







Please note: All elements of structure to be provided with 60mins of fire resistance

-  Steel beams above, refer to s.e details for further details. Steels above ground level to have 60 minutes fire protection.
 -  New concrete padstones as designed by s.e.
 -  30 min fire rated door
 -  30min fire rated area, subject to building control approval
 -  New connection to existing soil stack, subject to building control approval
 -  New concrete slab as designed by s.e.
- A BS7671 electrical installation certificate should be submitted upon completion of works

VENTILATION
All SVP's to be vented using through roof via proprietary terminus vents. Provide trickle vents to all windows as background ventilation in all habitable rooms as 8000 mm².

FOUL DRAINAGE
To new drain runs and connections, provide 100mm salt glazed stoneware pipes to existing mains with flexible joints laid in straight lines to true and even fall of not less than 1:40 into existing sewer system. Pipes laid on pea gravel granular fill and where passing through walls to be protected by a prestressed concrete lintel over.

All to be installed strictly in accordance with the manufacturers. Recommendations and to Local Authority approval. Soil and vent stacks to be 110mm dia PVC vent pipes to terminate 900mm above any opening window and be fitted with bird trap. Vent pipes terminating within the buildings should be fitted with Hunter Nouveau relief valve. Access panel to be fitted at base of stack. One stack plumbing systems to be in 100mm PVC, no waste connection to be made opposite or within 200mm below wc

pan connection (wc 100mm pipe 75mm trap), no connector to be made within 915mm of easy bend at bottom. Access plates to be provided to all external bends. Bath, basin and sink wastes to have 75mm deep seal traps. Bath sink and shower wastes 40mm dia. PVC, hand basins to have 32mm dia waste with 75mm traps. Where two pipes join provide. Hunter anti-siphon valve and combine in 43mm pipe. All gullies to be back inlet gullies unless otherwise stated. All inspection chambers to be Osma or similar standard, to a max. depth of 600mm. Below 600mm chambers to be built of 225mm semi-engineering brickwork on 200mm thick concrete base benched to suit pipe flow. Inspection Chambers deeper than 1200mm to have step irons built in. All pipes discharging into chambers or saddling on to main drains to be turned into the direction of flow. Where two soil pipes are to discharge into one soil pipe with up to 4 waste pipes, the 110mm multi-branch coupled to collar boss with solvent weld joint by Osma plumbing should be used. If waste pipes are required to join soil and vent

pipe within 200mm of wc pan, connection or discharge into soil pipe before in connects to soil and vent pipe or discharge directly into drain not via soil and vent. Use Bartol soil manifold. All plumbing and sanitary pipework to CP 312 Parts 1-3 BS 5572. Hot and cold services in copper with UPVC wastes, white where exposed.

SURFACE WATER DRAINAGE
All surface water drainage to run from back inlet gullies into 110 mm Osma flexible joint pipes bedded in pea gravel at 1:60 into soakaways at 4m from boundary and 7m from building to local authority approval. Drains to discharge into soakaway pits having 1 m³. Capacity minimum. Alternatively all to be discharged into the foul sewerage system to Local Authority Approval.

GLAZING
All glazing to in critical locations will be provided with safety / toughened glass

NEW WALLS;
16mm painted render to Thermalite 'Turbo' 215mm (2.8 newton) solid concrete blockwork & internal lining 60mm Gyproc

ThermaLineSUPER on plaster dabs (Min. U-value 0.35). All on blue engineering bricks to DPC level. Provide min 700d x 600mm mass concrete foundations as designed by building engineer subject to inspection by building inspector.

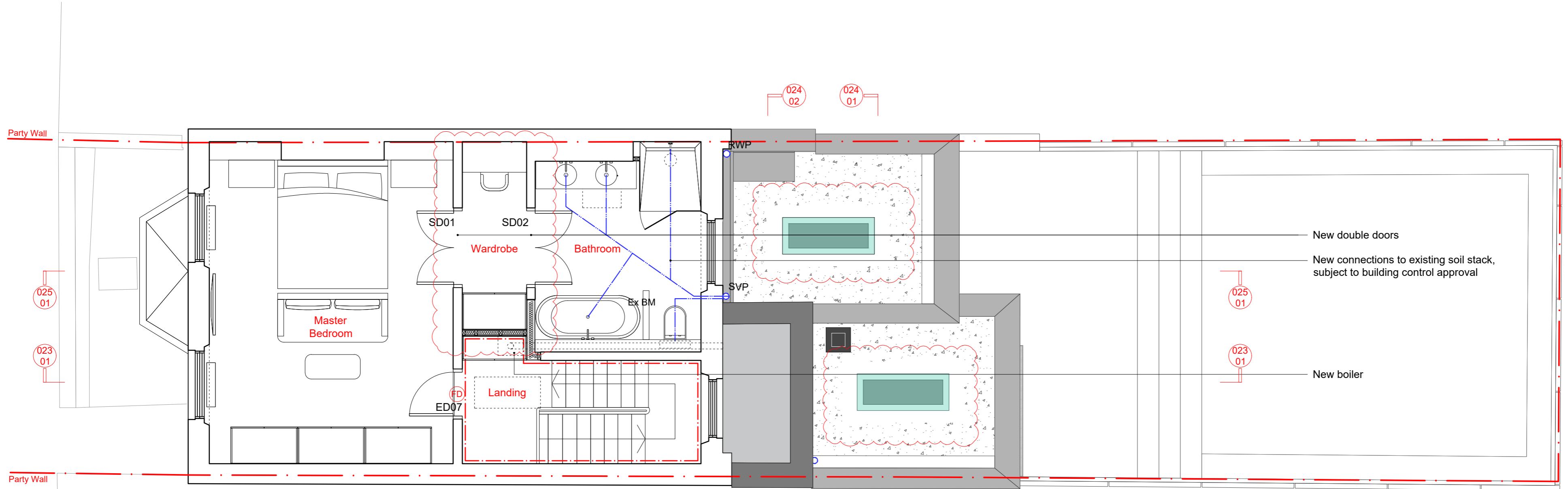
Construction and Insulation
Exposed Wall (cavity wall)
102.5mm facing brick outer leaf + 100mm cavity with 100mm Dntherm or 50mm Celotex CW4000 cavity insulation + 0.27
100mm Celcon Standard 3.6N block inner leaf + lightweight plaster or plasterboard on dabs internal finish.
Exposed Wall (stud walls/ashlar walls)
90mm Celotex GA4000 insulation (between timber studs) + 12mm Celotex TB4000 (to inside face of studs). 0.27
Exposed Wall (existing masonry wall - thermally upgraded)
215mm solid brick + 70mm Gyproc ThermaLine Super insulated plasterboard (on plaster dabs). 0.28
Roof (pitched)
90mm Celotex GA4000 insulation (between

joists/rafters) + 50mm Celotex TB4000 insulation (under joists/rafters). 0.18
Roof (option 2) flat roofs only
126mm Celotex TD4000 composite insulation board (over timber roof deck). 0.18
Note: Alternatively, and type or combination of suitable insulation that achieves a U-value of 0.18W/m K (or better).
Windows/Doors/Roof Glazing
PVC-u or timber or thermally-broken metal or composite frame double-glazed + 16mm cavity (air or argon gas fill) + 1.80 low-E glass, U-value of 1.80W/m K, or centre-pane U-value 1.20W/m K, or Window Energy Rating Band D.
Heating & Ventilation
Main Heating System
Conventional (mains) gas-fired central heating with radiators and/or underfloor heating.
Condensing boiler (approx 2 years old).
Heating Controls
Programmer + room thermostat (or flow switch or boiler energy manager) + boiler interlock + thermostatic radiator valves (TRVs).
If underfloor heating, separate time and

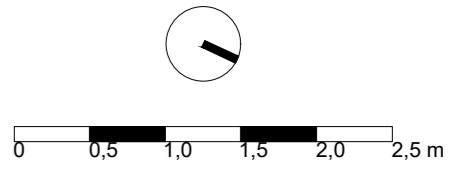
temperature controls.

Ventilation
Background ventilators & intermittent extract fans, or passive stack ventilation (Approved Document F1, 2010).

Other
Detailing
Accredited construction details (robust details: limiting thermal bridging and air leakage) adopted - see www.planningportal.gov.uk.
Lighting
75% of light fittings are dedicated low-energy (lamp luminous efficacy > 45 lumens/circuit watt, total output > 400 lamp lumens).
Air Tightness
Part L1B - air pressure test not required.



017 Proposed 2nd Floor GA Plan
Scale 1:50 @ A2 / 1:25 @ A0



1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.
2. Contractors, sub-contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.
3. This drawing to be read in conjunction with all relevant specifications. Engineers and specialist consultant information and any discrepancies reported prior to installation.
Copyright of J&K Studio

Revisions	
REV A - 14.03.24	- Existing walls and doors revisions
REV B - 17.07.24	- New rooflights to manufacturer specifications
REV C - 20.08.24	- New rooflights reduced size to 600x1500mm

Job No. 7862		Status	Tender
DWG BY MK	Date	11/23	
Scale 1:50 @ A1		Drawing No. 7862_017	Rev. C
Scale 1:100 @ A3			

Ja K

Martin Residence

Project 16 St Paul's Crescent, London NW1 8XL

Title Proposed 2nd Floor GA Plan