Ground Floor Plan

PBX 0105215

Project:

72-76 Eversholt Street, London NW1

Client:

Home Finders 2000 Ltd

Drawing Title:

Existing Ground Floor Plan

Scale: 1:50	Drawn: FS
	Date: 28/02/2001
Revision:	-
Drawing Number:	1015.101

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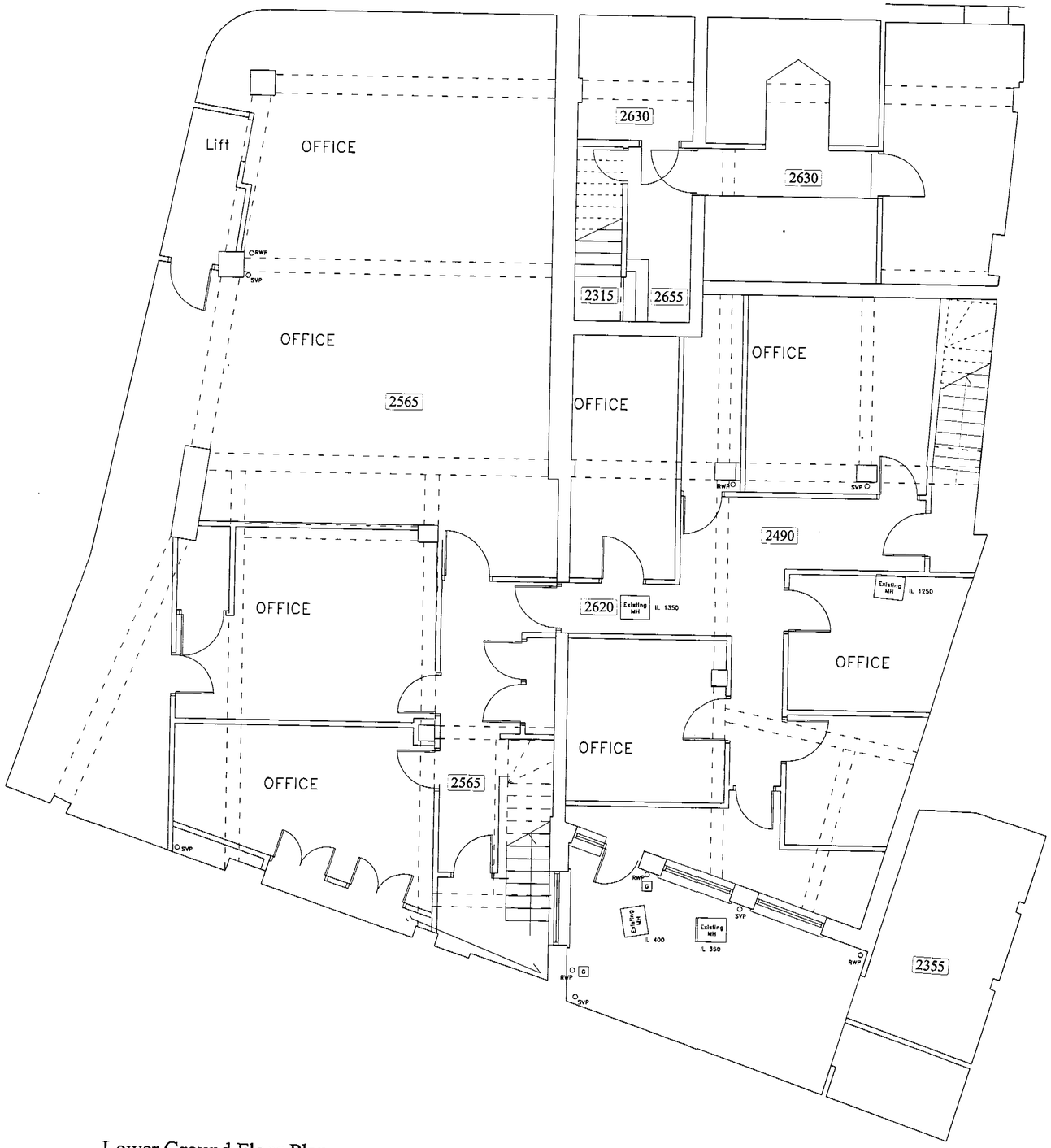

Lower Ground Floor Plan

PSX 0105215

Project:

72-76 Eversholt Street, London NW1

Client:

Home Finders 2000 Ltd

Drawing Title:

Existing Basement Plan

Scale: 1:50	Drawn: FS
	Date: 28/02/2001
Revision:	-
Drawing Number:	1015.102

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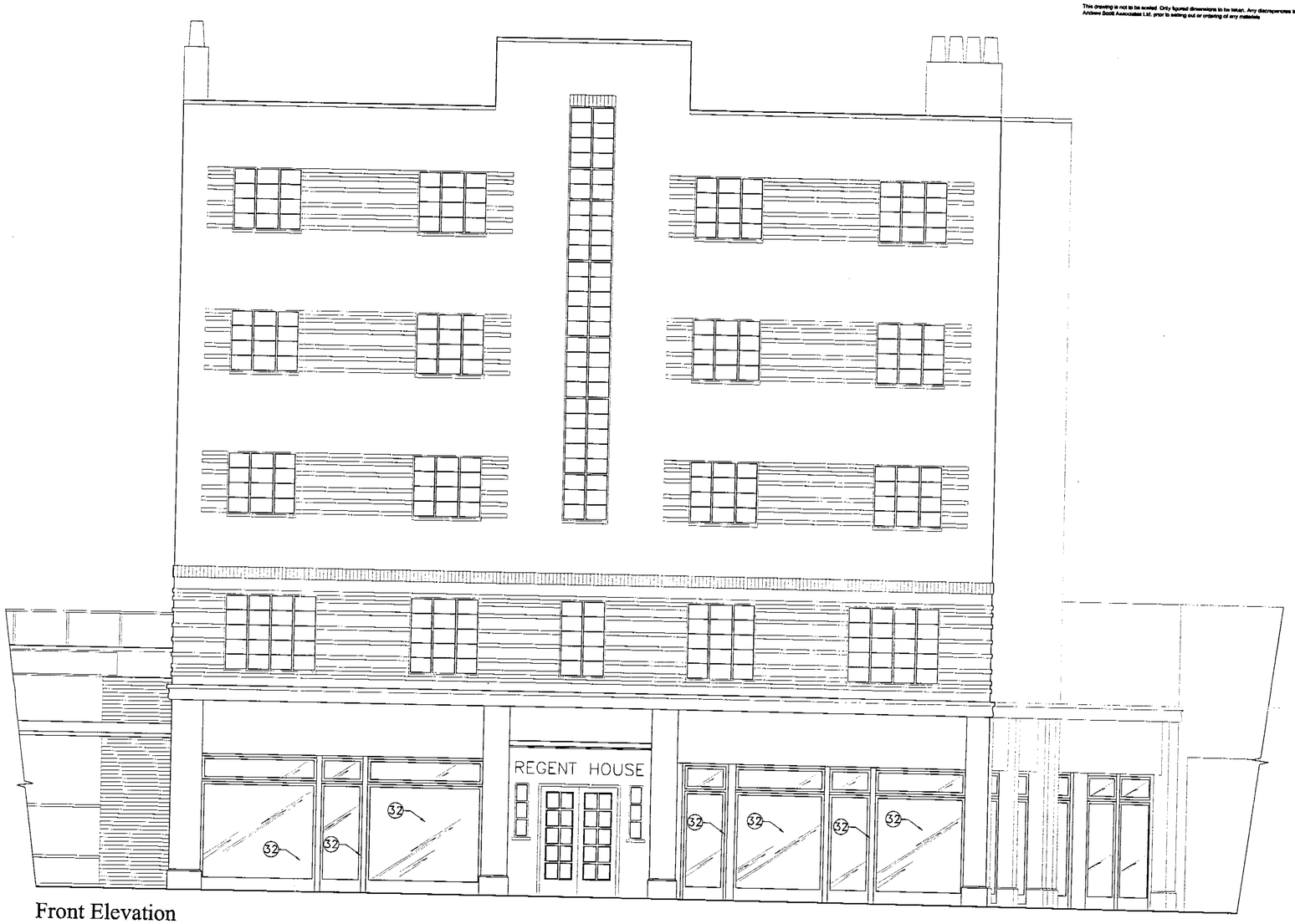
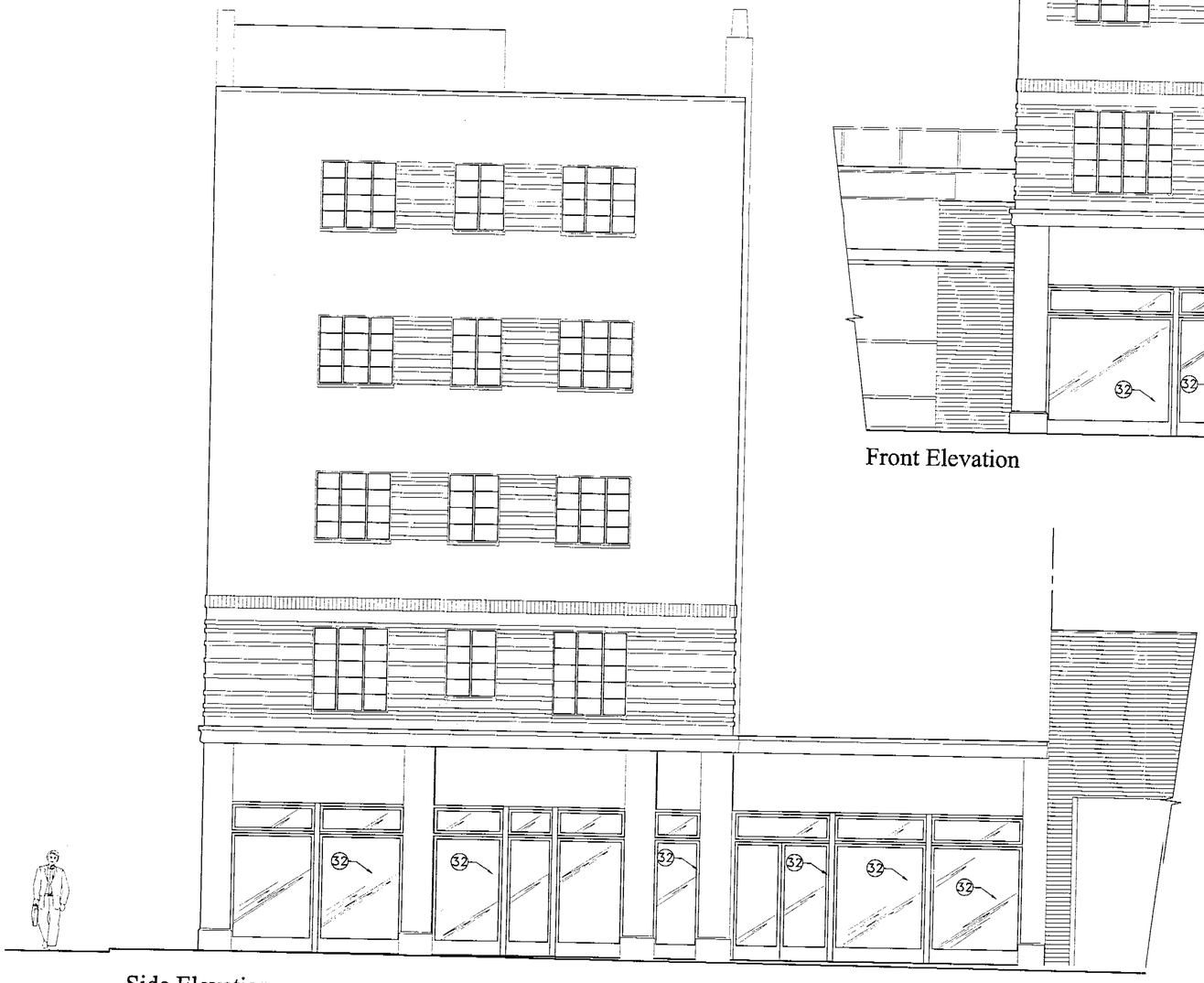
32 New Aluminium Framed Shopfront
New aluminium framed shopfront, in toughened safety glass to comply with BS 6262, to specialist suppliers.



Front Elevation



Side Elevation

PSX 010 5215

Revision:

Project:

72-76 Eversholt Street, London NW1

Client:

Home Finders 2000 Ltd

Drawing Title:

Proposed Elevations

Scale:	Drawn: FS
1:50	Date: 16/03/2001
	-
Drawing Number: 1015.109	

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Side Elevation

Front Elevation

PSX 0105215

Revision:

Project:

72-76 Eversholt Street, London NW1

Client:

Home Finders 2000 Ltd

Drawing Title:

Existing Elevations

Scale: 1:50

Drawn: FS

Date: 16/03/2001

Drawing Number: 1015.108

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3 Building Regulations
The contractor shall ensure that all works are carried out in accordance with the Building Regulations 1991 and with the Building Inspector approval.He shall make all necessary arrangements for appropriate building commencement notice to be served and for appropriate inspection to take place.

4 Non Loadbearing Partitions
To comprise 150mm Celcon lightweight concrete blockwork, or similar, finished on both sides with 11mm Gyproc Thistle Hardwall plaster with 2mm Gyproc Thistle Multi-finish. To achieve 1 hour fire resistance

5 Studwork Compartment Partitions
Use 100 x 50mm pre-treated studs at 400mm centres with matching noggins at 600mm staggered centres. Sole and head plates to be 100 x 75mm. Studwork to be infilled with 100mm mineral wool insulation and
lined each side with 19mm Gyproc plank srew fixed to studs and with 12.5mm wallboard fixed to plank.To achieve 1 hour fire resistance.

6 Metal Stud Partitions
Medium Duty Partitions to BS 5234 Parts 1 &2 by using one layer of 12.5 SoundBloc each side of 70mm Gyproc Studs with 72mm Floor and Ceiling Channel plus 50mm Gypglas 1200 in cavity, constructed and fixed according British Gypsum's recommendations. Suitable for 30 minutes fire resistance.

7 Glass Blocks Wall.
80mm glass blocks wall with 190x90x80mm glass blocks, constructed according to manufacturer's recommendations to achieve a fire rating of 30 minutes insulation, integrity and stability.

8 Suspended Ceilings
12.5mm plasterboard on 50x50 cross battens. Plasterboard staggered with scrimmed joints and skim finish. Cavity barrier in 12.5 mm. Gyproc Fireline board fixed to timber frame (30 minutes fire resistance integrity and 15 minutes insulation) to be fix every 10 m. in any direction.

9 Plaster Finishes
Generally plaster to be 11 mm. Thistle Hardwall with 2mm. Thistle multi-finish.

10 Entrance Door
Entrance door to contain a leaf wich provide a minimum clear opening width of 800mm. In case of double door, clear opening width in excess of 800 mm. can be achieved by selecting a 1.8 m. double leaf doorset.

11 Internal Doors
Internal doors to have a minimum clear opening width of 750mm. In case of double door, clear opening width in excess of 800mm. can be achieved by selecting a 1.8 m. double leaf doorset.
Each doorway across an accessible corridor or passageway to be provided with a glazed panel, giving a zone of visibility from a height of 900 mm. to 1500 mm. from the finish floor level.

12 Internal Lintels
Concealed internal precast concrete lintels up to 900mm to be 150mm deep x width of wall with min. end bearing of 150mm at both ends. For lintels of between 900mm and 1800mm to be 225mm deep x width of wall with min. end bearing of 225mm at both ends. (Refer to engineers dwgs.)

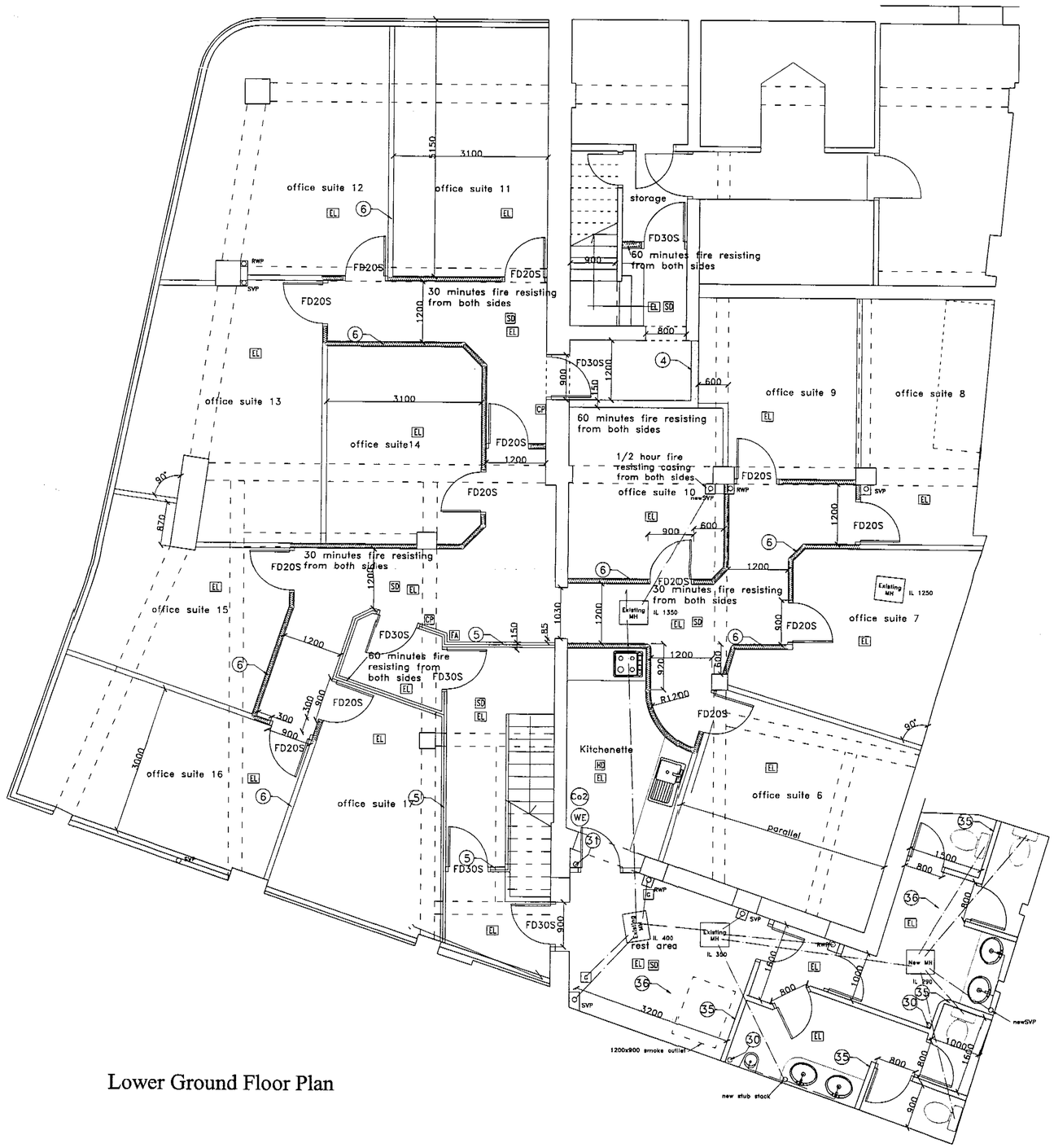
13 Existing Internal Stair (modified)
To be constructed with max. risers of 190mm and min. treads 250mm. (550 mm.<(2R+G)<770 mm.). Clear headroom of 2m above stair pitch line to be maintained. Stair guard rail at landings to be 1100mm and height of hand rail on stairs to be min. 900mm. . The guarding should be able to resist a horizontal force of 0.74kN/m.
Stair and landing to be constructed of materials of limited combustibility.

14 Timber Suspended Floor (ex. staircase infill)Provide and fix SC4 structural stress graded softwood joists to spacing and sizing as specified by the structural engineer supported with heavy duty galvanised mild steel hangers and/or beam or wall plates as detailed.

15 Warm Flat Roof
20mm Asphalt in 2 No. coats to BS 988T with solar reflective paint finish over loose laid sheathing felt to BS 747 type 1F over 12 mm.bltumen impregnated fibreboard over 70mm. Rocksil Roofmax by Owens Corning over vapour control membrane on 19 mm plywood deck fixed to 50mm. SW firring to fall 1:60 over 75x220 SW joists SC4 @400mm c/c.

16 Warm Flat Roof Inverted (Paving Slab Ballast)
40mm concrete paving slabs on spacer supports on Tracal, Terram 1000 filtration layer laid over 100mm Owens Corning Polyfoam Plus Roofboard over 20mm Asphalt in 2 coats to BS8218 over loose laid isolating felt, type 4A to BS747, all in accordance with insulation manufacturers recommendations and the Flat Roofing Guide to Good Practice, on 19mm plywood deck laid to fall in accordance with BS 8217 fixed to SC4 structural grade softwood joists to size and centres as specified by the structural engineer.

17 Restraint Straps
Catnic 30 x 5mm horizontal and 30 x 2.5mm vertical restraint straps fixed with 3.35mm d. x 75mm corrosion restraint nails. Straps to be 1000mm long and fixed at 1200mm centres.



Lower Ground Floor Plan

18 Leadwork
Lead sheet complying with BS EN 12588 of a thickness code suitable for the specified use as recommended and detailed in the current edition of The Lead Sheet Manual, Volumes 1,2 & 3 published by the Lead Sheet Association and BS 6915. Lead is to be used to form gutter linings, valley gutter linings, weatherings to parapets, apron flashings, soakers and step flashings, chimney flashings and lead slates unless otherwise specified.

19 Drainage From Appliances
All sanitary fittings to have 75mm deep seal 'P' traps with roding access at all changes of direction. SVP to be 110mm UPVC, WC 100mm waste, WH basin 32mm waste, bath 40mm waste, sink and wash/machine 40mm waste. All waste drainage to comply with BS 8331 & BS 5572 to single stack principles.
SVP in ducts to be lined with mineral wool insulation.

20 Foul Water Drains (FW) (Combined)
Drains to be in UPVC by Carradon Terraine nominal ext. size 110mm with seal ring joints laid in accordance with manufacturers instructions set in min. 100mm pea shingle surround with max. fall of 1:60. New drain to be connected to existing drain manhole.

21 Surface Water (SW) (Combined)
75mm UPVC RWPS to position shown on drawing to new UPVC back inlet gullies with new 100mm Caradon terraine or similar. 100mm diam. pipes laid to manufacturers recommendations max. falls 1:80 in 100mm pea shingle surround.
Drains passing below structure to be bridged with RC lintels and infilled with granular fill pea shingle.

22 Internal MH
All the internal Manholes to be double sealed bolt down, with recess cover to receive floor finish.

23 Automatic Fire Detection and Alarm System

SD = Smoke Detector
HD = Heat Detector
FA = Fire Alarm Sounder
CP = Manual Call Point

Mains operated fire alarm installed at each floor , smoke detectors in each floor landing and corridor, heat detector in the kitchen. The interconnected units to be fitted min. 300mm from any wall. All to comply with BS 5839 Parts 1, 2 and 6.
The automatic fire alarm to be inter-linked so that a detector activated in one unit, including the offices and shops, raises the alarm in the other residential units.
Fire safety signs to comply with BS 5499:Part 1:90 should be fitted on both sides of fire doors in the offices premises (ground and basement floor). The signs should be worded "FIRE DOOR KEEP SHUT".

24 Fire doors, enclosure of stair and protected corridors.
The stair shall be enclosed with a wall or partition 60 minutes fire resisting, every doorway within the enclosure of the stair shall be fitted with a door FD30S. Corridors shall be enclosed with a wall or partition 30 minutes fire resisting and every door within the enclosure shall be fitted with a door FD20S. All fire doors to be fitted with self closing device. The exit of the offices at the basement floor shall be separated from the stair by a protected lobby enclosed with a wall or partition 60 minutes fire resisting.

25 Emergency Light EL
Emergency Light to comply with BS 5266 part 1 1988

26 Emergency Exit Signs
Every doorway or other exit providing access to a means of escape, other than exits in ordinary use, shall be marked by an Exit sign in accordance with BS5499:Part1: 1984.

27 Doors on escape routes.
All the doors, whether or not the doors are fire doors, should only be fitted with simple fastenings that can be readily operated from the side approached by people making an escape.The operation of these fastening should be without the use of a key and without having to manipulate more than one mechanism.

28 Fire Resistant Ducts
Internal ducts casing to be 1/2 hour fire resistant, from both sides. Vents and pipes passing into fire resisting ducts to be fitted with fire dampers or proprietary sealing system 1/2 hour fire resistant.

29 Occupiable Room Ventilation
In occupiable rooms rapid ventilation to be provide by mechanical ventilation at the rate of not less than 8 litres/second of fresh air per occupant.
DESIGN OF MECHANICAL VENTILATION/AIR CONDITIONING PLANT AND LAYOUT TO SERVICES ENGINEERS

30 WC Ventilation
To be provided with mechanical ventilation at 6 litres/second per WC or 3 air changes per hour, with 15 min. overrun. The operation of the fan to be controlled by the light switch or occupant detecting sensor. An air inlet to the room should be provided.

31 Kitchen Ventilation
To be provided with mechanical extract for rapid ventilation capable of extracting at a rate of not less than 60 litres/second and the fan has a 15 minutes' over run. The operation of the fan to be controlled by the light switch or occupant detecting sensor. An air inlet to the room should be provided.

32 New Aluminium Framed Shopfront
New aluminium framed shopfront, in toughened safety glass to comply with BS 6262, to specialist suppliers.

33 Rooflights
750x750 polycarbonate rooflight installed and fixed in accordance with manufacturer's instructions.

34 Smoke Outlet Rooflights
1200x900mm polycarbonate rooflight installed and fixed in accordance with manufacturers instructions.

35 STUDWORK (toilets)
Use 100 x 50mm pre-treated studs at 400mm centres with matching noggins at 600mm staggered centres. Sole and head plates to be 100 x 75mm. Studwork to be lined with 12.5mm Gyproc Moisture Resistant Board and infilled with 100mm mineral wool insulation.

36 Solid Ground Floor
Concrete floating slab using sulphate resisting cement with concrete top surface laid at least 100mm above outside ground levels. Provide 2000 gauge polythene damp membrane lapped and tapped 300mm, with polythene ends lapped with the damp course. Provide 75mm sand cement screed finish reinforced with chicken wire/mesh to BS4483 trowelled smooth finished.

37 Fire Extinguisher to comply with BS EN3
WE Water based fire extinguisher
Co2 Carbon Dioxide based fire extinguisher

PSX 0105215

Revision:

Project:
72-76 Eversholt Street, London NW1

Client:
Home Finders 2000 Ltd

Drawing Title:
Proposed Lower Ground Floor Plan

Scale: 1:50
Drawn: FS
Date: 28/02/2001

Drawing Number: 1015.104

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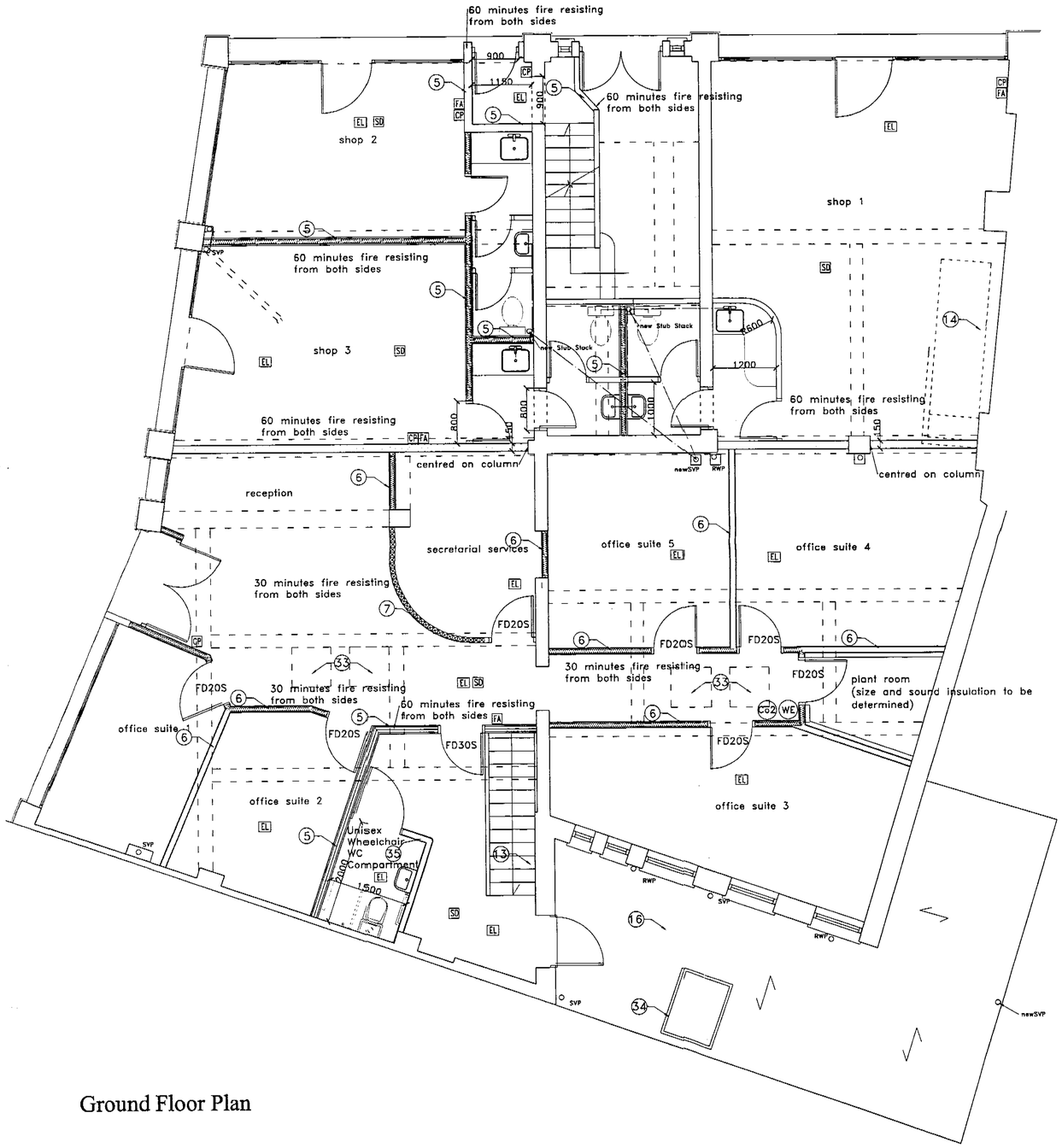

Ground Floor Plan

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