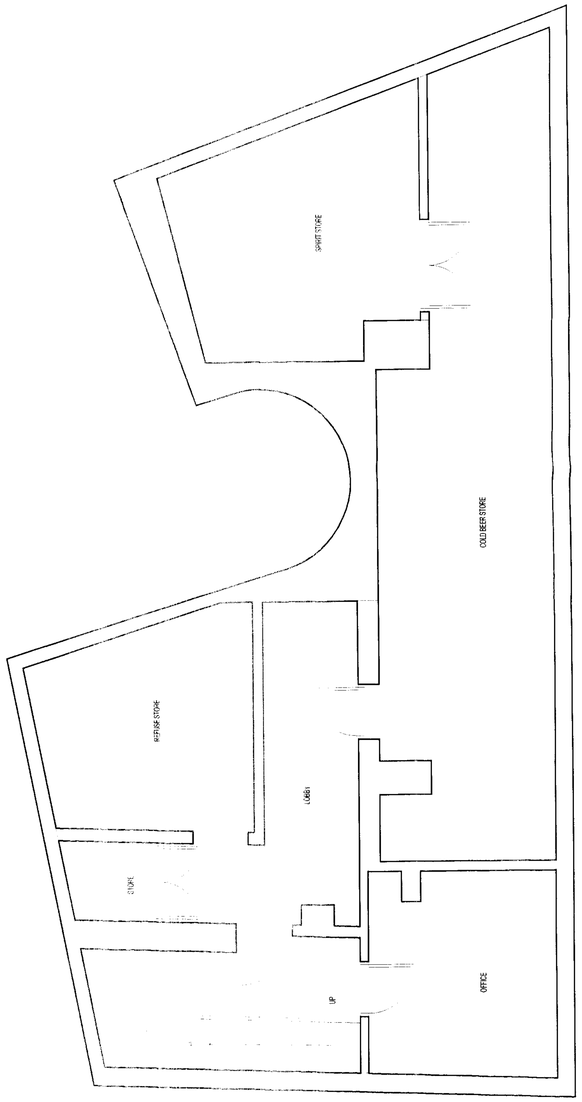
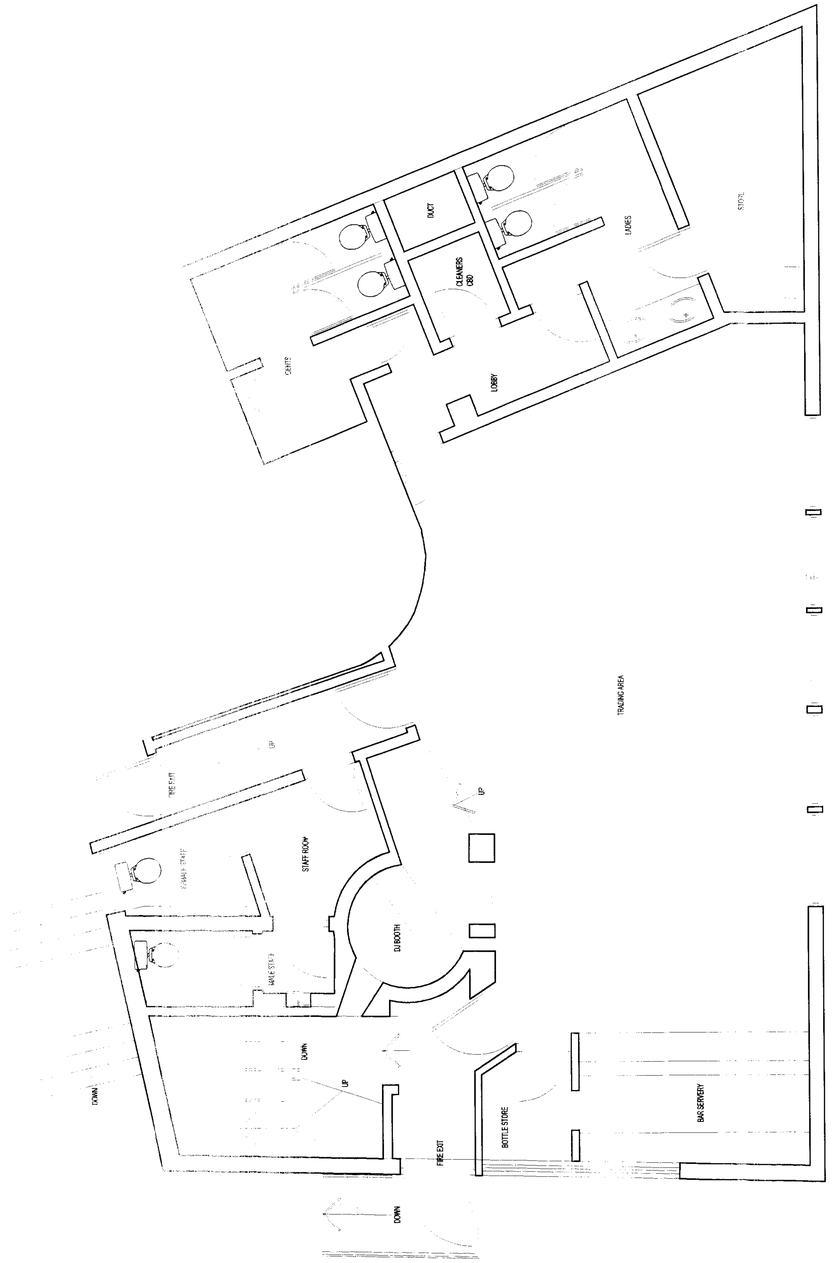


BASEMENT



LOWER GROUND FLOOR

All work is to be constructed in accordance with the relevant Building Regulations and to the satisfaction of the Building Inspector.
All work is to comply with the relevant British Standards and codes of practice.
Fire alarm installed in accordance with current edition of BS 5839
Drainage work is to be in accordance with current edition of BS 8301: 1985 CP 301 and manufacturers instructions.
Emergency lighting is to be installed in accordance with current edition of BS 5266 Pt 1
Signs and notices are to be installed in accordance with current edition of BS 5499 Pt 1
Foundations, structure and below slab drainage are to be detailed by structural engineer.
Drawings and calculations are to be submitted to the Local Authority for approval.

Walls to core areas are to provide one hour fire resistance to protected shafts (extent shown in hatched) and all services etc passing through the walls or floors are to be adequately fire stopped.
All structural ironwork is to be protected to one hour fire resistance (new and existing).
All existing floor soffits are to be removed and new plaster board lining provided to provide one hour fire resistance
New construction forming extension to rear of building are to achieve a minimum 'U' - values of 0.45W/m sq.K These include external walls, roofs, exposed and semi exposed walls.
Surface spread of flame to circulation areas and protected is to be class 'O' wall and ceilings.
All other areas are to be class '1' walls and ceilings.
Dimensions are to be checked on site before fabrication and construction

Any discrepancies are to be notified to the designers.
Structural measurements are to be taken from the structural engineers drawings.
Do not scale.

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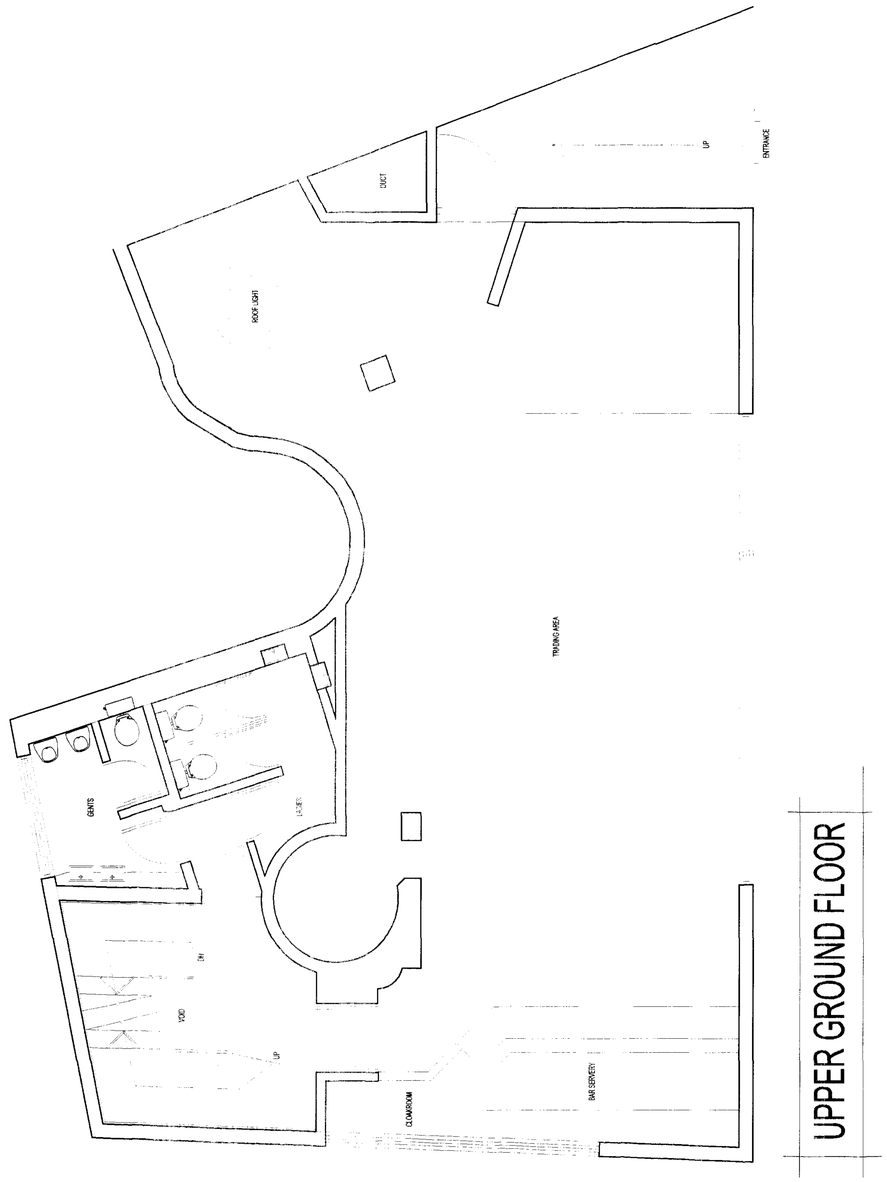
REV.	DATE	CHK.	COMMENT

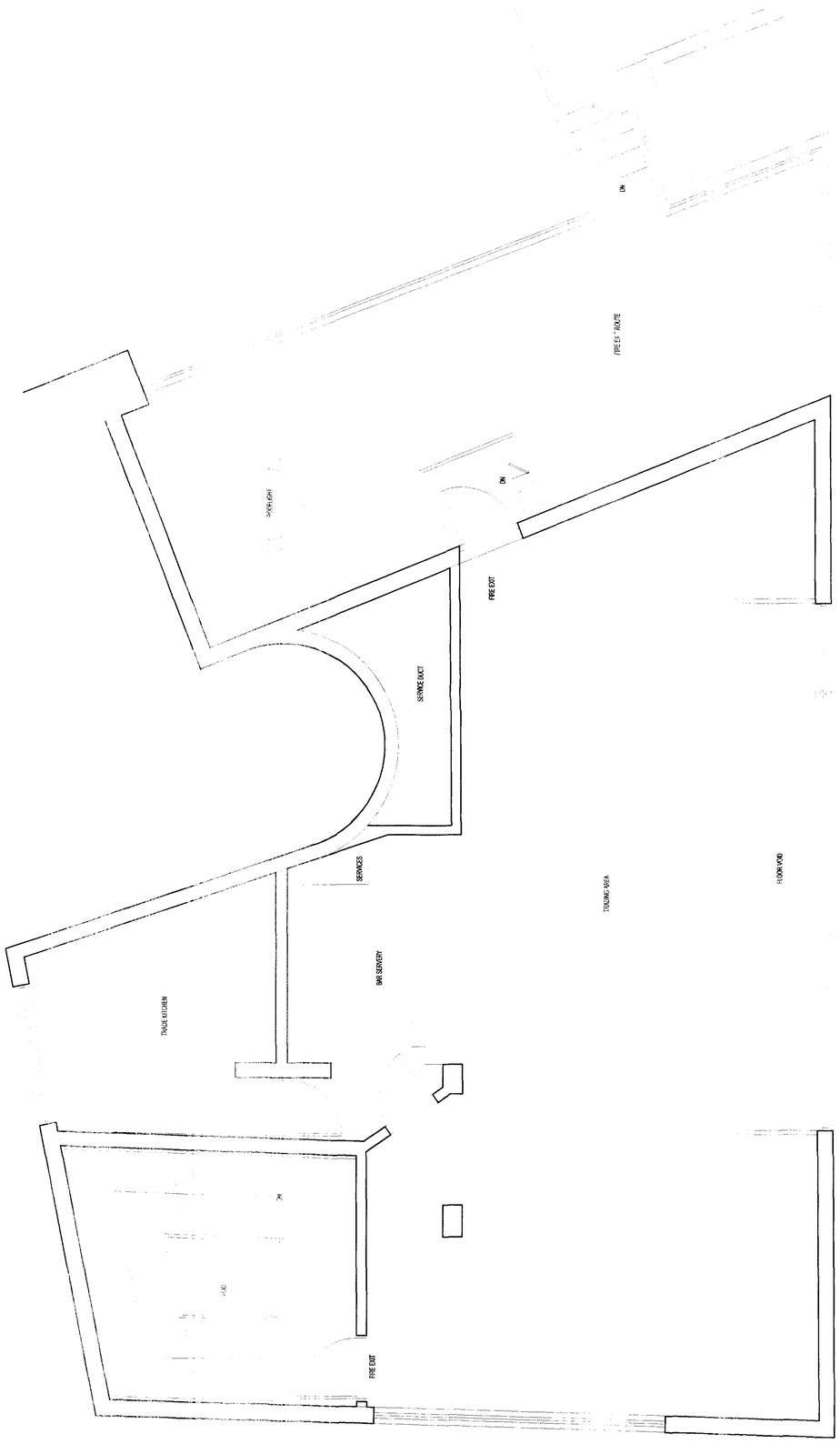
PROJECT:	PROPOSED OFFICES at 135 Finchley Road, NW3 6JH	
CLIENT:	Elbow Room Management Co.	
DRAWING TITLE:	LOWER GROUND FLOOR BASEMENT As Existing	
DRAWING NO.	0612/100	DATE: 20/11/07
SCALE:	1:50 @ A1	
STATUS:	SKETCH SCHEME	
AUTHOR:	MM	

Paul Daly Design Studio
Unit 7
11 Hoxton Square
London
N1 6NU

Tel +44 (0) 207 613 4855
Fax +44 (0) 207 613 5848



UPPER GROUND FLOOR



FIRST FLOOR

All work is to be constructed in accordance with the relevant Building Regulations and to the satisfaction of the Building Inspector.
All work is to comply with the relevant British Standards and codes of practice.
Fire Alarm installed in accordance with current edition of BS 5839
Drainage work is to be in accordance with current edition of BS 8301: 1985 CP 301 and manufacturers instructions.
Emergency lighting is to be installed in accordance with current edition of BS 5266 Pt 1
Signs and notices are to be installed in accordance with current edition of BS 5499 Pt 1
Foundations, structure and below slab drainage are to be detailed by structural engineer.
Drawings and calculations are to be submitted to the Local Authority for approval.

Walls to core areas are to provide one hour fire resistance to protected shafts (extent shown in hatched) and all services etc. passing through the walls or floors are to be adequately fire stopped.
All structural steelwork is to be protected to one hour fire resistance (new and existing).
All existing floor soffits are to be removed and new plaster board lining provided to provide one hour fire resistance.
New constructions forming extension to rear of building are to achieve a minimum 'U' - values of 0.45W/m sq.K These include external walls, roofs, exposed and semi exposed walls.
Surface spread of flame to circulation areas and protected is to be class 'O' wall and ceilings.
All other areas are to be class '1' walls and ceilings.
Dimensions are to be checked on site before fabrication and construction.

Any discrepancies are to be notified to the designers.
Structural measurements are to be taken from the structural engineers drawings.
Do not scale.

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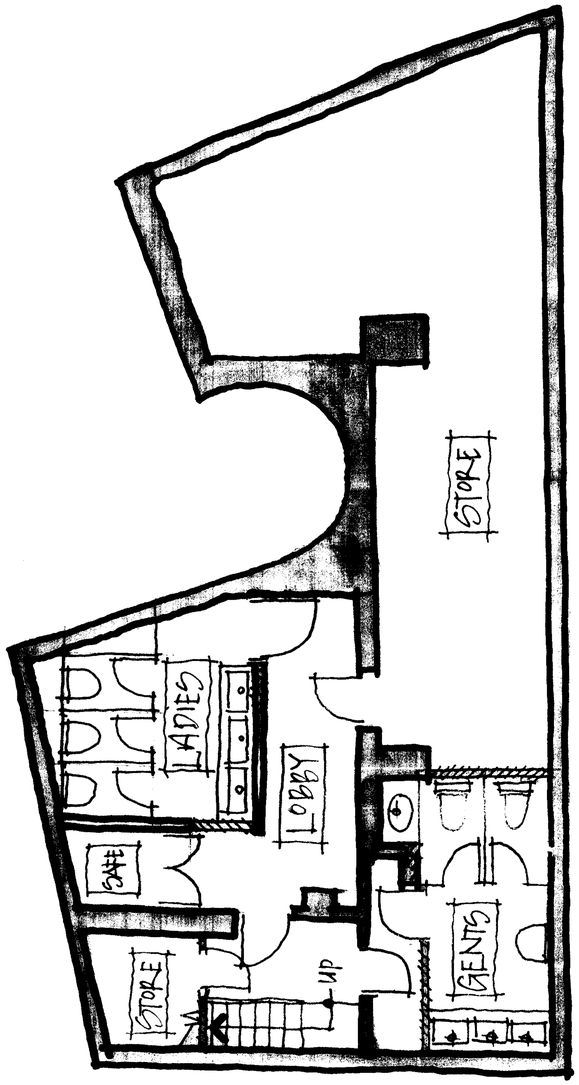
REV.	DATE	CHK.	COMMENT

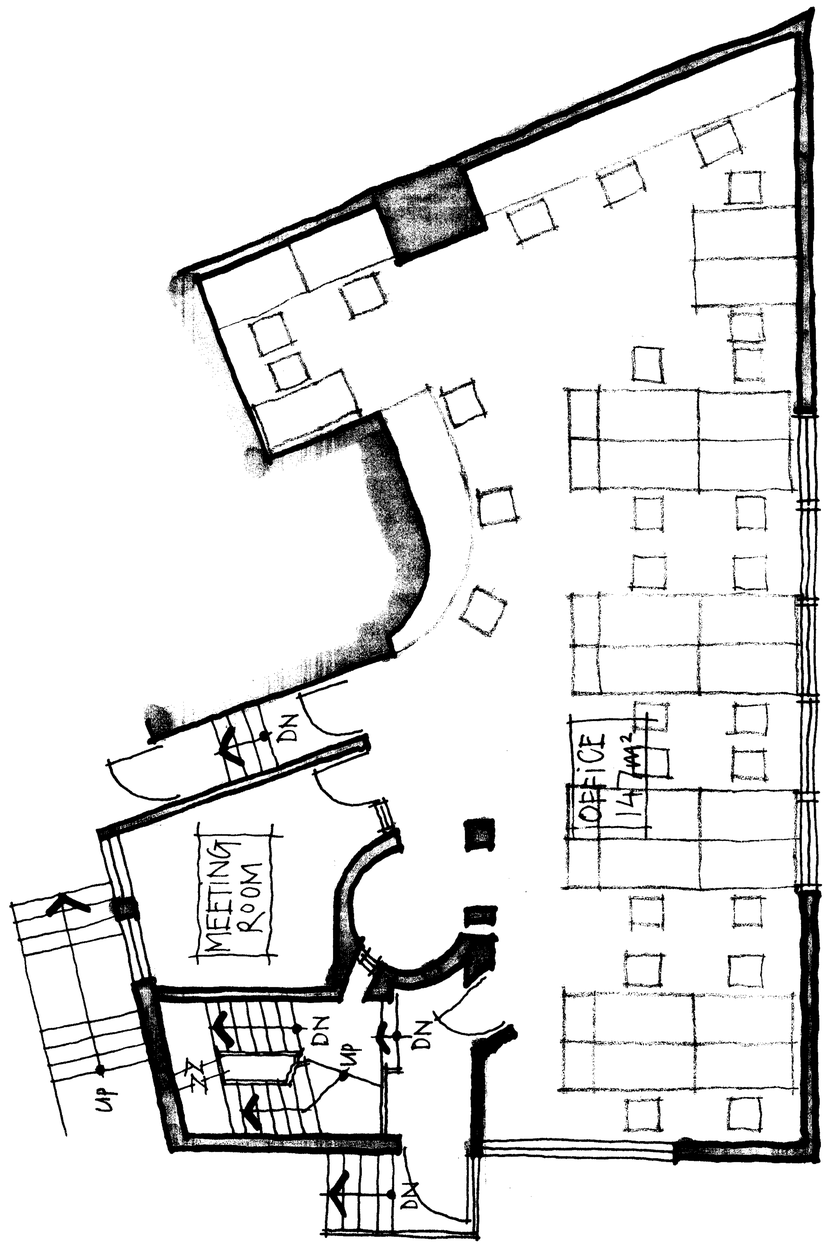
PROJECT:	PROPOSED OFFICES at 135 Finchley Road, NW3 6JH	
CLIENT:	Elbow Room Management Co.	
DRAWING TITLE:	UPPER GROUND FLOOR FIRST FLOOR As Existing	
DRAWING NO.	0612/101	DATE: 20/11/07
SCALE:	1:50 @ A1	
STATUS:	SKETCH SCHEME	
AUTHOR:	MM	

Paul Daly Design Studio
Unit 7
11 Hoxton Square
London
N1 6NU

Tel +44 (0) 207 613 4855
Fax +44 (0) 207 613 5848



BASEMENT



LOWER GROUND FLOOR

All work is to be constructed in accordance with the relevant Building Regulations and to the satisfaction of the Building Inspector.
All work is to comply with the relevant British Standards and codes of practice.
Fire Alarm installed in accordance with current edition of BS 5839
Drainage work is to be in accordance with current edition of BS 8301. 1985 CP 301 and manufacturers instructions.
Emergency lighting is to be installed in accordance with current edition of BS 5266 Pt 1
Signs and notices are to be installed in accordance with current edition of BS 5499 Pt 1
Foundations, structure and below slab drainage are to be detailed by structural engineer.
Drawings and calculations are to be submitted to the Local Authority for approval.

Walls to core areas are to provide one hour fire resistance to protected shafts (extent shown in hatched) and all services etc. passing through the walls or floors are to be adequately fire stopped.
All structural steelwork is to be protected to one hour fire resistance (new and exisiting).
All existing floor soffits are to be removed and new plaster board lining provided to provide one hour fire resistance.
New constructions forming extension to rear of building are to achieve a minimum 'U' - values of 3.45W/m sq.K These include external walls, roofs, exposed and semi exposed walls.
Surface spread of flame to circulation areas and protected is to be class '0' wall and ceilings.
All other areas are to be class '1' walls and ceilings.
Dimensions are to be checked on site before fabrication and construction.

Any discrepancies are to be notified to the designers.
Structural measurements are to be taken from the structural engineers drawings.
Do not scale.

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REV.	DATE	CHK.	COMMENT

PROJECT:	PROPOSED OFFICES at 13 Finchley Road, NW3 5JH	
CLIENT:	Elbow Room Management Co.	
DRAWING TITLE:	LOWER GROUND FLOOR BASEMENT As PROPOSED	
DRAWING NO.	0612/102	DATE: 20/11/07
SCALE:	1:50 @ A1	
STATUS:	SKETCH SCHEME	
AUTHOR:	MM	

Paul Daly Design Studio
Unit 7
11 Hoxton Square
London
N1 6NU

Tel +44 (0) 207 613 4855
Fax +44 (0) 207 613 5848
email studio@pauldaly.com
www.pauldaly.com