



DRAINAGE STANDARDS BSEN 752. ALL OTHER RELEVANT BRITISH **EXISTING MANHOLE** HAUNCHING TO SUIT NEW DRAINAGE LAYOUT. **NEW DRAIN RUN BRANCH** ENCASE IN 150mm MINIMUM CONCRETE SURROUND. **NEW MASS CONCRETE ON 1200 GAUGE** BLINDING LINKED TO EXISTING DPM. AND STEEL FLOOR BEAMS 1. NOTCHES ARE NOT PERMITTED. - NO GREATER THAN 40 mm DIAMETER. - NO LESS THAN 200 mm APART HORIZONTALLY - DISTANCE FROM SUPPORTS BETWEEN 0.25 AND 0.33 OF SPAN. 1. GENERAL: AVOID IF POSSIBLE. SERVICES. OTHER DEFECTS. 100mm APART HORIZONTALLY. 5. NOTCHES IN JOISTS; LOCATE AT TOP, FORM BY SAWING DOWN TO A DRILLED HOLE. AND 0,25 X SPAN, LARGEST HOLE. DISTANCE FROM SUPPORTS: BETWEEN 0.25 AND 0.4 OF SPAN. NOT PERMITTED 8. HOLES IN STRUTS AND POSTS; LOCATE ON NEUTRAL AXIS. WIDTH OF MEMBER LARGEST HOLE. - DISTANCE FROM ENDS: BETWEEN 0.25 AND 0.4 OF SPAN LOCATION OF EXISTING SOIL AND VENT PIPE FROM ABOVE TO BE CONFIRMED. **EXPOSE AND CHECK WATERTIGHTNESS** AND FOR BLOCKAGES IN UNDERGROUND DRAIN RUN IN THE BASEMENT. NEW TIMBER STUD PARTITION. ONE HOUR FIRE RESISTANCE AND SOUND INSULATED PRECISE LOCATION FOR AREAL SOCKET TO BE AGREED ON SITE WITH EMPLOYER FIRE RESISTANCE, SOUND AND THERMALLY APPROXIMATELY 300mm INVERT DEPTH. PLUMBING DUCT WITH REMOVABLE ACCESS HATCH NEW SOIL AND VENT PIPE FROM ABOVE TO DISCHARGE INTO NEW DRAIN IN BASEMENT EXISTING BASEMENT INSPECTION CHAMBER WITH 900 mm RADIUS EASY BEND FREE FLOWING IN CLEAN SOUND CONDITION,

ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF STANDARDS, CODES OF PRACTICE AND SEWERS FOR ADOPTION AND THE REQUIREMENTS OF THE LOCAL AUTHORITY BUILDING INSPECTOR.

CHECK AND OVERHAUL WATERTIGHTNESS OF EXISTING MANHOLE. CUT IN AND INSERT NEW 100mm DIAMETER CHANNEL CONNECTIONS WITH

100mm DIA, PVC-U PIPES LAID AT 1/40 GRADIENT

ACTUAL ROUTE FOR THE NEW DRAIN BRANCH MUST BE DETERMINED ON SITE AFTER FULLY EXPOSING THE EXISTING DRAINS AND AGREEING THE NEW ROUTE FOR THE NEW DRAIN RUN WITH THE BUILDING CONTROL INSPECTOR ON SITE

REFORM THE EXCAVATED SOLID FLOOR WITH VISQUEEN POLYTHENE DPM OVER NEW SAND

NOTCHES AND HOLES IN TIMBER

LINE WITH 12,5mm THICK GYPROC WALLBOARD. 2. HOLES PERMITTED ON NEUTRAL AXIS ONLY.

NOTCHES AND HOLES IN TIMBER

JOISTS, RAFTERS AND POSTS 2. SIZES: MINIMUM NEEDED TO ACCOMMODATE

3, POSITION: DO NOT LOCATE NEAR KNOTS OR 4. NOTCHES AND HOLES IN SAME JOIST: MINIMUM

- DEPTH (MAXIMUM); 0.125 X JOIST DEPTH - DISTANCE FROM SUPPORTS: BETWEEN 0.07

6. HOLES IN JOISTS: LOCATE ON NEUTRAL AXIS - DIAMETER (MAXIMUM): 0.25 X JOIST DEPTH - CENTRES (MINIMUM); 3 X DIAMETER OF

NOTCHES IN ROOF RAFTERS AND STRUTS ARE

- DIAMETER (MAXIMUM): 0.25 X MINIMUM - CENTRES (MINIMUM): 3 X DIAMETER OF

NEW TIMBER STUD PARTITION. ONE HOUR

MODIFY EXISTING INSPECTION CHAMBER BELOW IN BASEMENT TO ACCEPT NEW DRAIN BRANCH WITH NEW OPEN QUARTER CHANNEL AND HAUNCHING.

NEW UNDERGROUND DRAIN BRANCH BELOW IN -BASEMENT FLOOR SLAB TO DISCHARGE INTO

CHECK FOR BLOCKAGE AND WATERTIGHTNESS OF THE EXISTING UNDERGROUND DRAIN, MANHOLES AND

INTERCEPTOR, OVERHAUL AND ROD THROUGH LEAVING

SOUND INSULATED FLOORS 'H & H LTD' ECOMAX REDUC FOUNDATION 35 ACOUSTIC SOUND PROOF FLOATING FLOOR SYSTEM OVER FLOOR BOARDS.

NEW SOFTWOOD TIMBER STAIRS

- TRIM NEW STAIRWELL WITH 2 NO 50 x 225mm

TREATED WITH COUNTERSUNK M12 BOLT

SOFTWOOD JOISTS GRADE C24 PRESERVATIVE

**FIXINGS AT CENTRES NO GREATER THAN 600mn** 

- MAXIMUM ANGLE OF NEW STAIRS NO GREATER

THAN 42 DEGREES (ACTUAL ANGLE IS 34 DEG).

- 25mm THICK TREADS, EQUAL GOINGS NO LESS

THAN 250mm EACH, WINDERS NO LESS THAN

- 9mm PLY EQUAL RISERS NO GREATER THAN

2000mm MINIMUM CLEAR HEADROOM ABOVE

65 x 44mm HARDWOOD MOULDED HANDRAIL AT

900mm ABOVE STAIR NOSINGS AND LANDINGS

ON BOTH SIDES OF NEW AND EXISTING STAIR

FLIGHTS EXTENDED 300mm BEYOND TOP AND

- 32mm SQ SPINDLES AT CENTRES NO GREATER

THAN 130mm ALONG OPEN AREAS OF NEW AND

RECESSED BOLTED INTO STAIR WELL TRIMMERS.

25mm PLANTED SPLAYED MEMBER BELOW THE

NOSING ON NEW AND EXISTING STAIR FLIGHTS

- 90 mm SQUARE NEWEL POSTS NOTCHED AND

- 25mm PROJECTING NOSING PROFILE WITH

125 x 50mm SOFTWOOD STRESS GRADE C16

PRESERVATIVE TREATED CEILING JOISTS AT

CENTRES NO GREATER THAN 400mm.

STAIR NOSINGS

**EXISTING STAIR FLIGHTS.** 

SUSPENDED CEILING

175mm EACH HOUSED INTO 32 x 350mm STRINGS

100mm THICK 'H & H LTD' ECOMAX ACOUSTIC SOUNDSLAB INSULATION LAID BETWEEN FLOOR JOISTS EXCLUDING STAIR LANDINGS.

RESILIENT BARS AT 450mm CENTRES FIXED TO UNDERSIDE OF JOISTS (EXCLUDING STAIR AREAS). LINE WITH TWO LAYERS 15mm THICK GYPROC WALLBOARDS LAID BREAK JOINT, FILL AND SCRIM JOINTS AND FINISH WITH SKIM COAT SMOOTH

SOUND INSULATION TESTING ROOMS AND SPACES THAT SHARE A COMMON WALL OR FLOOR REQUIRE PRE- COMPLETION ON SITE TESTING TO DEMONSTRATE COMPLIANCE WITH BUILDING REGULATION E1.

SOUND TESTING OF WALLS AND FLOORS SPECIFIED BELOW SHOULD BE CONDUCTED BY A UKAS ACCREDITED BODY OR ANC REGISTERED ORGANISATION AND THE RESULTS DEPOSITED WITH BUILDING CONTROL ON COMPLETION:

1, A FLOOR BETWEEN BEDROOMS AND A FLOOR BETWEEN LIVING ROOMS. 2, A WALL BETWEEN LIVING ROOMS AND WALL

BETWEEN BEDROOMS

THE FINAL CHOICE OF FLOOR AND WALL FOR **TESTING MUST BE AGREED ON SITE BEFOREHAND** 

entrance

to flats

passage

Cp'd -

existing commercial unit

UNOCCUPIED FOR THE DURATION OF THE WORKS

GROUND FLOOR

INSULATED DRYLINE WALL SYSTEM UPGRADE THE EXISTING FRONT AND REAR BRICK WALLS WALL WITH A NEW INSULATED DRY LINING

SYSTEM TO ACHIEVE A U - VALUE NO WORST THAN 0.35W/M2 K: 1. HACK OFF COMPLETELY THE EXISTING INTERNAL PLASTER FINISH. 2, GYPROC DRILYNER RF SYSTEM WITH THERMALINE

SUPER 60mm IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS LEAVING A 20mm NOMINAL AIR SPACE FOR ELECTRICAL CABLE SERVICES. 3. LINE WINDOW REVEALS AND HEADS WITH GYPROC THERMALINE 18mm REVEAL TO REDUCE RISK OF

4. SEAL ALL BOARD JOINTS TO CREATE A VAPOUR CONTROL LAYER USING ALUMINIUM FOIL SELF ADHESIVE TAPE, SEAL ALL PERIMETER ABUTMENTS WITH MASTIC

5, APPLY INTUMESCENT COATING BEHIND WALL MOUNTED LIGHT FITTINGS AND ALL OTHER FITTINGS GENERATING HEAT LIKELY TO AFFECT THE FOAM INSULATION BOARD.

EXISTING TIMBER STAIR WITH NEW

**BRIGHTER CONTRASTING NOSINGS** 

FORM NEW OPENING WITH PRE-

CONCRETE PROPRIETARY

LATHING RENDER MESH

METER CUPBOARD

CONTINUOUS LINTEL OVER

1:1:6 MIX ON STAINLESS STEEL

PROPRIETARY EXPANDED METAL

**GRILL FOR VENTILATION TO EACH** 

ON EXISTING RENDER FINISH.

CAST PRE-STRESSED REINFORCED

**ROOFING TILES** RENEW ROOFING TILES WITH NEW CLAY PLAIN ROOF TILING TO MATCH EXISTING TO ROOF TILING APPROVAL WITH MATCHING RIDGE TILES BEDDED ON MORTAR.

65mm HEAD LAP, TWO NAIL FIXINGS PER TILE IN EVERY COURSE IN ACCORDANCE WITH BS 5534, 38 x 25mm PRESERVATIVE TREATED SOFTWOOD BATTENS AT 100mm MAXIMUM GAUGE TO BS 5534 : Part 1 ON TYVEK PRO' OR SIMILAR BREATHER TYPE

LEAD CODE 3 SOAKERS AT ABUTMENTS INTERLEAVED WITH ROOF TILES WITH LEAD CODE 4 STEPPED COVER

LEAD CODE 4 FLASHINGS OVER MARINE PLY BOARD WITH PRESERVATIVE TREATED TIMBER TILTING FILLET.

LEAD PARAPET / VALLEY GUTTERS LEAD CODE 5 SHEET GUTTER LINING TO COMPLY WITH THE LEAD SHEET ASSOCIATION REQUIREMENTS, BS 6915: 2001 AND BSEN 12588 ON BUILDING PAPER ON 18 mm WBP PLY BASE WITH COUNTERSUNK SCREW FIXINGS ON NEW SOFTWOOD BEARERS PRESERVATIVE TREATED TO GIVE 1/50 CROSS FALLS.

FORM 50mm HIGH VERTICAL DRIPS ALONG GUTTERS AT CENTRES NO GREATER THAN 2 METRES, 75mm SPLASH LAP WITH UNDER LAP DRESSED INTO 25mm REBATE AND

LEADWORK TAKEN UP 225mm UNDER ROOFING TILES ON 19 mm WBP PLY BACKING AND TAKEN UP AND TUCKED INTO MORTAR JOINT NO LESS THAN 150mm ABOVE **GUTTER LEVEL, DRESS LEADWORK THROUGH RAINWATER OUTLET IN WALL AND DISCHARGE INTO RAINWATER** 

RECLAD ROOF DORMERS

LEAD CODE 5 DORMER ROOF CLADDING TO COMPLY WITH THE LEAD SHEET ASSOCIATION REQUIREMENTS, BS 6915; 2001 AND BSEN 12588 ON BUILDING PAPER ON 18 mm PI Y WRP FXTERIOR GRADE BASE

WOOD CORE JOINTS ON FLAT ROOF AT CENTRES NO GREATER THAN 500mm, LEADWORK TAKEN UP 225mm UNDER ROOFING TILES ON PLY BASE AND TIMBER TREATED TILTING FILLET

FRONTS AND CHEEKS ON 25 X 38mm PRESERVATIVE TREATED TIMBER VERTICAL CROSS BATTENS AT CENTRES NO GREATER THAN 400mm TO ACHIEVE THROUGH

LEAD CODE 3 SOAKERS INTERLEAVED WITH ROOF SLATES AT ABUTMENTS WHILST MAINTAINING THROUGH VENTILATION.

**ROOF DORMERS INSULATION** INSULATE USING 100mm MINERAL WOOL INSULATION HELD IN PLACE BETWEEN THE EXISTING TIMBER FRAMEWORK AND FINISH INTERNALLY WITH 30mm GYPROC THERMALINE BASIC TO ACHIEVE A 'U' VALUE NO WORST THAN 0.35W/M SQ DEG K. LINE WINDOW REVEALS AND HEADS WITH GYPROC THERMALINE 18mm REVEAL.

SLOPING MANSARD WALL INSULATION 100mm MINERAL WOOL INSULATION BETWEEN RAFTERS. UNDERLINE THE RAFTERS WITH 30mm GYPROC THERMALINE BASIC TO ACHIEVE A 'U' VALUE NO WORST THAN 0.35W/M SQ DEG K

FLAT ROOF DECKING

CHECK EXISTING FURRINGS. RENEW WHERE NECESSARY SOFTWOOD PRESERVATIVE TREATED FURRINGS FIXED TO EXISTING JOISTS TO GIVE A CROSS FALL OF 1/50, DEPTH OF NEW FURRING NO LESS THAN 50mm WHERE FIXED ACROSS JOIST.

20mm THICK THREE-COAT MASTIC ASPHALT ANGLE RENEW ALL ROOF DECKING USING 18mm THICK WBP FILLET AND UPSTAND SKIRTING TAKEN UP FACE OF EXTERIOR GRADE PLYWOOD TO BS 6566 PART 8 FREESTANDING PLYWOOD CURB WITH BITUMEN SCREW FIX TO FURRINGS AND JOISTS TO RECEIVE COATED S/S EXPANDED METAL LATHING NO LESS THAN 150mm ABOVE ASPHALT ROOF LEVEL ALONG THERMAL INSULATION OR MASTIC ASPHALT ROOFING AS SPECIFIED. ALL ABUTMENTS WITH WALLS.

WARM DECK FLAT ROOF INSULATION 96mm KINGSPAN THERMAROOF TR31 COMPOSITE INSULATION BOARD WITH FACTORY BONDED 6mm WBF EXTERIOR GRADE PLYWOOD UPPER FACING TO ACHIEVE A 'U' VALUE NO WORST THAN 0.25W/m2K. APPLY NON-SETTING MASTIC SEALANT TO UNDERSIDE OF BOARD JOINTS TO MAINTAIN CONTINUOUS VAPOUR CONTROL LAYER

3mm BITUMEN IMPREGNATED FIBRE BOARD HEAT SINK TO BS EN 622 BONDED IN HOT BITUMEN TO PLYWOOD SURFACE OF THE INSULATION BOARD LEAVE READY TO RECEIVE THE MASTIC ASPHALT ROOF COVERING

MASTIC ASPHALT ROOFING NEW CASEMENT DORMER WINDOWS | GENERAL NOTES 20mm THICK TWO-COAT MASTIC ASPHALT POLYMER TIMBER FRAMED DOUBLE GLAZED SIDE HUNG MODIFIED ROOFING LAID TO BS 8218 OVER AN CASEMENT WINDOWS TO MATCH EXISTING ISOLATION LAYER OF TYPE 4 SHEATHING FELT TO **ORIGINAL PROFILES** 

OVER MASTIC ASPHALT ROOFING AND SKIRTING.

LEAD CODE 4 COVER FLASHING DRESSED 60mm

AND WEDGED INTO GROOVE IN WALL

OVER TOP OF MASTIC ASPHALT SKIRTING, TUCKED

OPENABLE WINDOW AREA NO LESS THAN 1/20th OF HABITABLE ROOM FLOOR AREA, PERMANENT

BACKGROUND VENTILATION TO ALL AREAS WITH 8000 SQ mm TRICKLE VENTILATORS

ALL GLAZING IN DOORS AND WINDOWS LOWER THAN

800mm BELOW FINISHED FLOOR LEVELS SHALL BE

CLASS C OTHERWISE USE 6mm ANNEALED GLASS

FOR SMALL PANES NOT EXCEEDING A DIMENSION

OF 250mm WITH AN AREA NOT EXCEEDING 0.5 SQ M.

'U' VALUE NO GREATER THAN 1.8 W PER M SQ DEG K. USING LOW-E SOFT COATING GLASS WITH A GAP NO LESS THAN 16mm BETWEEN PANES. APPLY SILVER COLOUR SOLAR REFLECTIVE COATING

SAFE BREAKAGE SAFETY GLASS TO BS 6206:

. DO NOTE SCALE FROM THIS DRAWING. ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN CONSULTANCY UK LTD.

> ALL NEW WORK TO COMPLY FULLY WITH THE **BUILDING REGULATIONS SHALL BE CARRIED OUT TO** THE SATISFACTORY INSPECTION OF THE BUILDING CONTROL OFFICER.

BUILDING DESIGN CONSULTANCY UK LTD SHALL

HAVE NO RESPONSIBILITY FOR ANY USE MADE OF

IT WAS PREPARED WHICH IS FOR THE BENEFIT OF

THE EMPLOYER AND CANNOT BE RELIED UPON BY

. ALL DIMENSION AND LEVELS SHOULD BE CHECKED

THIS DOCUMENT OTHER THAN FOR THAT FOR WHICH

THE CONTRACTOR MUST OBTAIN CONFIRMATION FROM THE CLIENT THAT ALL PARTY WALL AGREEMENTS ARE IN PLACE PRIOR TO COMMENCING ANY WORK ON THE PARTY WALLS.

. ALL NEW CONSTRUCTION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL PERTINENT HEALTH AND SAFETY REGULATIONS BY COMPETENT AND **EXPERIENCED CONTRACTORS WHO ARE FAMILIAR** WITH THE TYPE OF WORK TO BE UNDERTAKEN AND WHO ARE MEMBERS OF A RECOGNISED NATIONAL ORGANISATION, OPERATIVES MUST RECEIVE FULL AND APPROPRIATE TRAINING FOR THE OPERATIONS THEY ARE TO UNDERTAKE

B. FOR EXISTING FLOOR PLANS, ELEVATIONS AND SECTION REFER TO DRAWING NUMBER 08180/14.

, FOR PROPOSED FLOOR LAYOUT PLANS REFER TO

10, REFER TO THE STRUCTURAL CALCULATIONS FOR **FURTHER STRUCTURAL INFORMATION** 

1.REFER TO THE TENDER STAGE SPECIFICATION AND OUTLINE SCOPE OF WORKS FOR FURTHER

TWO WIDE FLANGE RAINWATER OUTLETS. MARLEY GUNMETAL LEAD WITH 90 DEGREE SPIGOT, DOME GRATE AND CLAMP RING 100mm NOMINAL SIZE WITH RENEW VALLEY GUTTER WITH NEW LEAD CODE 5 LINING TO BS 6915;2001, NEW PLY DECKING, NEW PRESERVATIVE TREATED SOFTWOOD GUTTER PROPRIETARY RUBBERISED NEOPRENE REDUCER CONNECTOR TO PVC-U RAINWATER PIPE BRANCH BEARERS FORMING GRADIENTS AT 1 / 50 FALL TOWARD TWO RAIN WATER **OUTLETS WITH 50mm DEEP DRIPS AT CENTRES TO GREATER THAN 2 METRES** RENEW ROOFING TILES TO ALL SLOPING MANSARD ROOFS RENEW ROOFING TILES TO ALL SLOPING MANSARD ROOFS REMOVE EXISTING DORMER DOOR FRAMEWORK TRIM NEW OPENING FOR TOP HUNG VELUX ROOF WINDOW REF GPU WITH PROPRIETARY FLASHINGS VENT PIPE INCLUDING MECHANICAL EXTRACT VENTS TO HAVE PROPRIETARY WEATHERTIGHT SEALS 68mm DIAMETER PVC-U RAINWATER PIPEWORK PAINTED BLACK WHERE EXPOSED, TO DISCHARGE 300mm MINERAL WOOL THERMAL INSULATION TO ACHIEVE A INTO REAR CONCEALED GUTTER, PROPRIETARY U-VALUE NO WORST THAN 0.16W/M2 K. WEATHERTIGHT RUBBERISED NEOPRENE SEALS ALUMINIUM FOIL BACKED PLASTERBOARD VAPOUR CHECK CEILING WHERE PASSING THROUGH ROOF TILES. LEAD CODE 4 APRON FLASHING DRESS OVER TREATED LEAD CODE 4 FLASHING DRESS OVER TREATED TIMBER TILTING FILLET AND 100mm OVER ROOF TILES TIMBER TILTING FILLET AND 100mm OVER ROOF TILES FANLIGHT-25mm CONTINUOUS VENT GAP BEHIND FASCIA 25mm CONTINUOUS VENTILATION GAP BEHIND FASCIA RENEW CLADDING TO DORMERS EXPOSING ALL RENEW CLADDING TO DORMERS EXPOSING ALL TIMBER FRAMEWORK, NEW LEADWORK TO FRONTS. PERMANENT VENT TIMBER FRAMEWORK, NEW LEADWORK TO FRONTS CHEEKS AND ROOFS. RENEW CASEMENT WINDOWS. **GLASS LOUVRE SMOKE** CHEEKS AND ROOFS, RENEW CASEMENT WINDOWS RAISE WINDOW CILL LEVEL HIGHER THAN PARAPET. REPOINT BRICK COPING MORTAR JOINTS RENEWING LEAD CODE 4 FLASHING BEHIND PARAPET WALL ALL DEFLECTIVE BRICKS TO MATCH EXISTING RENEW CONCEALED GUTTER WITH NEW LEAD CODE 5 LEAD CODE 4 FLASHING RENEW CONCEALED GUTTER WITH NEW LEAD LINING, NEW PLY DECKING, NEW PRESERVATIVE CODE 5 LINING, NEW PLY DECKING, NEW TREATED SOFTWOOD GUTTER BEARERS AND PLATES PRESERVATIVE TREATED SOFTWOOD GUTTER REBUILD LOOSE BRICKWORK UNDER RAFTERS USING COMMONS BRICKWORK TO MATCH EXISTING PROFILE REBUILD LOOSE BRICKWORK UNDER RAFTERS USING 300mm MINERAL WOOL THERMAL INSULATION TO COMMONS BRICKWORK TO MATCH EXISTING PROFILE ACHIEVE A U-VALUE NO WORST THAN 0.16W/M2 K. POLYTHENE VAPOUR CHECK UNDER FLOOR JOISTS ONE HOUR FIRE RATED CEILING OVER STAIR AREA. FIRST LAYER 12 5mm ALUMINIUM FOIL BACKED ACOUSTIC FLOATING FLOOR OVER 18mm PLY T&G **DAYLIGHT SENSOR OPERATED LIGHT** PLASTERBOARD VAPOUR CHECK, SECOND LAYER 100mm THICK ECOMAX SOUNDSLAB WITHIN ALL FLOOR 12.5mm GYPROC FIRELINE BOARD FIXED JOISTS BETWEEN EACH SELF CONTAINED FLAT BREAK JOINT ONE HOUR FIRE RATED AND SOUND INSULATED CEILING PERMANENT VENT GLASS LOUVRE SMOKE EXTRACT BATTEN OUT UNDERSIDE OF JOISTS TO CONCEAL BEAM ACOUSTIC FLOATING FLOOR OVER 18mm PLY T&G FIXED BOTTOM SASH WINDOW NEW INSULATED PLASTERBOARD DRYLINE WALL SYSTEM TO ALL OF EXISTING FRONT WALL TO LEAD CODE 4 COVER FLASHING OVER MASTIC ACHIEVE A U-VALUE NO WORST THAN 0.35W/M2 K ASPHALT UPSTAND **CEMENT/SAND/LIME RENDER FINSIH** 100mm THICK ECOMAX SOUNDSLAB WITHIN ALL FLOOR RENEW ROOF COVERING WITH NEW COLD DECK JOISTS BETWEEN EACH SELF CONTAINED FLAT MASTIC ASPHALT ROOFING RENEW BRICK COPING USING ENGINEERING BRICK 60 MINUTE FIRE RATED DOORS WITH - CLASS B BRICKWORK TWO COURSES OF CLAY TILE INTUMESCENT AIR TRANSFER DOOR **FANLIGHT** ONE HOUR FIRE RATED AND SOUND INSULATED CEILING CREASING WITH 40mm OVERHANG ON BOTH SIDES FORM NEW OPENING WITH PRE-CAST PRE-STRESSED MAKE GOOD SHRINKAGE CRACKING SUSPENDED CEILING TO CONCEAL EXISTING BEAM IN MAIN BEDROOM, HALLWAY AND BATHROOM AREAS ONLY REINFORCED CONCRETE PROPRIETARY LINTELS NEW TIMBER COMMON STAIR WITH BRIGHTER ACOUSTIC FLOATING FLOOR OVER 18mm PLY T&G CONTRASTING NOSINGS FLOOR BOARDING. **NEW INSULATED PLASTERBOARD DRYLINE WALL** SYSTEM TO ALL OF EXISTING FRONT WALL TO ACHIEVE A U-VALUE NO WORST THAN 0.35W/M2 K 100mm THICK ECOMAX SOUNDSLAB WITHIN ALL FLOOR-JOISTS BETWEEN EACH SELF CONTAINED FLAT EXISTING TIMBER STAIR WITH NEW BRIGHTER CONTRASTING NOSINGS NEW ONE HOUR FIRE RATED AND SOUND INSULATED CEILING F----1 F----1 **60 MINUTE FIRE RATED DOORS WITH** INTUMESCENT AIR TRANSFER DOOR GRILL FOR VENTILATION TO EACH METER CUPBOARD 100mm THICK ECOMAX SOUNDSLAB PACK TIGHT TO UNDERSIDE OF STAIR SOFFIT BETWEEN STAIR STRINGER PLUS TWO LAYERS 12.5mm GYPROC WALLBOARD FIXED BREAK JOINTS TO ACHIEVE ONE HOUR FIRE RESISTANCE BETWEEN SHOP UNIT AREA AND COMMON STAIR TO RESIDENTIAL AREAS NEW SOIL AND VENT STACK TO DISCHARGE INTO NEW DRAIN BRANCH IN BASEMENT. ACCESS HATCH FOR RODDING AT EACH FLOOR LEVEL

CROSS SECTION A-A

A, 27th MAY 2009, UPDATED TO SATISFY COMMENTS FROM BUILDING CONTROL FOR BUILDING REGULATIONS CONSENT: . PERMANENT SMOKE VENT GLASS LOUVRE WINDOWS ADDED TO STAIRCASE. 2, OMIT FIRE ALARM PANEL AND BREAK GLASS POINT, 3. NOTE FOR PRE COMPLETION SOUND TESTING HIGHLIGHTED IN RED.

, 1st JUNE 2009, UPDATED FOR TENDER PURPOSE.

TENDER STAGE DRAWING

(C) The design is the Architects' copyright Conversion into self-

51 RED LION STREET **LONDON WC1** 

contained residential flats

Proposed ground floor layout plan and cross section A - A



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scale 1/50 at A1 size \_\_\_\_\_\_DATE 1/100 at A3 size February 2009