSUITS TO BEDROOMS TO BE VENTILATED BY CEILING OR WALL MOUNTED MECHANICAL EXTRACTS AS SHOWN PROVIDING INTERMITTENT VENTILATION OF 30 l/s. DUCTED TO AN EXTERNAL WALL FACE. EN-SUITE FANS WITH NO OPERABLE WINDOW TO BE OPERATED VIA THE LIGHT SWITCH AND TO HAVE A 15 MIN OVERRUN.

TO BE COMPLIANT WITH TABLE 1.1 OF APPROVED DOC F



EW01- RED FACING BRICKWORK on TIMBER (137mm)

- 102.5 Red Facing Brickwork (Bricktype tbc.0)
- 50mm Cavity (Drained and Vented)
- Breather Membrane
- 12.5mm Fermacell Sheathing Board
- 140x38mm Structruak Timber Stud with Celotex XR4000 between studs (or suitable alternative to be agreed with architect - 0.022W/m2K)
- Vapour Membrane
- 2 x 15mm Gyproc Wall Board with staggered joints and taped
- 2.5mm skim and paint finish

60 MIN FIRE RATING

IW02- STRUCTURAL TIMBER STUD PARTITION (114mm)

- 2.5mm skim and paint finish
- 2 x 15mm Gyproc Wall Board with staggered joints and taped
- 89x38mm Timber Stud with 25mm APR to one side of the frame (spec tbc)
- 2 x 15mm Gyproc Wall Board with staggered joints and taped
- 2.5mm skim and paint finish

30 MIN FIRE RATING

IW01- TIMBER STUD PARTITION (124mm)

- 2.5mm skim and paint finish
- 15mm Gyproc Wall Board with staggered joints and taped
- 89x38mm Timber Stud with 25mm APR to one side of the frame (spec tbc)
- 15mm Gyproc Wall Board with staggered joints and taped
- 2.5mm skim and paint finish

30 MIN FIRE RATING

IW04- STRUCTURAL TIMBER STUD PARTY (311mm)

- 2.5mm skim and paint finish
- 2 x 15mm Gyproc Wall Board with staggered joints and taped
- 89x38mm Timber Stud with 25mm APR to one side of the frame
- 9mm OSB3
- 50mm Cavity (cavity insulation tbc by SAPs consultant)
- 9mm OSB3
- 89x38mm Timber Stud with 25mm APR to one side of the frame
- 2 x 15mm Gyproc Wall Board with staggered joints and taped
- 2.5mm skim and paint finish

60 MIN FIRE RATING

IW03- TIMBER STUD PARTY (293mm)

- 2.5mm skim and paint finish
- 2 x 15mm Gyproc Wall Board with staggered joints and taped
- 89x38mm Timber Stud with 25mm APR to one side of the frame
- 9mm OSB3
- 50mm Cavity (cavity insulation tbc by SAPs consultant)
- 89x38mm Timber Stud with 25mm APR to one side of the frame
- 2 x 15mm Gyproc Wall Board with staggered joints and taped
- 2.5mm skim and paint finish

60 MIN FIRE RATING

IMPORTANT NOTES

- 1) The layout is for building works reference. **Drawing is subject to change and not for construction.** Peter Philip Developments accepts no liability for levels, dimensions and ultimately the drawings.
- 2) Detail is to be checked prior to implementation by all specialists, in particular, Building Control, Fire Specialist and Structural Engineer.
- 3) Dimensions shown on this layout are indicative and to be checked against final design setting out issued by MTE. Refer to Structural engineer Building Regs floor details.
- 4) SPECIALISTS TO SUPPLY AND FIT TIMBER FRAME. CONTRACTOR MUST REFER TO ALL SPECIALIST MANUFACTURER INSTALLATION GUIDES AND DETAILS. THIS IS FOR REFERENCE USE.
- 5) Supply and installation of stud partitions, resilient bars, soundproof insulation, double layer of soundproof min 1 hour fire rated plasterboard. Supply and installation of double layer moister plasterboard in wet areas with marine plywood, plastering and painting doors, walls and ceilings.
- 6) New electrical fixtures, pipework, fittings to be installed.
- 7) Any opening to be checked. It is the contractor's responsibility to supply and to install the steel beams/ timber joists/Concrete lintel/Catnic Lintel etc.
- 8) Materials, fixtures, radiators, drain/waste/soil pipes for bathrooms, kitchens and utility rooms to be supplied and installed. Hot/cold water supplies to the bathrooms, kitchens and utility rooms to be supplied and installed.
- 9) Gas safety, Electrical safety and Fire safety checks to be done to ensure to keep the property in safe and free from health hazards.
- 10) All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so.
- 11) All gas work required to meet the requirements of Part J and must be designed, installed, inspected and tested by a competent person registered under a competent person.
- 12) Building Control Completion Certificate to be issued.
- 13) Post Renovation cleaning to be done by a professional cleaning.

FLAT 1

BEDROOM	BATHROOM	HALLWAY	STORAGE	KITCHEN/DINER	LIVING
Floor: Dark Grey Carpet (TBC)	Floor: Polysafe Fx Non-slip vinyl	Floor: Dark Grey Carpet (TBC)	Floor: Dark Grey Carpet (TBC)	Floor: Polysafe Fx Non-slip vinyl	Floor: Dark Grey Carpet (TBC)
Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint
Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint
Area: 16.362 m ²	Area: 4.663 m ²	Area: 7.561 m ²	Area: 2.192 m ²	Area: 9.844 m ²	Area: 10.125 m ²
Perimeter: 16.624 m	Perimeter: 9.161 m	Perimeter: 17.224 m	Perimeter: 5.933 m	Perimeter: 13.066 m	Perimeter: 13.187 m
Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m
Zone Volume: 40.90 m ³	Zone Volume: 11.66 m ³	Zone Volume: 19.19 m ³	Zone Volume: 5.48 m ³	Zone Volume: 24.61 m ³	Zone Volume: 25.31 m ³

FLAT 2

BEDROOM	BATHROOM	HALLWAY	STORAGE	KITCHEN/DINER	LIVING
Floor: Dark Grey Carpet (TBC)	Floor: Polysafe Fx Non-slip vinyl	Floor: Dark Grey Carpet (TBC)	Floor: Dark Grey Carpet (TBC)	Floor: Polysafe Fx Non-slip vinyl	Floor: Dark Grey Carpet (TBC)
Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint
Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint
Area: 13.246 m ²	Area: 3.216 m ²	Area: 5.995 m ²	Area: 1.480 m ²	Area: 11.382 m ²	Area: 10.151 m ²
Perimeter: 17.457 m	Perimeter: 7.231 m	Perimeter: 14.615 m	Perimeter: 5.640 m	Perimeter: 13.868 m	Perimeter: 13.291 m
Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m
Zone Volume: 33.12 m ³	Zone Volume: 8.04 m ³	Zone Volume: 15.27 m ³	Zone Volume: 3.67 m ³	Zone Volume: 28.45 m ³	Zone Volume: 25.38 m ³

FLAT 3

BEDROOM	BATHROOM	HALLWAY	STORAGE	KITCHEN/DINER	LIVING
Floor: Dark Grey Carpet (TBC)	Floor: Polysafe Fx Non-slip vinyl	Floor: Dark Grey Carpet (TBC)	Floor: Dark Grey Carpet (TBC)	Floor: Polysafe Fx Non-slip vinyl	Floor: Dark Grey Carpet (TBC)
Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint
Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint
Area: 12.131 m ²	Area: 4.423 m ²	Area: 7.020 m ²	Area: 1.784 m ²	Area: 9.756 m ²	Area: 6.578 m ²
Perimeter: 15.179 m	Perimeter: 8.454 m	Perimeter: 16.273 m	Perimeter: 5.634 m	Perimeter: 13.938 m	Perimeter: 10.359 m
Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m
Zone Volume: 30.33 m ³	Zone Volume: 11.06 m ³	Zone Volume: 17.84 m ³	Zone Volume: 4.37 m ³	Zone Volume: 24.39 m ³	Zone Volume: 16.44 m ³

FLAT 4

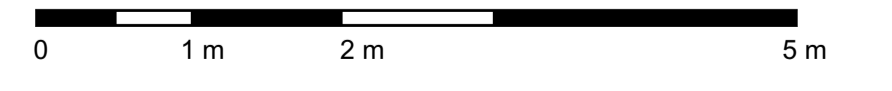
BEDROOM	BATHROOM	HALLWAY	STORAGE	KITCHEN/DINER	LIVING
Floor: Dark Grey Carpet (TBC)	Floor: Polysafe Fx Non-slip vinyl	Floor: Dark Grey Carpet (TBC)	Floor: Dark Grey Carpet (TBC)	Floor: Polysafe Fx Non-slip vinyl	Floor: Dark Grey Carpet (TBC)
Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint	Wall: Egg Shell White Paint
Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint	Ceiling: Egg Shell White Paint
Area: 12.855 m ²	Area: 4.016 m ²	Area: 5.675 m ²	Area: 2.425 m ²	Area: 7.934 m ²	Area: 8.808 m ²
Perimeter: 14.273 m	Perimeter: 8.481 m	Perimeter: 14.228 m	Perimeter: 7.228 m	Perimeter: 11.272 m	Perimeter: 11.871 m
Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m	Ceiling Height: 2.850 m
Zone Volume: 31.64 m ³	Zone Volume: 10.04 m ³	Zone Volume: 14.47 m ³	Zone Volume: 5.97 m ³	Zone Volume: 19.83 m ³	Zone Volume: 22.02 m ³

COMMUNAL

COMMUNAL AREAS
Floor: Dark Grey Carpet (TBC)
Wall: Egg Shell White Paint
Ceiling: Egg Shell White Paint
Area: 22.406 m ²
Perimeter: 31.166 m
Ceiling Height: 2.850 m
Zone Volume: 56.02 m ³

IMPORTANT NOTE

DESIGN OF TIMBER FRAME YET TO BE COMPLETED BY MTE. ALL DIMENSIONS AND WALLS ARE SUBJECT TO CHANGE DEPENDANT ON THEIR DESIGN. THESE DRAWINGS ARE FOR REFERENCE USE ONLY - NOT CONSTRUCTION.



	Status	Scale @ A1	Purpose of Issue	Originator	Project Address	Project Description	Layout Title	Drawing Number
	COSTING	1:50	TENDER (RIBA S4b)	Peter Philip Developments	The Bakersfield 149 Oakale Road Nottingham NG3 7EJ	New Build Apartment Block	Full Set A1 Ground Floor Plan	project originator zone level type role number rev
	Not For Construction	Project No: N/A	Date: 22 February 2024	Drawn by: APPJ Checked by: JTW				BKF - PPD - - - - N/A - 1021 01