

REFER TO DRG N° 100  
FOR FRONT SECTION  
OF GROUND FLOOR  
PLAN

B  
109

• 60 PARKWAY

**Heating:**  
Boiler and flue provision to be agreed with Local Authority. Installation to comply with current Building Regulations requirements.

**Plumbing (all to be to satisfaction of the Local Authority):**  
All plumbing to be to Local Water Board regulations. Above ground drainage to be to BS 5572.

Access to be provided to all branches and at 450mm above ground level.

All connections to soil and vent pipes to be min. 200mm apart.

Waste to be p.v.c. and oversized to 50mm and new a.s.v.p.'s incorporated where necessary.

Cleaning eyes to be provided at all changes of direction. All fittings to have 75mm deep seal traps.

Installation to comply with Document H1-H2 and with BS 8301.

**Ventilation (refer to Document 'F'):**  
All habitable rooms to have ventilation of 1/20th of floor area. Natural ventilation and 8000sq.mm background minimum ventilation (to be provided by trickle air vents to windows and doors) in accordance with Building Regulations, approved document 'F'. 80sq.cm background ventilation to kitchen, utility room and bathroom; mechanical extract to w.c. and bathroom min. 15litres/sec; mechanical ventilation to kitchen and utility room to be min. 30litres/sec adjacent hob or 60litres/sec elsewhere. Fans to bathrooms / shower / w.c.'s (where required) to have a minimum overrun on light switch.

**Building Regulations Notes:**  
This drawing is to be read in conjunction with the Structural Engineers drawings:

**Foundations:**  
To Structural Engineers specification and Local Authorities requirements; soil base to be agreed on site.

**D.P.C.:**  
Chemical injection to existing walls subject to damp check; new masonry wall to have Bituminous Polymer D.P.C. as detailed.

**D.P.M.:**  
New Visqueen polythene d.p.m. below new floor slab. Grade: 2000

**Lintols:**  
New lintols to windows / door openings as Structural Engineers drawings.

**Party / Separating Walls:**  
Specified provision complies with fire and acoustic separation requirements.

**Fire Protection:**  
Elements of structure to have min. 1 hr fire resisting enclosure (to detail).

Smoke detectors to be added in escape routes of each floor, all to be wired to mains electricity supply and connected together in series. Downlighters recessed into ceiling within areas requiring fire separation from adjacent areas are to be contained within 300x300x60mm enclosures, formed from layers of 10mm plasterboard.

**Drainage (all to be to satisfaction of the Local Authority):**  
New manholes to be in 225mm semi-engineering brick; English bond; with 150mm concrete base, and C.I. cover and frame to BS 497.

Internal manholes to have double seal screw down gas tight cover (recessed type to suit finished flooring). Manhole sizes to be in accordance with CP301. Drain runs to be 100mm superseal with flexible joints laid to fall of 1:40. Encasing and backfilling of drains to be in accordance with Local Authority requirements. Include for sleeving through any obstructions (subject to Structural Engineers approval).

Any pipework discharging to gullies to be below grating level and above water level.

Gullies to be roddable inlet type with separate connections for each waste or r.w.p.

**New Below Ground Drainage (Flexible pipes):**  
New below ground drainage to be UPVC pipes to comply with BS 4660 and BS 5481. All connections to be strictly in accordance with manufacturers instructions. All to be laid in granular material to BS 882; 1983 Table 4 or BS 8301: 1985 Appendix D. All existing drainage and sewer connections shall be adequately tested prior to new drainage connections, to L.A. approval. All defective sections to be taken up and re-newed. No backfilling may take place prior to testing of complete underground system.

Where drains pass under walls, shutter up allowing 50mm clearance between pipe and structure and bridge using 150x100mm reinforced concrete lintols (2No. 12mm diameter bars) min bearing 150mm.

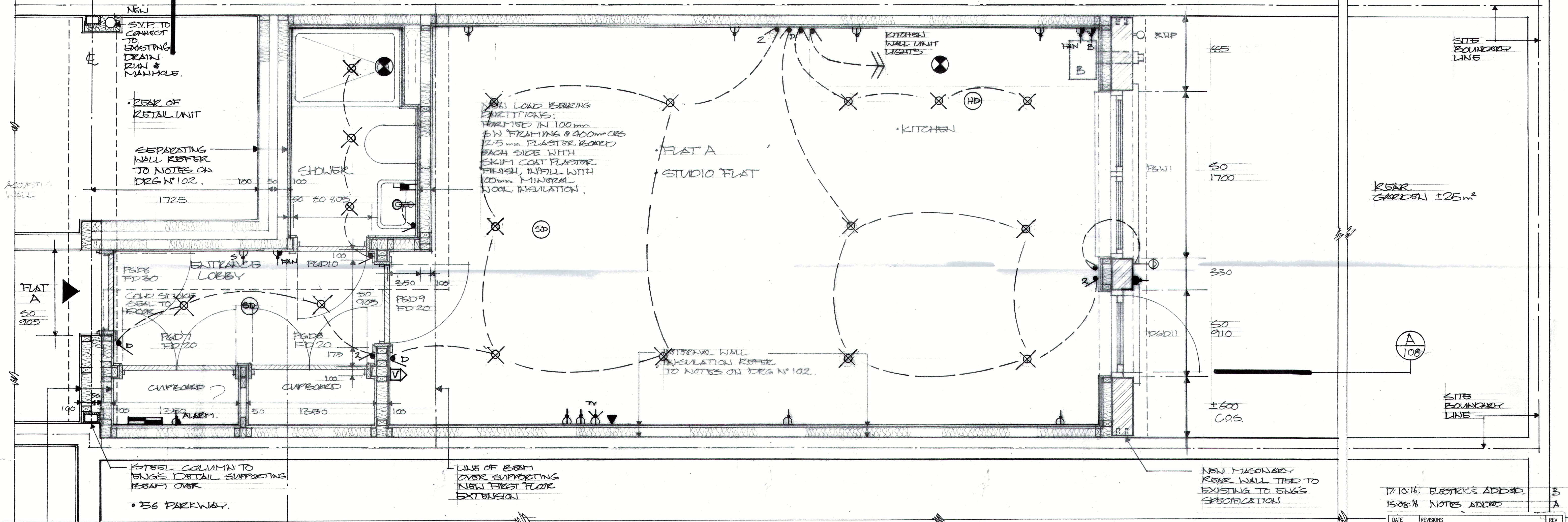
All internal drains to be concrete encased.

**Structural Provisions:**  
New timber in works shall be selected structural timber free from wane and shakes and not inferior strength Class SC3 to BS 4978.

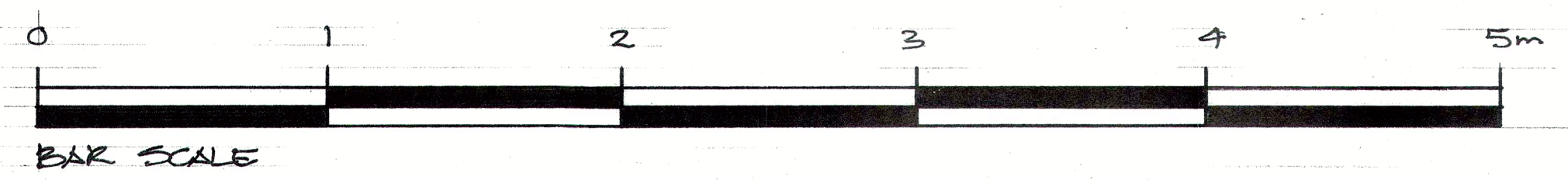
All existing structural timber to be inspected at the beginning of the project by a specialist. Refer the specialists report for all information in connection with timber treatment or replacement.

New timber in the works to be tanalised or double vacuum treated and cut ends are to be thoroughly treated before fixing. New partition walls to be fully supported on joists (new double joists or blocking to be added as necessary).

Contractor to ensure stability of the building is maintained at all stages of construction, maintain all necessary temporary work, and programme the works accordingly.



DETAIL PLAN REAR SECTION OF GROUND FLOOR.



NEW THERMAL ELEMENTS ARE TO HAVE U-VALUE THAT MATCHES OR EXCEEDS THE CURRENT REQUIRED STANDARD SETOUT IN PART 1 OF THE BUILDING REGS. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION ACCEPTABLE TO BUILDING CONTROL CONFIRMING U-VALUES OF MATERIALS AND CONSTRUCTION DETAILS.

12.10.16 ELECTRICS ADDED  
15.08.18 NOTES ADDED

DATE	REVISIONS	REV
12.10.16	ELECTRICS ADDED	B
15.08.18	NOTES ADDED	A

PROJECT  
58+58A PARKWAY  
LONDON NW1 7AH

DRAWING  
DETAIL PLAN, REAR  
SECTION, GROUND FLOOR  
# POWER & LIGHTING.

DATE  
Aug 16

DESIGN  
TJB

COMPUTER

SCALE  
1:20

transformation  
ARCHITECTS

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