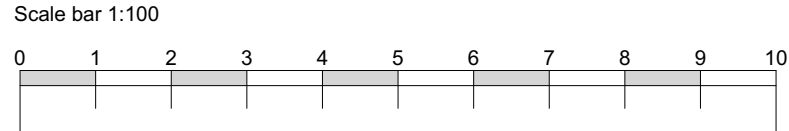


W 204.1 - REV-J - 2 - 2ND FLOOR LAYOUT PLAN - 1:100



BUILDING - GROSS EXTERNAL AREA	
	Area m2
BUILDING - BLOCK A	548.59
BUILDING - BLOCK B	337.35
SITE AREA	2 119.12

BUILDING A - GROSS INTERNAL AREA		Area m2
Plot / Room Use		
BA-LOT 11 - LIVING SPACE		1.80
BA-LOT 12 - TYPE E (1 BED = 2 PERSON)		54.81
BA-LOT 12 - BATHROOM		4.70
BA-LOT 12 - BEDROOM 1		10.06
BA-LOT 12 - CUPD		1.25
BA-LOT 12 - ENTRANCE		8.89
BA-LOT 12 - LIVING SPACE		31.69
BA-LOT 13 - TYPE G (2 BED = 4 PERSON)		4.94
BA-LOT 13 - BATHROOM		4.94
BA-LOT 13 - BEDROOM 1		12.67
BA-LOT 13 - BEDROOM 2		10.63
BA-LOT 13 - CUPD		1.41
BA-LOT 13 - ENTRANCE		5.84
BA-LOT 13 - LIVING SPACE		32.10
BA-LOT 14 - TYPE G (1 BED = 2 PERSON)		55.51
BA-LOT 14 - BATHROOM		4.90
BA-LOT 14 - BEDROOM 1		13.74
BA-LOT 14 - CUPD		1.32
BA-LOT 14 - ENTRANCE		4.49
BA-LOT 14 - LIVING SPACE		29.35
BA-LOT 15 - TYPE H (2 BED = 4 PERSON)		76.90
BA-LOT 15 - BATHROOM		4.40
BA-LOT 15 - BEDROOM 1		13.01
BA-LOT 15 - BEDROOM 2		15.31
BA-LOT 15 - CUPD		1.15
BA-LOT 15 - ENTRANCE		12.83
BA-LOT 15 - LIVING SPACE		28.46
BA-LOT 16 - TYPE G (1 BED = 2 PERSON)		45.51
BA-LOT 16 - BATHROOM		5.81
BA-LOT 16 - BEDROOM 1		13.40
BA-LOT 16 - CUPD		1.32
BA-LOT 16 - ENTRANCE		4.76
BA-LOT 16 - LIVING SPACE		29.34
BA-LOT 17 - TYPE H (2 BED = 4 PERSON)		71.71
BA-LOT 17 - BATHROOM		4.40
BA-LOT 17 - BEDROOM 1		14.30
BA-LOT 17 - BEDROOM 2		13.29
BA-LOT 17 - CUPD		1.16
BA-LOT 17 - ENTRANCE		9.13

PLOTS BUILDING B - GROSS INTERNAL AREA		Area m ²
Plot / Room Use		
BB-PLOT 8 - TYPE AA (2 BED = 4 PERSON)		73.01
BB-PLOT 8 - BATHROOM		4.90
BB-PLOT 8 - BEDROOM 1		10.20
BB-PLOT 8 - BEDROOM 2		11.67
BB-PLOT 8 - CUPD		1.63
BB-PLOT 8 - ENTRANCE		6.67
BB-PLOT 8 - LIVING SPACE		30.03
BB-PLOT 9 - TYPE BB (1 BED = 2 PERSON)		50.18
BB-PLOT 9 - BATHROOM		4.23
BB-PLOT 9 - BEDROOM 1		12.01
BB-PLOT 9 - CUPD		1.55
BB-PLOT 9 - ENTRANCE		4.54
		25.92
SECOND FLOOR		50.18
Plots 8 to 11		4.93
Plots 8 to 11		12.01
Plots 8 to 11		4.93
Plots 8 to 11		1.55
Plots 8 to 11		25.92
Plots 8 to 11		6.84
Plots 8 to 11		12.30
Plots 8 to 11		12.87
Plots 8 to 11		6.23
Plots 8 to 11		28.96

SECOND FLOOR
Plots 8 to 11
POSTAL NUMBERS
Flats 8 to 11,
9, North Street,
Reading.
RG1 7BY

SECOND FLOOR
Plots 12 to 17
POSTAL NUMBERS
Flats 12 to 18 (exc.13),
24, Weldale Street,
Reading.
RG1 7BQ

Area	Area m ²
BB - 0GF - S1/SR1ER 1	0.63
BB - 0GF - S1/SR1ER 2	0.63
BB - 0GF - S1/SR1ER 3	0.63
BB - 1ST - S1/SR1ER 1	0.63
BB - 1ST - S1/SR1ER 2	0.63
BB - 2ND - S1/SR1ER 1	0.63
BB - 2ND - S1/SR1ER 2	0.63
BB - 2ND - S1/SR1ER 3	0.63
BB - 3RD - S1/SR1ER 1	0.63
BB - 3RD - S1/SR1ER 2	0.63
BB - 3RD - S1/SR1ER 3	0.63
BB - 4TH - S1/SR1ER 1	0.60
BB - 4TH - S1/SR1ER 2	0.60
BB - 4TH - S1/SR1ER 3	0.60
BB - CLEANERS STORE - 0GF FLOOR	2.67
BB - COMMUNAL - 0 GF - ENTRANCE LOBBY	17.59
BB - COMMUNAL - 0 GF - LOBBY	12.94
BB - COMMUNAL - 1ST - LANDING	15.59
BB - COMMUNAL - 1ST - STAIR LOBBY	8.55
BB - COMMUNAL - 2ND - LANDING	15.59
BB - COMMUNAL - 2ND - STAIR LOBBY	8.55
BB - COMMUNAL - 3RD - LANDING	15.59
BB - COMMUNAL - 3RD - STAIR LOBBY	8.55
BB - COMMUNAL - 4TH - LANDING	15.60
BB - COMMUNAL - 4TH - STAIR LOBBY	8.60
BB - COMMUNAL - SUN STORE	27.51
BB - COMMUNAL - CYCLE STORE	17.45
BB - PLANT & METERS	27.38

WALL CONSTRUCTIONS - SECOND FLOOR

B3 - Blockwork Strengths - Refer to (Structural Engineered Details)

WALL TYPE - 08-F5 - Cavity wall (SECOND FLOOR)

- U-VALUE = 0.23 W/m²K
- Overall thickness = **0.396m**
- 102.5mm face brickwork outer leaf
- All face brickwork is to be AAB "Redburn Multistock"
- 135mm cavity, comprising:
 - 65mm min clear cavity
 - 75mm 0.02W/mK rated thermal conductivity PIR board
 - 100mm 1.3W/m²K concrete block inner leaf
 - Blockwork density to be 1350-1600kg/m³
 - 13mm gypsum plaster, or cement/sand render with skim finish (min. 10kg/m²)

WALL TYPE - 09-F5 - Cavity wall - feature wall panels (SECOND FLOOR)

- U-VALUE = 0.23 W/m²K
- Overall thickness = **0.396m**
- 102.5mm face brickwork outer leaf
- All face brickwork is to be AAB "Redburn Multistock"
- 150mm cavity, comprising:
 - 50mm min clear cavity
 - 75mm 0.02W/mK rated thermal conductivity PIR board
 - 100mm 1.3W/m²K concrete block inner leaf
 - Blockwork density to be 1350-1600kg/m³
 - 15mm gypsum plaster, or cement/sand render with skim finish (min. 10kg/m²)

WALL TYPE - 10-F5 - Cavity wall - Cladding (SECOND FLOOR)

- U-VALUE = 0.02 W/m²K
- Overall thickness = **0.458m**
- Standard seam aluminium cladding - refer to typical construction details
- Aluminium cladding to be:
 - EUROCLAD Viding in colourcoat PRISMA in anthracite / RAL 7016 finish
 - 38mm thick exterior quality 3005 alloy - refer to typical construction details
 - 38mm vented / structural batten zone - refer to typical construction details
 - Metal cladding carrier membrane - refer to typical construction details
 - 100mm 1.3W/m²K medium density thermal conductivity block
 - 135mm cavity, comprising:
 - 50mm min clear cavity
 - 75mm 0.02W/mK rated thermal conductivity PIR board
 - 100mm 1.3W/m²K concrete block inner leaf
 - Blockwork density to be 1350-1600kg/m³
 - 13mm gypsum plaster, or cement/sand render with skim finish (min. 10kg/m²)

WALL TYPE - 11-F5 - Internal party / cavity wall (SECOND FLOOR)

- U-VALUE = N/A W/m²K

ROBUST DETAIL R - E-WN-21

- Overall thickness = **0.336m**
- 15mm gypsum plaster, or cement/sand render with skim finish (min. 10kg/m²)
- 100mm 1.3W/m²K concrete block inner leaf
- Blockwork density to be 1350-1600kg/m³
- 100mm min. cavity, comprising:
 - Cavity to be filled ROCKWOOL Cavity Bat, density 38 kg/m³
 - A1 or non-combustible (Euroclass A1-s)
 - Wall ties to be Approved Document E type A approved
 - 100mm 1.3W/m²K concrete block inner leaf
 - Blockwork density to be 1350-1600kg/m³
 - 13mm gypsum plaster, or cement/sand render with skim finish (min. 10kg/m²)

WALL CONSTRUCTIONS - GENERIC

NB - Blockwork Strengths - Refer to Structural Engineered Details

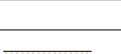


WALL TYPE - 12 - Single Skin masonry + Cladding
U-VALUE = N/A Win/m2
 - Overall thickness = **0.165mm**
 - Standing seam aluminum cladding - **refer to typical construction details**
 - Aluminium cladding to be
 - EUROCLAD V102 in colourcoat PRISMA in 'anthracite' RAL 7016 finish
 - 16mm thick exterior WPR vapour isolation - **refer to typical construction details**
 - 38mm vented / structural batt zone - **refer to typical construction details**
 - Mineral cladding carrier membrane - **refer to typical construction details**
 - 100mm **3.5N/mm2** medium density blockwork outer leaf

WALL TYPE - 13 - 13 FT Half
U-VALUE = N/A Win/m2
 - Overall thickness = **0.233mm**
 - 215mm **10.4N/mm2** dense concrete blockwork to roof level
 - Blockwork density to be 1350-1600kg/m3
 - 13mm gypsum plaster, or cement/sand render with skin finish (min. 10kg/m2)

WALL TYPE - 14 - 14 Wx U - Internal blockwork partition (min 40dB sound attenuation)
U-VALUE = N/A Win/m2
 - Overall thickness = **0.115mm**
 - 13mm gypsum plaster, or cement/sand render with skin finish (min. 10kg/m2)
 - 100mm **3.5N/mm2** lightweight aggregate concrete blockwork partitions
 - Blockwork density to be 1000kg/m3
 - 13mm gypsum plaster, or cement/sand render with skin finish (min. 10kg/m2)

WALL TYPE - 15 - U - Internal blockwork partition (min 40dB sound attenuation)
U-VALUE = N/A Win/m2
 - Overall thickness = **0.176mm**
 - 13mm gypsum plaster, or cement/sand render with skin finish (min. 10kg/m2)
 - 105mm **3.2N/mm2** lightweight aggregate concrete blockwork partitions
 - Blockwork density to be 1350-1600kg/m3
 - 13mm gypsum plaster, or cement/sand render with skin finish (min. 10kg/m2)



WALL TYPE - 16 - SVP / bath boxing in (min 40dB sound attenuation)
U-VALUE = N/A Win/m2
 - Overall thickness = **0.115mm**
 - 75x50mm treated solidwood stud frame (studs at max. 400mm c/c)
 - 100mm Gward acoustic partition fill
 - 12mm WBP vapour
 - 2 layers of 12.5mm Gypsol Wallboard with skim finish areas
 - NB: Tie element board to be used in all bathroom / wet room areas where tiled

UPPER FLOOR CONSTRUCTIONS - Refer to Structural Engineering Details

NB - Floor Loadings & Strengths - Refer to Structural Engineering Details
FLOOR TYPE : c20 - Suspended upper floors
U-VALUE = N/A/W/m2K
• Structure + finishes overall thickness = 600mm
• 65mm minimum cement/sand screed, nominal 80kg/m2 mass per unit area
• 100mm EdgeGrading flanking strip
• 6mm Isotherm resilient base layer - jointed and sealed with EdgeGrading flanking strip with minimum 50mm overlapped joints using proprietary sealing tape

Structural Floor :

- Precast concrete plank 250mm thick with 300kg/m2 minimum mass per unit area
- Precast concrete plank **MUST BE BUILT INTO INNER LEAF**
- Walls must not be continuous between floors
- Planks must not abut inner leaf
- Planks must not be supported by masonry must be filled with mortar or flexible sealant

Refer to specific construction details for C10 Metal ceiling system

All ceiling treatments must be installed in accordance with the manufacturer's instructions

All ceiling joints must be sealed with tape or caulked with sealant

C10 - Metal ceiling system

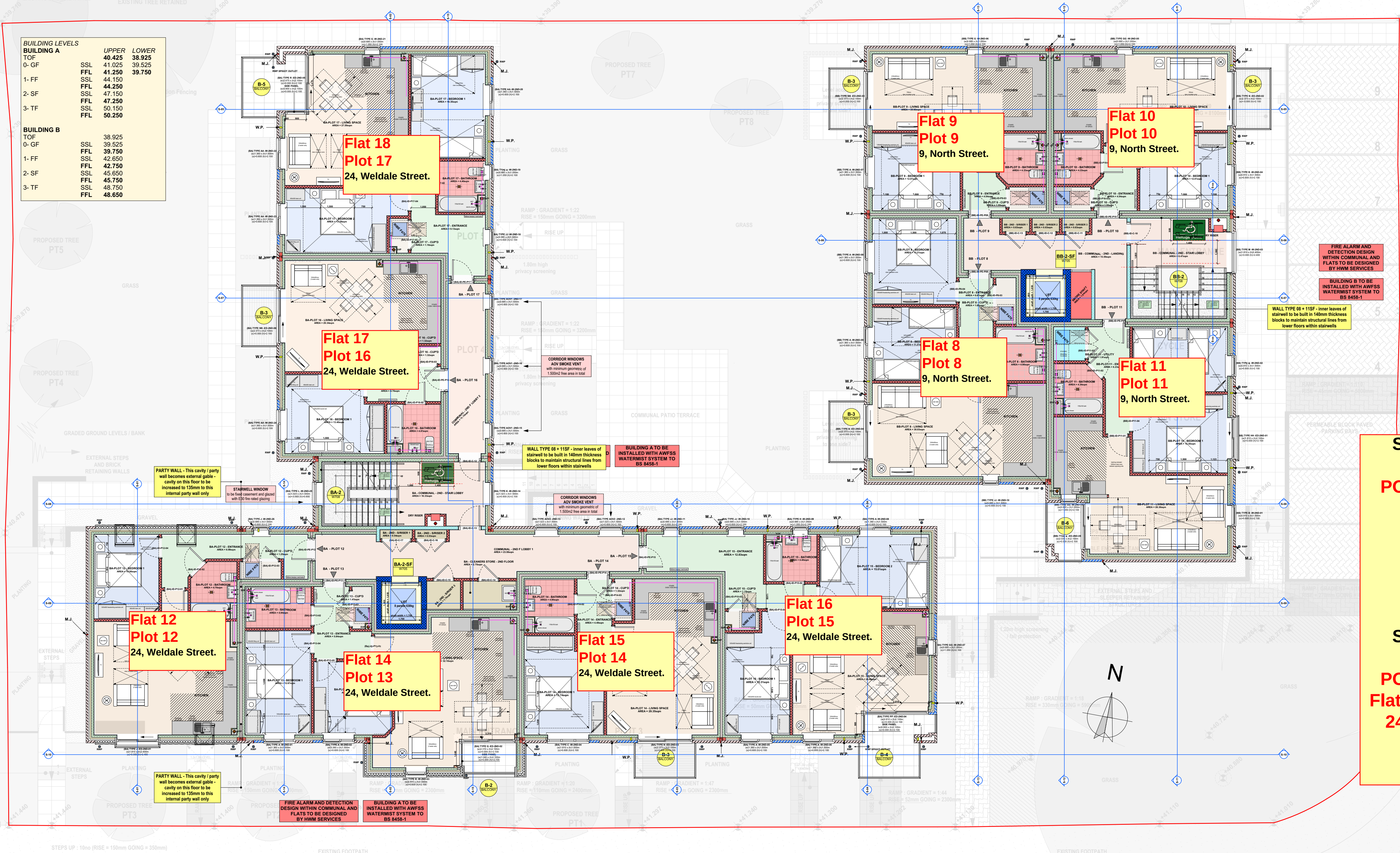
150mm void to be used for 150mm (min) depth concrete plank cranks

- Any metal ceiling system providing 150mm (min) ceiling void isolated using Isokon finish
- 20mm (min) mineral wool insulation under plasterboard
- Single layer of 15mm Gypsum based board (to achieve a nominal 10 kg/m2) + seismic flashings

Downlights / Recessed lighting

provided there is a minimum ceiling void as stated below for C10. C11 & C12 downlights and ceiling lighting may be installed:

- In accordance with the manufacturer's instructions
- At no more than one pair per 2m2 of ceiling area in each room or see Appendix C
- At centres not less than 0.75m
- Into openings not exceeding 100mm diameter or 100x100mm



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- ☐ Preliminary
- ☐ Feasibility
- ☐ Planning
- ☐ Building Regulations
- ☐ Tender
- ☒ Construction issue
- ☐ As Built

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2. Do not scale drawing. all dimensions to be checked on site prior to construction and any discrepancies reported to contract administrator

RIBA
Chartered Practice

REVISION A - RG - 28/01/2021 - S73 PLANNING ISSUE

REVISION B - RG - 17/02/2021 - Layout amendments + window / door refs added

REVISION C - RG - 19/02/2021 - S73 PLANNING ISSUE

REVISION D - RG - 11/03/2021 - GENERAL UPDATES, WALL TYPES, WINDOWS / DOOR REFERENCES ADDED

REVISION E - RG - 27/05/2021 - CONSTRUCTION ISSU

REVISION F - RG - 21/06/2021 - CONSTRUCTION ISSUE - Minor updates with issue of window and door schedules + transformer removed

REVISION G - RG - 05/07/2021 - CONSTRUCTION ISSUE - Minor updates to kitchen and bathroom layouts

REVISION H - RG - 29/09/2021 - CONSTRUCTION ISSUE - Minor updates to balconies

REVISION J - RG - 25/11/2021 - CONSTRUCTION ISSUE - WINDOW + DOOR OPENING

Drawing title: 2 - 2ND FLOOR LAYOUT PLAN
- 1:100

Client: READING BOROUGH COUNCIL

Drawn by: **RG** Checked: **TC**

Job number: 20.20.022

Project:
READING AFFORDABLE HOUSING SITE
NORTH STREET, Reading, RG1 7DA.

Scale: 1:100 at A1

Date: **NOVEMBER 2020**

Drawing no: W204.1 - REV-J

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