

Maximum U values:

External Walls	-	0.28 W/sq.m/K
Floors	-	0.22 W/sq.m/K
Pitched Roofs (ins @ rafter level)	-	0.18 W/sq.m/K
Flat Roofs	-	0.18 W/sq.m/K
Windows	-	1.6 W/sq.m/K
External Doors	-	1.8 W/sq.m/K

NOTES:

1. Siniat RAS70 or similar approved acoustic performance dry wall partitions to achieve 43dB for all internal partitions. To consist of:
 - RAS70/P resilient Acoustic Stud @ 600crs
 - 50mm insulation
 - 2 x 15mm GTEC dB board each side for taped/ 1 u/coat 3 top coat painted finish
2. Garage division wall to consist of:
 - 200mm thermalite shield blockwork external (garage side) leaf or similar approved for painted finish
 - 15mm air gap internally
 - 60mm gyproc thermalboard super internal leaf for painted finish - u value 0.28W/sq.m/k
3. New garage cavity wall to consist of 102mm external brickwork to match existing 100mm uninsulated cavity with 100mm blockwork internal leaf for painted finish
4. ACO RainDrain brickslot B 125 light duty slot channel to garage door opening perimeter with the existing g/l adjusted to suit Cardale automatic powder coated garage sectional door or similar approved to RAL 9007
5. New foundations to S/Eng details & spec
6. Level access from front door with existing brick paviours doff cleaned, re-used & laid on 50mm sand with min 150mm hardcore laid to falls @ 1:10 away from entrance. Dpc laid to suit
7. New garage floor construction to S/Eng spec & details to lap 150mm with existing with min 1200g dpm lapped with dpc (min 150mm). See drainage drawings & spec for pump & AFV location
8. See dwg no P17-25-03-007 for demolition
9. Existing side paving slabs removed, doff cleaned & re-laid to provide level access from living room & new bedroom. Slabs laid to falls to meet ex g/l with brick edging.
10. detail to match existing
11. New floor tile finish - see interior schedule to main entrance hallway, entrance lobby & wc
12. Floor finish to flat kitchen, dining, bathroom & boiler room to interior schedule
13. Carpet finish to living, hallway, dining & bedroom to interior schedule
14. New floor section to bedroom to consist of excavation of existing concrete garage floor and construct 65mm sand cement screed on polythene separation layer on 70mm Kooltherm K103 insulation on 150mm 2000kg/sq.m Concrete floor on visqueen 1200g dpm (or similar approved) lapped with hy-load dpc. U-value 0.21W/sq.m/k
15. Refer to interior design details for kitchen layout/ spec
16. See interior design layouts for new bathroom suit
17. Existing driveway level amended to suit
18. 50mm ex step up from garage level to entrance hall maintained as existing
19. Internal garage door to be replaced with FD30S with +ve self-closing & cold smoke seals in addition Doorsets to comply with Approved Doc B & to satisfaction of the Building Inspector
20. Lower ground floor bedroom glazed doors provides appropriate escape in-line with 0.33sq.m & 450x450mm minimum opening requirements
21. Silent gliss curtain track system fixed to 25mm thick sw support for white painted finish, concealed by discreet 100mm p/board pelmet downstand with 9mm MDF hidden back-board support
22. Vertical 25mm siberian larch timber sliding sunscreen - distressed/natural/knotted to detail
23. New h/l MF frame with p/board for white painted finish with bespoke mdf double doors/hinges to enclose existing fuseboards & maintain access
24. opaque glazing to internal pane
25. check ex door & upgrade as required to provide FD20 protection
26. 70mm mf frame false wall with p/board skim for painted finish to mask drainage from new bathroom
27. 50x50mm p/board allocation to corner of new bedroom to allow new cable routing
28. loose furniture/fixtures removed by client prior to works commencement

Internal door sets

Doors	-	Howden's
D-LG-005	-	DIE8870
D-LG-007	-	DIE8840
D-LG-006	-	Bespoke 1980 x 810mm double cup d doors for white painted finish
D-LG-008	-	DIE8870

GENERAL NOTES:
 PLANNING & BUILDING CONTROL MAY REQUIRE ADDITIONAL INFORMATION. CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES AND IS RESPONSIBLE FOR REQUESTING ANY ADDITIONAL INFORMATION FOR CORRECT EXECUTION OF THE WORKS. ANY VARIATIONS TO THE DRAWINGS MUST OBTAIN PRIOR APPROVAL.
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Door & window reference key:

- Type
 D = door
 W = window
- New or existing
 X = door or window to remain as existing
- Location
 LG = lower ground floor
 G = ground floor
 UG = upper ground floor
 01 = 1st floor
 02 = 2nd floor
 R = roof
 RL = rooflight

Ironmongery
 Lugano satin nickel range (Howden's)
 Latch / lock / privacy subject to use

All internal door sets to inc:
 - 1hr fire rated ball bearing hinges
 - 1x70mm euro cylinder & turn for lockable doors
 - 2x euro cylinder & sash lock

External front door & side panel
 Solid oak front door with opaque d/g structural glazing 2270x950x44mm door ukoakdoors (or similar) in slimline oak frame fixed to pc frame with 900mm d/g clear structural glass side panel

Rockwell Premium Lumina solid brass entry door handle set in oil rubbed bronze finish SKU: H700DLUST0B (or similar approved)
 Door hinges to be 3 pair brushed s/s butt hinges

REV	DATE	BY	DETAIL
T1	07.03.19	GH	TENDER

TENDER ISSUE

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PROJECT TITLE
 3, FITZROY CLOSE, LONDON, CAMDEN, N6 6JT

DRAWING TITLE
 PROPOSED LOWER GROUND FLOOR PLAN

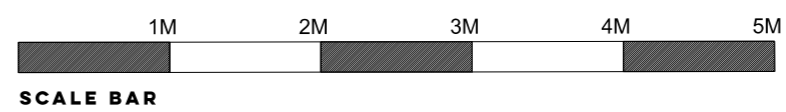
CLIENT
 MR M. CLACK & MS L. FRY

PROJECT NO.
 P17-025

DRAWN BY DATE
 GH 07.12.2018

DRAWING NO.
 03-03-001

SCALE
 A2@1:50



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