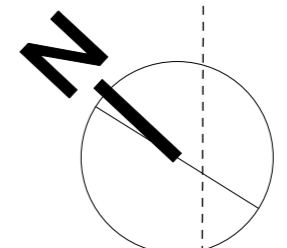


1 2 3 4 5 6



**NOTES:**

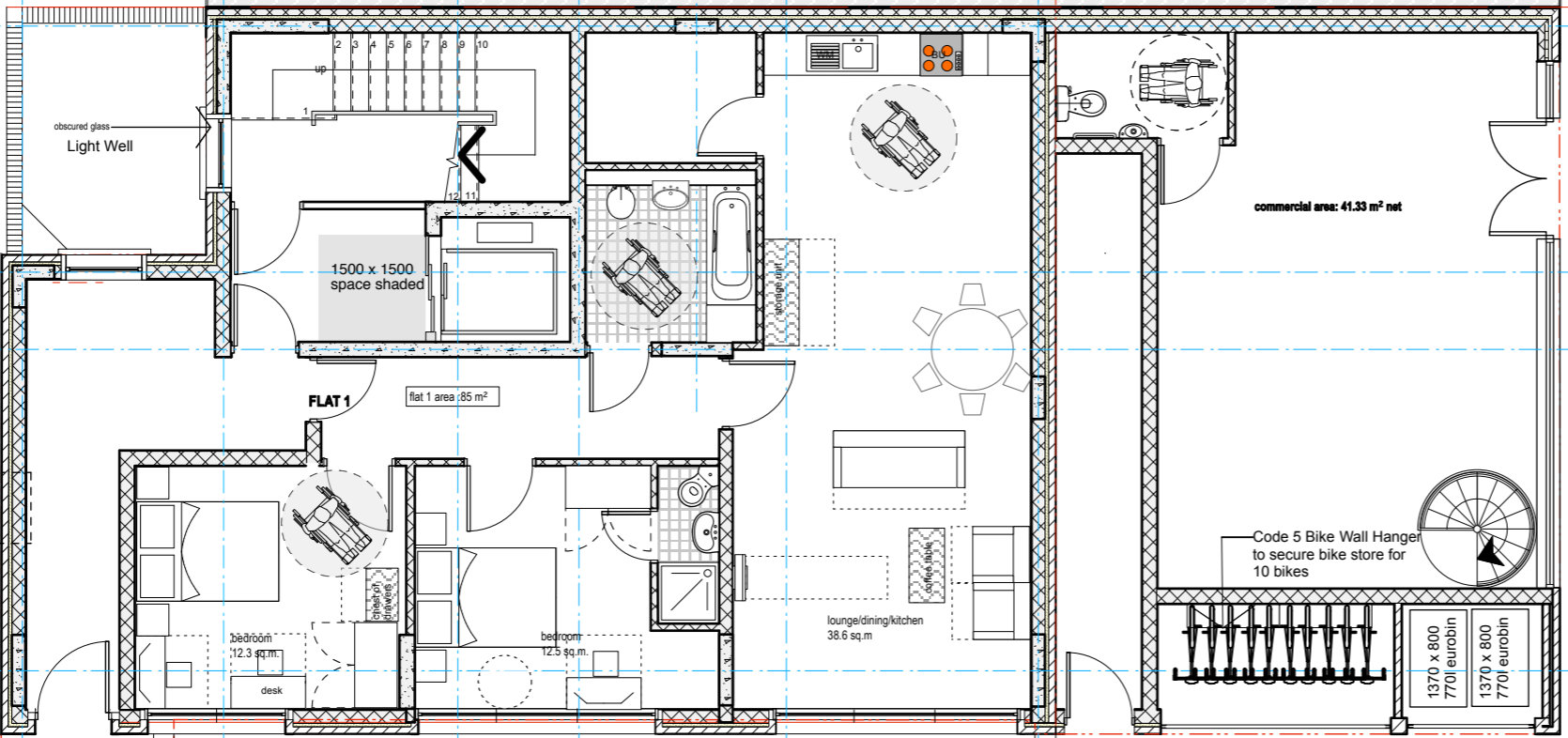
**EXTERNAL WALLS:** 102mm f.f. brick skin with 50mm insulation filled cavity 190mm thermal blockwork to innerskin with plaster finish to achieve U-value of not more than 0.26

**WINDOWS:** All windows shall be coated aluminium framed double glazed (4/16/4 or better) with low E glass.

**INTERMEDIATE FLOOR CONSTRUCTION:** All intermediate floor shall be constructed with 150mm RC Slab to structural engineer's details with 22mm chipboard on 43 x 65mm acoustic battens laid at 600mm c/cs with acoustic insulation quilt to voids between battens and 50 x 50 mm s.w. battenst to soffit set at 600mm c/cs and 12.5mm plasterboard and setting coat finish.

111-113

1500 x 1500mm clear area in front of lift opening-lift car size 1400 x 1100mm minimum  
staircase going no more than 170mm and going not less than 250mm. all doorways and hallways to conform to Part M



level access to commercial unit to comply with Document M of Building regulations

commercial area: 41.33 m<sup>2</sup> net

FLAT 1 flat 1 area 35 m<sup>2</sup>

Code 5 Bike Wall Hanger to secure bike store for 10 bikes

Electrically operated roller shutter to bike store and bin enclosure

ENTRANCE TO FLATS  
Not more than 1:12 ramp to entrance to company with Doc M of the current Building Regs

Light Well  
1100 mm high steel railing

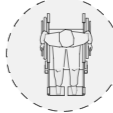



Level access shall be provided to all common entrances to comply with Document M of current Building Regulations

pavement  
Netley Street

pavement  
Hampstead Road

**Gross Floor Areas:**  
Residential: 128.4 sq. m. gross  
Commercial: 45.24 sq.m. gross

**LEGEND:**

-  1500 dia. turning circle for wheelchair user.
-  1700 x 1400 activity zone requirement referred to in lifetime homes
-  750 zone
-  1100 x 700 zone



Code 5 Bike Wall Hanger to secure bike store for 10 bikes  
1300mm x 325mm x 580mm (2 x 5)

REVISIONS:

**JOSEPH ROGIC**

PROJECT:

**107-109 HAMPSTEAD ROAD  
LONDON NW1 3EE**

TITLE:  
Ground Floor Plan

CLIENT:  
Monavon Properties Ltd.

SCALE:  
1 : 100 ( on A3 sheet)

DATE:  
Oct. '13

DRAWING NO.:  
**2013/107HM/2**

50 Bernard Avenue  
London W13 9TG

tel: 020 8579 5931

**Ground Floor Plan**

