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 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 300x300x600mm 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 supersleave 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.

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

B 109

• 60 PARKWAY

REAR GARDEN ± 5700mm

NEW S.V.P. TO CONNECT TO EXISTING DRAIN RUN & MANHOLE.

• REAR OF RETAIL UNIT

EXPOSED EXISTING WALL REFER TO NOTES ON DRG N°102.

SHOWER

NON LOAD BEARING PARTITIONS: FORMED IN 100mm SW FRAMING @ 400mm CRS 12.5mm PLASTERBOARD EACH SIDE WITH SKIM COAT PLASTER FINISH, INFILL WITH 100mm MINERAL WOOL INSULATION.

• FLAT A
STUDIO FLAT

KITCHEN WALL UNIT LIGHTS

• KITCHEN

SITE BOUNDARY LINE

REAR GARDEN ±25m²

ENTRANCE LOBBY

COLD SMOKE SEAL TO FLOOR

CUPBOARD

CUPBOARD

ALARM.

TV

EXTERNAL WALL INSULATION REFER TO NOTES ON DRG N° 102.

A 108

STEEL COLUMN TO ENG'S DETAIL SUPPORTING BEAM OVER

• 56 PARKWAY.

LINE OF BEAM OVER SUPPORTING NEW FIRST FLOOR EXTENSION

NEW MASONRY REAR WALL TIED TO EXISTING TO ENG'S SPECIFICATION

EXPOSED EXISTING WALL REFER TO NOTES ON DRG N°102

17.10.16. ELECTRICS ADDED. B
15.08.16 NOTES ADDED A

DETAIL PLAN REAR SECTION OF GROUND FLOOR.

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

0 1 2 3 4 5m

BAR SCALE

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

DATE	REVISIONS	REV

PROJECT
58 & 58A PARKWAY
LONDON NW1 7AH

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

DATE Aug 16
DELT SB
COMPUTER
SCALE 1:20

transformation
ARCHITECTS
17 BONNY STREET LONDON NW1 9PE
TEL: 020 7424 0122 FAX: 020 7424 0133
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DWG. No. 1001-100 REV. No. B