

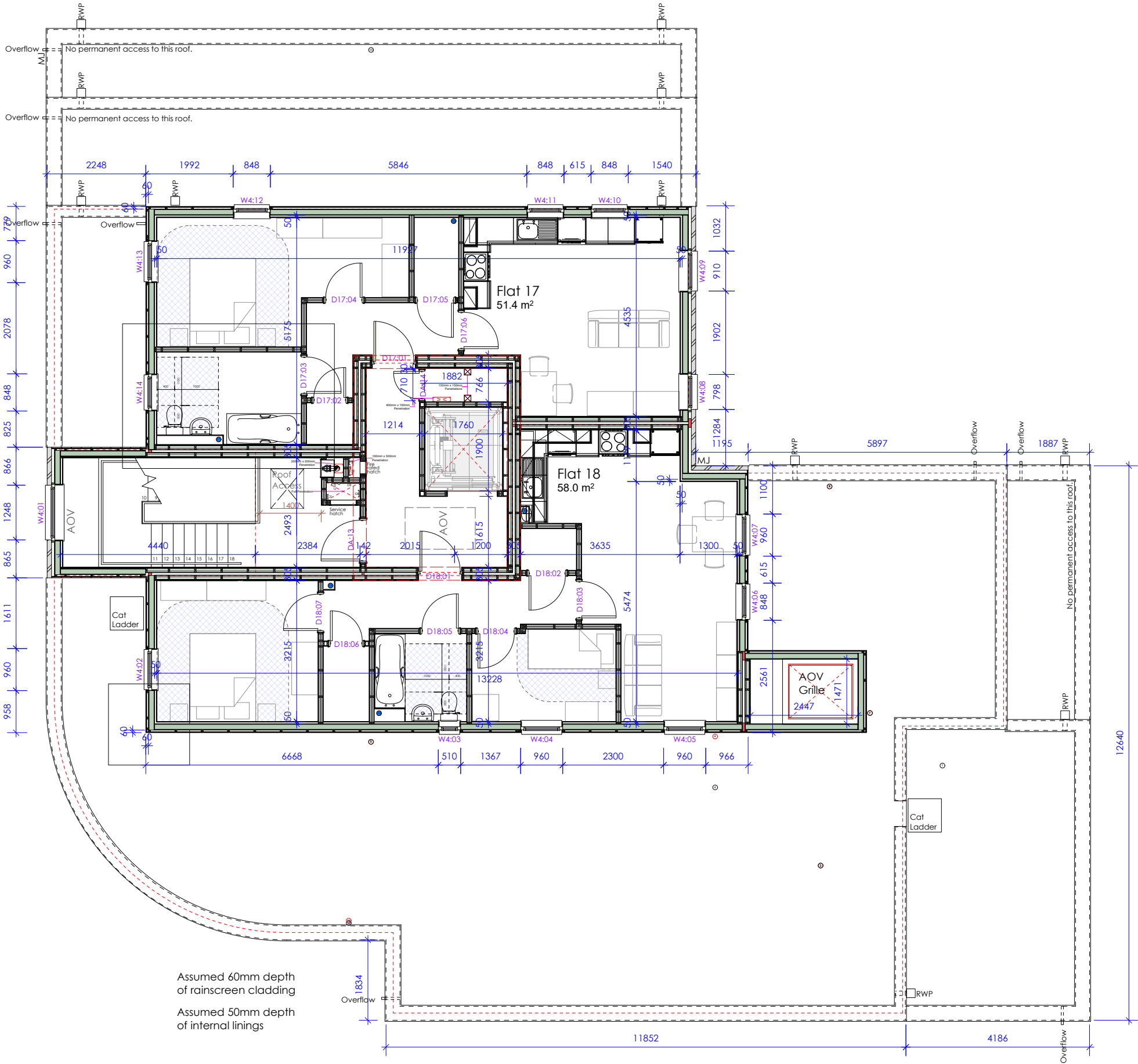
INTERNAL DOORS

Structural opening in SIP panel	
D17:01	1010 x 2133mm
D17:02	810 x 2128mm
D17:03	910 x 2128mm
D17:04	910 x 2128mm
D17:05	910 x 2128mm
D17:06	910 x 2128mm

D18:01	1010 x 2133mm
D18:02	910 x 2128mm
D18:03	910 x 2128mm
D18:04	910 x 2128mm
D18:05	910 x 2128mm
D18:06	810 x 2128mm
D18:07	910 x 2128mm

Communal Doors	
DA:13	1010 x 2133mm
DA:14	710 x 2133mm

	1st Floor	2nd Floor	3rd Floor	4th
Flat Floor Areas				
Flat 1	2 Person / 1 Bed	60.0 m²		
Flat 2	2 Person / 1 Bed	52.4 m²		
Flat 3	2 Person / 1 Bed	48.6 m²		
Flat 4	2 Person / 1 Bed	48.3 m²		
Flat 5	2 Person / 1 Bed	65.4 m²		
Flat 6	2 Person / 1 Bed	50.4 m²		
Flat 7	2 Person / 1 Bed	50.3 m²		
Unit 8	Office & Ancillary	52.4 m²		
Flat 9	2 Person / 1 Bed	48.6 m²		
Flat10	2 Person / 1 Bed	48.3 m²		
Flat11	2 Person / 1 Bed	46.7 m²		
Flat12	2 Person / 1 Bed	49.2 m²		
Flat13	2 Person / 1 Bed	57.4 m²		
Flat14	2 Person / 1 Bed	52.4 m²		
Flat15	3 Person / 2 Bed	73.4 m²		
Flat16	2 Person / 1 Bed	55.7 m²		
Flat17	2 Person / 1 Bed	51.4 m²		
Flat18	3 Person / 2 Bed	58.0 m²		



Assumed 60mm depth of rainscreen cladding
Assumed 50mm depth of internal linings

Note: Setting out of windows in brick slips and rendered areas is to SIP Panel. Setting out of windows in masonry outer leaf is to masonry and allows for a 25mm check reveal. ie structural opening of inner leaf is 50mm larger than masonry structural opening.
Internal setting out of stud walls is to board face.
Internal setting out of masonry walls is to face of masonry (regardless of what finish is on the wall)

NOTES

CAVITY BARRIERS
Cavity Barriers fixed on lines of party walls and party floors within all concealed spaces.

Masonry wall with 25mm cavity and Surecav cavity drain system to use Siderise RV vertical cavity barrier with stone-wool core and foil face. cut to suit size of cavity.

Masonry wall with 50mm cavity to use Rockwool PWCB mineral fibre party wall cavity barrier with plastic sleeve sized to suit width of cavity.

SIP panel with rainscreen cladding. Either render finish on render-board, or brick slip system on backing board. to use CFP (Complete Fire Protection) Fireplug CB intumescent cavity barrier for timber framed walls. fixed in accordance with manufacturers requirements to sheathing board / breather membrane to leave a 15mm ventilation gap.

WALL TIES.
Ancon staifix PPS tie with debonding sleeve for movement joints with min. 100mm embedment with a 10mm gap at the end of the sleeve.

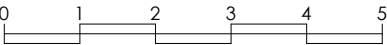
Ancon Staifix STF-75 wall tie for masonry tied to SIP panels. minimum 55mm embedment.

Ancon Staifix RT2 - 250 all tie for masonry cavity wall con-
ROOF VENT - SMOKE SHAFT
Ventec Blade type X ventilator at head of lift shaft
Vent to have a minimum free area of 1.0m2.
Structural opening in roof - 1186 x 1400mm.
Upstand above roof deck = 330mm
(180mm insulation + 150mm upstand)
Upstand to be 200mm wide to full perimeter of opening.

ROOF VENT - LIFT LOBBY
Ventec Blade type X ventilator at head of lift shaft
Vent to have a minimum free area of 1.5m2.
Structural opening in roof - 1186 x 2100mm.
Upstand above roof deck = 330mm
(180mm insulation + 150mm upstand)
Upstand to be 200mm wide to full perimeter of opening.

ROOF HATCH - LADDER ACCESS
SRHA roof access hatch with integrated ladder by Jupiter Blue.
Structural opening in roof = 750 x 900mm
Integral Upstand above roof deck = 307mm
Roof membrane to be dressed up upstand and be made watertight.
Z Fold ladder by Jupiter Blue fitted within upstand
All openings in roof to lined with 15mm boards which adds 15mm all round to the structural opening in roof deck.

- Rev T 111224 Flat 8 changed to Office & Ancillary
- Rev S 111224 Flat floor areas added
- Rev R 101024 Dividing wall in service riser omitted.
- Rev Q 021024 Desks omitted. Flat 17 Furniture layout amended.
- Rev P 160924 Cylinders taken off.
- Rev N 280824 Howdens Kitchens added.
- Rev M 240424 Kitchens updated.
- Rev L 230424 Kitchen detail added.
- Rev K 270324 Apartment entrance door openings redrawn to show a 1010mm Structural Opening.
- Rev J 200324 Details of roof openings added.
- Rev H 160224 One more Penetration added.
- Rev G 020224 Penetrations in floor slab added.
- Rev F 260124 Flat 17 Bathroom swapped around
- Rev E 220124 Rainwater goods added
- Rev D 220124 Inner staircase ballustrade face fixed
- Rev C 050123 AOV window in stairwell widened to increase free ventilation area.
- Rev B 201223 AOV's rationalised, wall taken around Smoke shaft. AOV window in stairwell.
- Rev A 181223 SVP's rationalised. Living room windows widened. Door / window numbers added.



Kennedy James Griffiths
Chartered Architects and Project Managers

**Eagle House
Apartments**

Title
Fourth Floor Plan

Status
Construction

10 Victoria Park Court
516 Cowbridge Road East
Cardiff
CF5 1DB
02920 545100

Date
17 11 2023

Scale @ A3
1:100

Revision
1487:WD:204 T

Drawn by
DKB

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