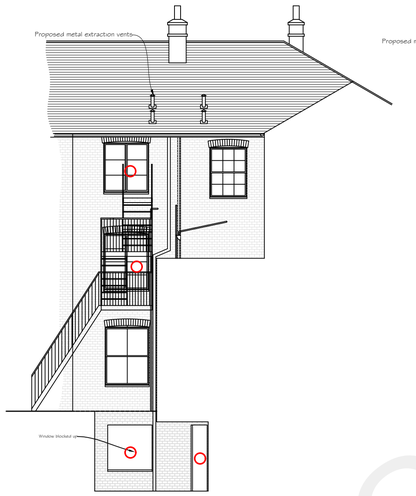


Side Elevation

Scale 1:100

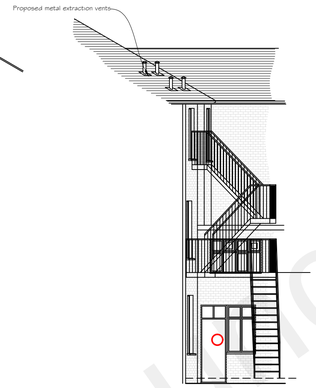


Front Elevation

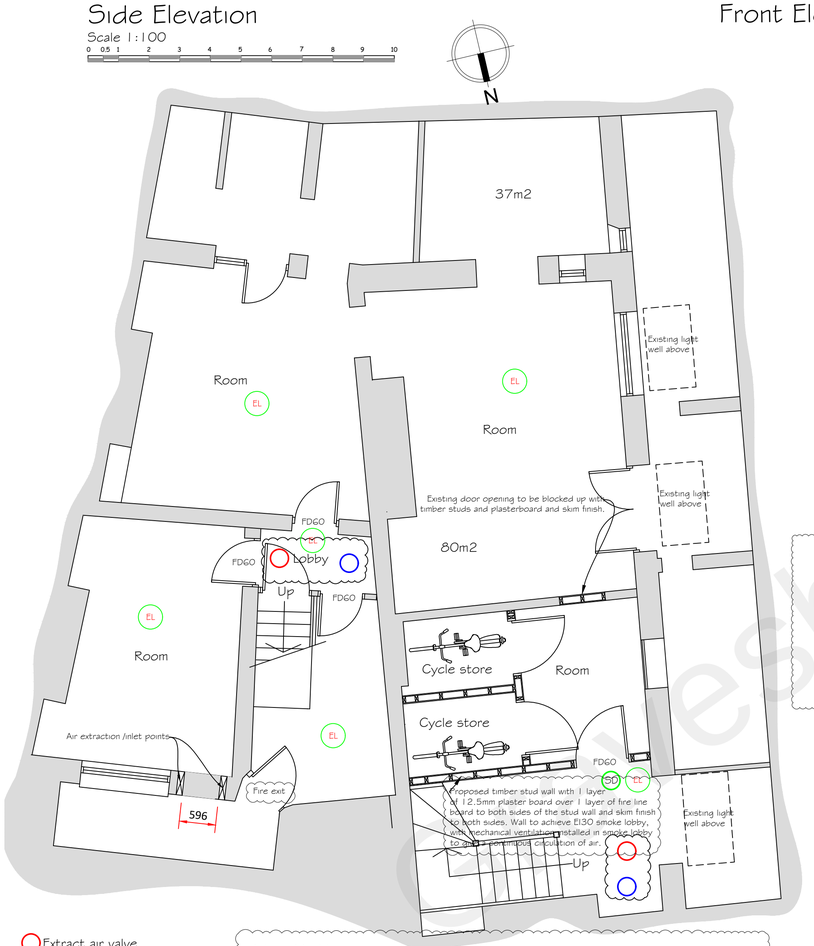


Part Rear Elevation

Scale 1:100



Part Side Elevation



Extract air valve

Supply air valve

HD Heat detector

SD Smoke detector

Internal Lighting
Install low energy light fittings that only take lamps having luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L. of the current Building Regulations.

Basement Floor Plan

Scale 1:50

0 0.5 1 2 3 4 5 6 7 8 9 10

Existing Structure
Existing structure including foundations, beams, walls an lintels carrying new and altered loads to be exposed and checked for adequacy prior to commencement of the work and as required by the Building Control Officer. Party wall agreement is to be adhered to at all times.

Party walls
To have 1 hour fire resistant, with existing wall assessed and additional fire line board added to achieve a 1 hour fire resistance if necessary and to BC approval.

Internal stud walls
To be built off a 100x50mm sole and head plate, with 100x50mm vertical studs built at 400mm centers, 600mm horizontal noggins between studs, with joists double under when built parallel to joists. 100mm mineral wool insulation quilt between studs with 12.5mm plaster board and skim finish. All proposed walls onto a protected escape route are to have 15mm fire line board with 12.5mm plasterboard and skim finish to achieve a 1 hour fire protection, with water resistant plaster board used in all wet areas. All proposed stud walls separating between flat and common area are to achieve 43db.

Wall linings
All wall linings to conform with BS EN 15102 and to achieve classification of C-s3,d2 all to comply with Part B2 building regs.

Existing stairwell
Existing stairwell is to achieve a 1 hour fire resistance. Existing walls to be assessed and upgraded if necessary with additional layer of plaster board or fire line board. All doors leading onto the stairwell or egress route, to be FD30s fire doors. Fire exit signs are to be placed on or above all exit doors and in accordance with BS ISO 3864-1 & BS 5499-4. A hand rail is to be maintained in the stairwell.

Proposed staircase
To be constructed in timber with 1/2 hour fire protection,220 maximum rise, with 220minum going, with a maximum pitch of 42°. All winders to have a minimum tread of 50mm, with going to be no more the maximum going at the centre, with a minimum 50mm. Landing depth to be no less than stair width, with a 2000mm minimum headroom above pitch line, hand rails to be 900mm above pitch line. Hand rails to be provided on at least one side of stairs and continuous around stairwell on landing. Nosing with 16-25mm overlap, all to comply with K1 and to building control approval. Walls to staircase to achieve REI60 above 5m above ground level and REI30 below.

Sound reverberation reduction to common areas
At the landing areas shown in yellow hatch, provide suspended ceiling pannels of Gyproc Gyptone Quarttro 41 ceiling boards equal to 50% of the common area (8m2). This is based on Approved Document E Section 7 Paragraph 7.11, adopting method A as the calculation, using a class C absorption material.

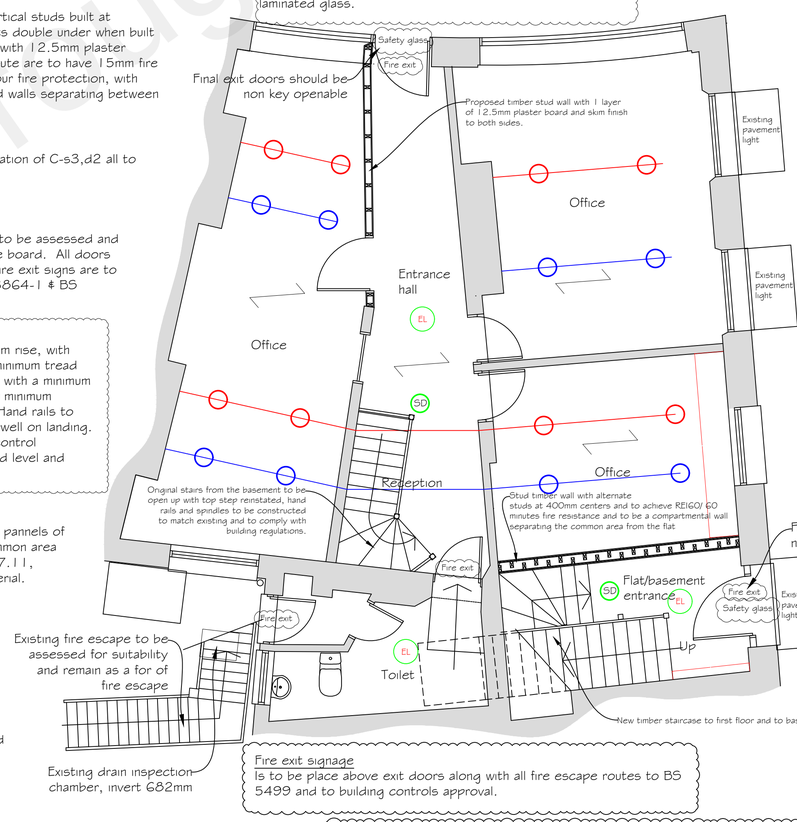
Sound insulation and testing
A sound test is to be carried out prior to work commencing with a designed floor and wall system to achieve 43db airborne and 64db impact to floors. A test on completion is to be undertake with the results sent to building control.

Floors/ceilings
To have 1 hour fire resistant, with existing floor to be assessed and additional fire line board added to achieve a 1 hour fire resistance and to BC approval. Alternatively Envirograf under floor fire barrier can be proposed, fitted between existing floor joists and on top of the existing ceiling to give 60 minute fire resistance to the floor and structure of the floor.

Penetration through compartment floors
Intrumescent and accoustic pipe collars are to be fitted to all pipe's and ducting penetrating ceilings and floors to BS476: Part 20: 1987. To be fitted in accordance with manufactures details and to building control approval. All walls and floors between bedrooms are to achieve 60 minutes fire resistance.

Certification required on completion.
Air extraction-Water calculation BS 15014046-EPC-Electrical BS7671-Installed fire doors-Fire and smoke alarms-Heating installation.

Safety glass
All glazing below 800mm to be in toughened or laminated glass.



Fire exit signage
Is to be place above exit doors along with all fire escape routes to BS 5499 and to building controls approval.

Hush accoustic wall linings
Lining to upgrade existing walls to be15mm fire line board to be installed over the Hush Multi panel, ensuring that all joints are to be sealed using Hush isolation tape and the Hush acoustic sealant. Both boards to be fixed to Hush deep resilient bars. Hush slab 25 sound absorber to be fitted between the Hush bars. Hush bar deep resilient bars fixed honzontally at 450mm centres to the wall. All built in accordance with manufactires details and to building control approval. A sound test to be carried out prior to occupation with results given to building control.

Ground Floor Plan

Scale 1:50

Rev L- Roof vent removed.	30 June 2022
Rev K- Building reg amendments.	27 June 2022
Rev J- Building reg notes added.	6 April 2022
Rev I- Smoke and heat detectors added.	16 February 2022
Rev H- Bins removed.	4 February 2022
Rev G- Internal vents amended.	9 January 2022
Rev F- Extraction vents amended.	9 January 2022
Rev E- Extraction vents added to roof.	7 December 2021
Rev D- Basement staircase amended.	3 December 2021
Rev C- Amended notation.	18 March 2021
Rev B- Additional information.	16 March 2021
Rev A- Bricycle store added.	8 March 2021

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Drawing title
Proposed basement and first floor plans

Scale 1:50/1:100 at A1

Date 15 Sept 2020

Drawn by

Drawing No 20/297/03 L

Borough Council