



wsrm architects

LEVEL 2 LAYOUT PLAN ENTRANCE LEVEL

1:100@A1

level 2 - reception level

Total internal floor area 245 sqm

Total Terrace area 115 sqm

GENERAL NOTES:

DO NOT SCALE OFF THIS DRAWING

LEVELS TO TOP OF STRUCTURAL SLAB AS SHOWN ON STRUCTURAL ENGINEER'S DRAWING. THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS.

C20	DEMOLITIONS TO STRUCTURAL ENGINEER'S DETAILS
D20	EXCAVATING AND FILLING TO STRUCTURAL ENGINEER'S DETAILS
INSITU CONCRETE/LARGE PRECAST CONCRETE	
E05	INSITU CONCRETE CONSTRUCTION GENERALLY TO STRUCTURAL ENGINEER'S DETAILS
E10	INSITU CONCRETE MIXES, CASTING AND CURING TO STRUCTURAL ENGINEER'S DETAILS

E20	FORM FOR INSITU CONCRETE TO STRUCTURAL ENGINEER'S DETAILS
E30	REINFORCEMENT FOR INSITU CONCRETE TO STRUCTURAL ENGINEER'S DETAILS
E40	DESIGNED JOINTS IN INSITU CONCRETE TO STRUCTURAL ENGINEER'S DETAILS
E41	WORKED FINISHES TO INSITU CONCRETE TO STRUCTURAL ENGINEER'S DETAILS
E60	PRECAST/COMPOSITE CONCRETE FLOORS/ROOF DECKS TO STRUCTURAL ENGINEER'S DETAILS

ACCESSORIES /SUNDRIES FOR BRICK / BLOCK / STONE WALLING

F30 WALL TIES TO DD 140:PT2 TYPE 1 IN STAINLESS STEEL FROM ANCON OR SIMILAR APPROVED AS DETERMINED BY STRUCTURAL ENGINEER, WITH INSULATION RETAINING CLIPS AS REQUIRED. GENERALLY @ 900MM C/C'S HORIZ. STAGGERED IN ALTERNATE COURSES AND 450MM VERTICALLY

PRECAST CONCRETE AND PREFABRICATED STEEL LINTELS: - TO BS5977:PT2 - TO STRUCTURAL ENGINEER'S DETAILS

G10	STRUCTURAL STEEL FRAMING TO STRUCTURAL ENGINEER'S DETAILS
G12	ISOLATED STRUCTURAL METAL MEMBERS TO STRUCTURAL ENGINEER'S DETAILS
G20	CARPENTRY / TIMBER FRAMING / FIRST FIXING TO STRUCTURAL ENGINEER'S DETAILS

MECHANICAL HEATING AND VENTILATION: TO M+E ENGINEER'S DESIGN AND DETAILS

ELECTRICAL WORK: TO M+E ENGINEER'S DESIGN AND DETAILS

DRAINAGE BELOW GROUND: TO M+E ENGINEER'S DESIGN AND DETAILS

BUILDING REGULATIONS NOTES

STRUCTURE
PRIMARY STRUCTURE: STEEL REINFORCED CONCRETE FRAME COMPRISING OF 300x300mm COLUMNS GENERALLY AND 320mm DEEP R.C SLABS, ALL TO STRUCTURAL ENGINEERS DETAIL DESIGN AND SPECIFICATION.
ALL RETAINING WALL STRUCTURES, FOOTINGS AND FOUNDATIONS TO STRUCTURAL ENGINEERS DETAIL DESIGN AND SPECIFICATION.
GROUND FLOOR SLAB AND RETAINING WALLS TO RECEIVE CONTINUOUS DPM AND SEALED INTO DPC AT MIN 150mm ABOVE FFL.
RETAINING STRUCTURES TO HABITABLE SPACES BELOW GROUND LEVEL TO BE EXTERNALLY TANKED AND INSULATED, TO INCLUDE SUB-SOIL DRAINAGE SET IN GRANULAR FILL, CONNECTED TO EXISTING STORM WATER DRAINAGE RUNS.

FIRE SAFETY
- - - - - INDICATES FIRE COMPARTMENTATION LINE MINIMUM 30 MINUTES FIRE RESISTANCE.
FD30S INDICATES 30 MINUTE FIRE DOOR WITH SMOKE SEALS.

RESISTANCE TO PASSAGE OF SOUND
FLOOR BUILD-UP GENERALLY: MARBLE TILE (TBC) FLOOR FINISH OVER MINIMUM 65mm SCREED OVER 5mm ETHAFOAM ACOUSTIC LAYER (FOR IMPACT SOUND) OVER 320mm R.C SLAB GENERALLY. CEILINGS GENERALLY TO BE 1 LAYER OF GYPSUM BOARD ON MF SYSTEM WITH APPROX 400-450mm VOID.
ALL BLOCKWORK PARTITION WALLS AND COMPARTMENT WALLS TO BE BUILT OFF THE SLAB LEVEL WITH SCREED LAID BETWEEN THEM, TO REDUCE FLANKING SOUND.
ALL PENETRATIONS THROUGH PARTITION WALLS AND SEPARATING FLOORS, E.G. DUCTS, FLUES, SERVICES PENETRATIONS GENERALLY, TO RECEIVE ACOUSTIC SEAL TO MAINTAIN RESISTANCE TO PASSAGE OF SOUND.
LIFT SHAFT WALLS AND WALLS TO PLANT ROOM AREA TO RECEIVE ADDITIONAL PLASTERBOARD LINING LAYER WITH ACOUSTIC INFILL INSULATION.

VENTILATION
VENTILATION RATES TO HABITABLE ROOMS TO COMPLY WITH LOCAL BUILDING REGULATIONS.
ALL MECHANICAL VENTILATION, HEATING AND COOLING SYSTEMS TO MAKE CONSULTING ENGINEERS DETAIL DESIGN AND SPECIFICATION.
ALL GLAZED DOORS AND WINDOWS TO INCLUDE INTEGRATED CONTROLLABLE TRICKLE VENTS TO PROVIDE MINIMUM TOTAL EQUIVALENT AREA OF 6000mm² TO EACH HABITABLE ROOM AND 2500mm² TO EACH BATHROOM (WET AREAS).

WATER EFFICIENCY
HOT WATER SUPPLIES TO BE HEATED VIA SOLAR POWER FROM SOLAR PANELS LOCATED ON FLAT ROOF SECTION OVER GARAGE APARTMENT.
REFER TO MAKE DESIGN AND SPECIFICATIONS FOR DETAILS.

DRAINAGE AND WASTE DISPOSAL
SURFACE WATER DRAINAGE, RAINWATER DRAINAGE CONNECTION TO EXISTING STORM WATER DRAINAGE, FOUL DRAINAGE AND S.V.P DESIGN, ALL BELOW GROUND DRAINAGE GENERALLY, IRRIGATION SYSTEMS AND LAND DRAINAGE TO LANDSCAPE DESIGN AND SPECIFICATION.
STRUCTURAL DESIGN OF UNDERGROUND SERVICES ENCASEMENT AND REINFORCEMENT, INSPECTION CHAMBERS, MANHOLES GENERALLY, ALL TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.
EXTERNAL BIN STORE FORMED FROM A COVERED NATURALLY VENTILATED STRUCTURE WITH DOUBLE DOORS ACCESSIBLE FROM OUTSIDE THE PROPERTY BOUNDARY. BIN STORE TO HOUSE 2.N.O. STANDARD REFUSE BINS TO COMPLY WITH REQUIREMENTS OF THE DEPARTMENT OF THE ENVIRONMENT.
BIN STORE TO BE FITTED WITH SECURE WATER SUPPLY, ELECTRICAL SUPPLY AND FLOOR DRAIN CONNECTED TO EXISTING DRAINAGE SYSTEM.

COMBUSTION APPLIANCES AND FUEL STORAGE
BURNING FIREPLACE CONSISTING OF HEAVY GAUGE STEEL FIREBOX, TWIN AND SINGLE 225 DIA. STAINLESS STEEL FLUES AND GATHERS, LINED INTERNALLY WITH ROCKWOOL AND INSTALLED INTO 90MM BLOCKWORK SUBFLOOR INCL. MIN 2 X 80MM DIAMETER FLOOR MOUNTED AIR VENTS.
ALL EXTERNAL AIR VENTS & CEILING PENETRATIONS TO BE VERMIN PROOFED AND AIR INTAKE MUST REMAIN UNOBSTRUCTED AT ALL TIMES.

PROTECTION FROM FALLING, COLLISION AND IMPACT
MAIN INTERNAL SPIRAL STAIRCASE TO BE CONSTRUCTED FROM PRECAST OR REINFORCED INSITU CONCRETE (S.E TO CONFIRM), TO SPECIALIST SUBCONTRACTOR DETAIL DESIGN AND TO STRUCTURAL ENGINEERS APPROVAL AND ARCHITECT APPROVAL.

INTERNAL SPIRAL STAIRWAY RISERS:	175mm
INTERNAL SPIRAL STAIRWAY TREADS:	
AT NARROWEST POINT	152mm
AT TREAD MID-POINT	234mm
AT WIDEST POINT	312mm
EXTERNAL STAIRWAY & STAIRS TO GARAGE APT:	
STAIRWAY RISERS:	175mm
STAIRWAY TREADS:	270mm

ALL HANDRAILS TO STAIRWAYS TO BE SET AT 900mm ABOVE PITCH LINE OF FLIGHT, AND AT 1100mm ABOVE FFL AT LANDING LEVEL.
ALL BALUSTRADING TO BE DESIGNED SO AS TO IMPEDE PASSAGE TO A 100mm SPHERE.
WINDOWS WITH CILLS AND/OR INFILL PANELS LOCATED BELOW 1100mm FROM FFL FRAME STRUCTURE TO BE DESIGNED TO BE ABLE TO WITHSTAND HORIZONTAL FORCES TO BS 6399-1:1996 AND BS 6180:1995.
EXISTING DRIVEWAY LOW WALL ON WEST TO BE SURVEYED BY STRUCTURAL ENGINEERS AND CHECKED FOR STRUCTURAL STABILITY FOR COMPLIANCE WITH VEHICLE BARRIER DESIGN TO BS 6399-1:1996.

CONSERVATION OF FUEL AND POWER
EXTERNAL EXPOSED WALLS GENERALLY TO BE CONSTRUCTED FROM 90mm INTERNAL BLOCKWORK WITH PLASTER & SKIM FINISH, 95mm CAVITY WITH PARTIAL FILL INSULATION, EXTERNAL 90mm BLOCKWORK WITH THROUGH COLOUR RENDER FINISH, TO ACHIEVE A U VALUE OF 0.35 W/M²K OR BETTER.
MAIN ROOF TO HABITABLE BUILDING TO BE CONSTRUCTED AS COLD ROOF CONSTRUCTION COMPRISING OF 320mm HORIZONTAL R.C ROOF SLAB TO S.E SPEC, WITH APPLIED WATERPROOF LAYER OVER AND ROCKWOOL QUILT INSULATION TO ACHIEVE A U VALUE OF 0.25 W/M²K OR BETTER.
PITCHED ROOF CONSTRUCTION WITH VENTILATED SPACE BELOW FORMED FROM HALF ROUND CLAY ROOF TILES OVER COUNTER-BATTENS OVER ROOFING FELT OVER BATTENS OVER MORTAR BED OVER CLAY PLANKS ('RASILLONES') SPANNING BETWEEN BLOCK WALL OPENWORK ('PALOMEROS') ROOF SUPPORTS BUILT OFF ROOF SLAB.
BALCONY AND FLAT ROOF CONSTRUCTION OVER HABITABLE SPACES GENERALLY AS FOLLOWS: EXTERNAL HIGH PERFORMANCE PAVING SLABS OVER MORTAR BED OVER CONTINUOUS WATERPROOF MEMBRANE LAYER OVER SCREED TO NOMINAL FALLS OVER HIGH PERFORMANCE RIGID INSULATION OVER 250mm THICK (REDUCED) R.C SLAB, TO ACHIEVE U VALUE OF 0.25 W/M²K OR BETTER.
WINDOWS AND DOORS:
WINDOWS GENERALLY TO BE COMPOSITE ALUMINIUM AND TIMBER FRAMED, INWARD OPENING, THERMALLY BROKEN, WITH SEALED DOUBLE GLAZED UNITS.
GLAZING GENERALLY TO COMPLY WITH U.K APPROVED DOCUMENT PART N IN RELATION TO GLAZING IN CRITICAL LOCATIONS, E.G WITH LAMINATED/SAFETY GLAZING.
DOUBLE GLAZED UNITS TO INCLUDE LOW 'E' (LOW EMISSIVITY) AND SOLAR REFLECTANCE/CONTROL. EXACT SPECIFICATIONS TBC BY WINDOWS SUPPLIER/MANUFACTURER.
WINDOWS AND EXTERNAL GLAZED DOORS TO INCLUDE INTEGRATED CONTROLLABLE TRICKLE VENTS TO PROVIDE BACKGROUND VENTILATION TO COMPLY WITH LOCAL BUILDING REGS. (REFER TO VENTILATION SECTION ABOVE)
WINDOW HEADS TO INCLUDE EXTERNAL SOLAR CONTROL BLINDS. EXPOSURE CATEGORY (DESIGN WIND PRESSURE) TO BE CONFIRMED BY THE STRUCTURAL ENGINEERS.
EXTERNAL DOORS AND WINDOWS TO ACHIEVE (AN AREA AVERAGE) U VALUE OF 0.22 W/M²K OR BETTER.

NOTES:

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EXTERNAL FINISHES

EXTERNAL WALLS GENERALLY TO BE FINISHED IN SELF COLOURED RENDER, COLOUR TBC, WITH RENDER FEATURE BANDS TO DETAIL, SUBJECT TO CLIENT COMMENTS AND PLANNING APPROVAL.

ROOF TILES TO BE CLAY/ CONCRETE HALF-ROUND INTERLOCKING TILES. COLOUR/ TYPE TBC SUBJECT TO CLIENT COMMENTS AND PLANNING APPROVAL OF SAMPLE.

WINDOWS AND TERRACE DOORS GENERALLY TO BE COMPOSITE ALUMINIUM AND TIMBER FRAMED, DOUBLE GLAZED WINDOWS, WITH AUTOMATED EXTERNAL SOLAR CONTROL BLINDS.
FENESTRATION DETAIL TBC SUBJECT TO WINDOW MANUFACTURERS SPECIFICATIONS. COLOUR/ FINISH TBC SUBJECT TO CLIENT COMMENTS AND PLANNING APPROVAL.

WINDOW AND DOOR HEAD FEATURES, EXTERNAL FEATURE COLUMN BASES AND CAPITALS, FEATURE SOLID BALCONY PARAPETS, ALL TO DETAIL, AND FINISHES SUBJECT TO PLANNING APPROVAL.

MAIN FRONT DOORS TO BE SOLID TIMBER, BESPOKE DESIGN TO DETAIL, COLOUR/ FINISH TBC SUBJECT TO CLIENT COMMENTS AND MANUFACTURERS DETAIL.

BALCONY RAILINGS TO BE PPC STEEL, COLOUR TBC SUBJECT TO CLIENT COMMENTS AND PLANNING APPROVAL.

EXTERNAL STAIRS TO BE FINISHED IN HIGH PERFORMANCE EXTERNAL BLOCK PAVING, COLOUR/ FINISH TBC SUBJECT TO CLIENT COMMENTS AND PLANNING APPROVAL.

DRIVEWAY TO BE FINISHED IN HIGH PERFORMANCE EXTERNAL BLOCK PAVING SETTS, COLOUR/ FINISH TBC SUBJECT TO CLIENT COMMENTS AND PLANNING APPROVAL.

OUTDOOR TERRACED AREAS TO BE FINISHED IN HIGH PERFORMANCE EXTERNAL BLOCK PAVING, COLOUR/ FINISH TBC SUBJECT TO CLIENT COMMENTS AND PLANNING APPROVAL.

rev	date	amendments
A	22.02.2012	Minor amendments as response to client/PM comments 20.01.2012. Vehicular & Pedestrian access amended. Bin Store included.
B	06.03.2012	Further minor amendments as response to client/PM comments 27.02.2012
C	28.03.2012	General external finishes Notes, references added.
D	03.04.2012	Building Regulations Notes added.
E	24.04.2012	External pool area revised to accommodate existing trees which are to be retained.
F	06.07.2012	Vehicular & pedestrian access, boundary wall altered, to suit Highway requirements.

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CLIENT
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PROJECT
EUPHRATES

DRAWING TITLE
PLAN-LEVEL 02

SCALE 1:100@A1	JOB + DRG REF No. G432[3-003]	REV GA2LEV-02-100
DATE 20.01.11		F