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Drawn	PC
Status	INFORMATION
Revision	C
Scale	1 : 200 at A1
Drawing number	A024
Title	OVERALL THIRD & FOURTH FLOOR PLAN
Client	HALE CONSTRUCTION LTD
Project number	N297
Project	COUNTY FLATS, SANDFIELDS

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Notes

Do not scale from this drawing. Use figured dimensions only, which are displayed in millimeters unless stated otherwise. The contractor is requested to check all dimensions before work is put in hand. Any discrepancies within the drawing should be reported prior to commencement of work.

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DESIGN ANNOTATIONS

1. Modular end lines re-positioned slightly off existing buildings, with the party wall straightened and eave projections aligned with this wall, to ensure modular construction can be achieved off-site.

2. Windows have been slightly re-positioned to the new build to suit the structural design of the modular units and blocks have been lowered by approx 900mm to comply with the structural wall loading and timber frame design.

3. Parapet to modular units and blocks have been lowered by approx 900mm to ensure windows have been removed and replaced with 2no. Windows on either corner, again due to the structural and timber frame design of the blocks.

4. Py joints have been omitted from the end modular units to suit the structural design of the modular units and blocks have been lowered by approx 900mm to ensure windows have been removed and replaced with 2no. Windows on either corner, again due to the structural and timber frame design of the blocks.

5. Py joints have been omitted from the end modular units to suit the structural design of the modular units and blocks have been lowered by approx 900mm to ensure windows have been removed and replaced with 2no. Windows on either corner, again due to the structural and timber frame design of the blocks.

6. Ground floor Juliet balcony added to existing flats to provide better security whilst ensuring the open areas remain as communal spaces.

7. Air source heat pump external curve enclosure amended to be single storey over entrance canopy to end link blocks.

8. External air source towered enclosure handed to provide internal riser/ access requirements for maintenance.

9. Baggy/cycle store added to block 6 and 7 parking courtyard.

10. Bin stores slightly re-positioned to suit existing drainage runs, with bin store near block 6 amended in size to suit located of bedroom window.

11. Footpaths amended to be 7m wide.

12. Windows in communal area to the linked blocks made narrower to ensure building regulations.

13. Window in block 7 communal area either side of stairwell removed to ensure 1.8m fire separation distance to existing windows is achieved to comply with building regulations.

Revisions	A 05.10.21	Bin store to block 6 amended
	B 12.10.21	Modular floor plan layouts added
	C 15.12.21	Planning design changes annotated

