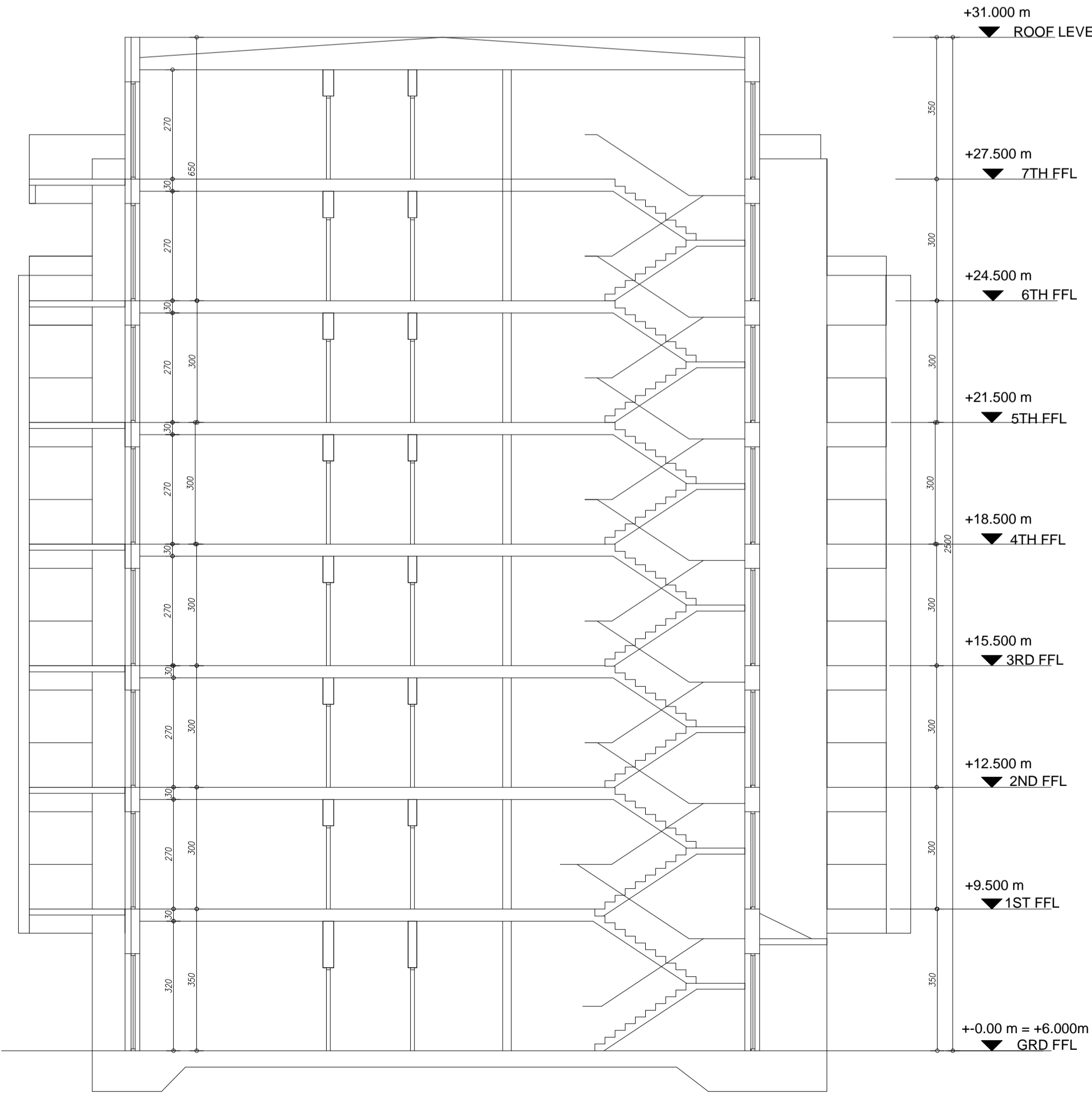


1 PROPOSED BLOCK 3 - PENTHOUSE 6th - 7th FLOOR PLAN  
1:100

STUDIO  
 1 Bed Apt.  
 2 Bed Apt.

**IDENTICAL FLOOR TO THIS PLAN**

PENTHOUSE 6-TH FLOOR	FFL + 24.500	
PENTHOUSE 7 TH FLOOR	FFL + 27.500	



1 PROPOSED BLOCK 3 - SECTION A-A  
1:100

**OUTLINE SPECIFICATION**

**1: STRUCTURE**

**SUBSTRUCTURE:**  
REINFORCED CONCRETE PILED OR RAFT FOUNDATION TO BEARING LEVEL TO ENGINEERS DETAIL. BITUTHENE OR SIMILAR APPROVED TANKED REINFORCED CONCRETE BASEMENT STRUCTURE.

**STRUCTURE:**  
REINFORCED CONCRETE OR STEEL POST AND BEAM FRAME STRUCTURE TO ENGINEERS DETAIL.

**FLOOR SLAB:**  
ALL FLOOR SLABS TO BE PRECAST CONCRETE PLANK WITH STRUCTURAL SCREED OVERLAIN ONTO FRAME STRUCTURE, OR INSITU REINFORCED CONCRETE SLAB.

**ROOF STRUCTURE:**  
PROPRIETARY TORCH-ON PARALON OR SIMILAR APPROVED ROOFING MEMBRANE ON SCREED TO FALL ON HIGH DENSITY INSULATION TO CURRENT U-VALUE STANDARDS ON 75mm STRUCTURAL SCREED ON CONCRETE SLAB TO ENGINEERS DETAIL.

**EXTERNAL WALLS:**  
SELECTED MATERIALS AS SHOWN:  
PORTLAND STONE OR SANDSTONE OR LIMESTONE 50 MM NATURAL STONE PANEL FIXED TO STRUCTURE WITH STAINLESS STEEL CLIP SYSTEM TO SPECIALISTS DETAIL OR BRICK OR ACID-ETCHED PRECAST CONCRETE PANEL OR SELF-FINISH SAND CEMENT RENDER TO EXTERNAL LEAF, WITH FOILBACKED RIGID INSULATION BOARD TO CAVITY. INNER LEAF TO BE EITHER PRECAST CONCRETE OR INSITU CONCRETE DOWNSTAND TO ENGINEERS DETAIL.

**PARTY WALLS:**  
PARTY WALLS TO BE 215mm BLOCKWORK OR CONCRETE PANEL WALL TO GIVE 1HR FIRE SEPERATION, 40dbS SOUND REDUCTION AND LOADBEARING AS REQUIRED.

**INNER WALLS:**  
INNER WALLS TO BE ALUMINIUM FRAME STUD PARTITION WITH 12.5mm PLASTERBOARD AND SKIM FINISH.  
NB/USE FOIL-BACKED PLASTERBOARD TO WET AREAS. USE W.G.P. TO TILED AREAS.

**WINDOWS:**  
PRESSURE IMPREGNATED OR TREATED TIMBER FRAMES WITH CERTIFIED + SEALED DOUBLE GLAZING UNITS. POWDER-COATED ALUMINIUM SLIP-FACING TO EXTERNAL SIDE FOR MAINTENANCE FREE EXTERNAL FACE.  
ALL VENTS TO HABITABLE AREAS TO BE MIN 500X800mm CLEAR OPE. ALL CILLS (TRANSOMS) TO VENT TO BE MIN. 900mm FROM FFL.  
ALL OBSCURE GLASS TO BE SANDBLASTED / ACID-ETCHED TO PANE THREE OF DOUBLE GLAZED UNITS. WINDOWS TO HAVE REGULATION PERMANENTS.

**2: FINISHES**

**EXTERNAL:**  
**BALCONIES:**  
SELECTED PAVIER LAID ONTO MODIFIED ASPHALT.  
**ROOF TERRACES:**  
SELECTED PAVIER LAID ONTO MODIFIED ASPHALT.  
**GROUND LEVEL COURTYARD:**  
SELECTED PAVIER LAID ONTO MODIFIED ASPHALT.  
**PENTHOUSE LEVEL:**  
SELECTED CERAMIC GLAZED TILE CLADDING.

**INTERNAL:**  
**LOBBIES + COMMON AREAS:**  
SELECTED TAILES TO LOBBIES WITH PAINTED TIMBER SKIRTING.  
WALLS TO BE SKIM FINISH MATT EMLUSION TO SELECTED AREAS.

**3: MECHANICAL + ELECTRICAL**

**VENTILATION:**  
ALL ROOMS TO BE NATURALLY VENTILATED AS SHOWN. WHERE INNER ROOMS (TOILETS ETC) SUITABLE MECHANICAL EXTRACT VENTILATING TO HIGH LEVEL TO BE PROVIDED.

**LIFT:**  
PROVIDE 8 PERSON HYDRAULIC DISABLED ACCESS LIFT AS SHOWN.

**LIGHTING:**  
ALL FLOOR SLABS TO BE PRECAST CONCRETE PLANK WITH STRUCTURAL SCREED LANDLORD CONTROLLED LIGHTINGS TO ALL COMMON AREAS + EXTERNAL AREAS. EMERGENCY LIGHTING TO FIRE SAFETY CERTIFICATE DETAIL.

**HEATING:**  
WATER FILLED RADIATOR SYSTEM GAS OR ELECTRIC POWERED TO LATER DETAIL.

**INSULATION:**  
EXTERNAL ELEMENTS TO BE INSULATED TO GIVE THE FOLLOWING U-VALUES:  
ROOF: 0.25W/m<sup>2</sup>K OR BETTER  
WALL: 0.45W/m<sup>2</sup>K OR BETTER  
FLOORS: 0.45W/m<sup>2</sup>K OR BETTER

**NOTES:**  
IN ALL AREAS COMPLY WITH ALL ELEMENTS OF BUILDING REGULATIONS EVEN WHERE NOT EXPRESSLY DESCRIBED ON THESE DRAWINGS INCLUDING TECHNICAL GUIDANCE DOCUMENTS

**NOTE:**  
THESE DRAWINGS TO BE READ IN CONJUNCTION WITH:  
CIVIL AND STRUCTURAL ENGINEERING DRAWINGS  
LANDSCAPE ARCHITECTS DRAWINGS

NOTES: FOR LANDSCAPE DETAILS SEE LANDSCAPE ARCHITECTS DRAWINGS  
FOR ENGINEERS DETAILS SEE ENGINEERS DRAWINGS  
ALL LEVELS RELATIVE TO O.S. MALIN DATUM  
ORDNANCE SURVEY DATA TAKEN FROM MAP 4650:24, 4650:19  
ITM CENTRE COORDINANCE 558725.657546

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