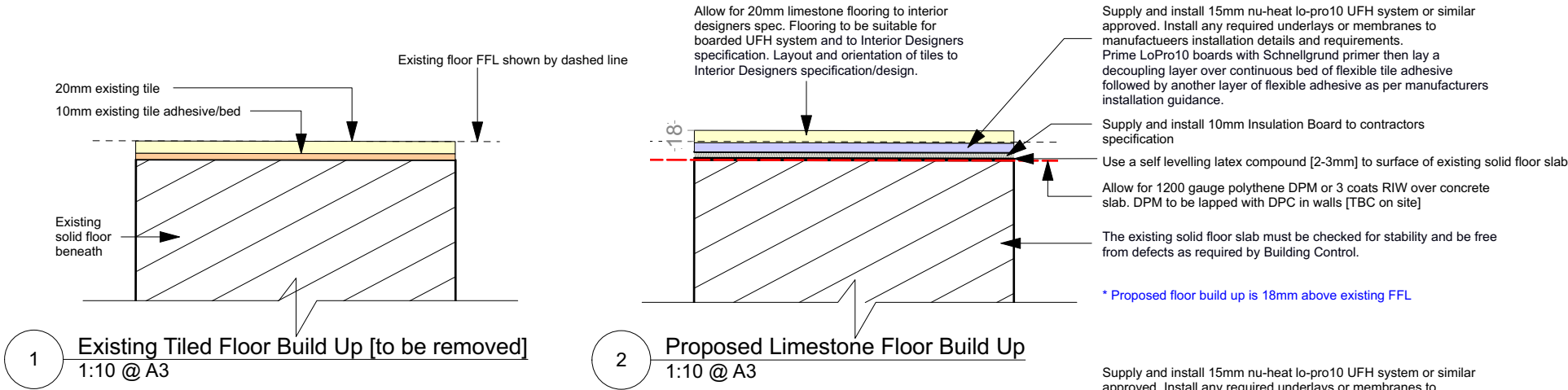
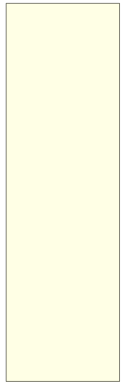
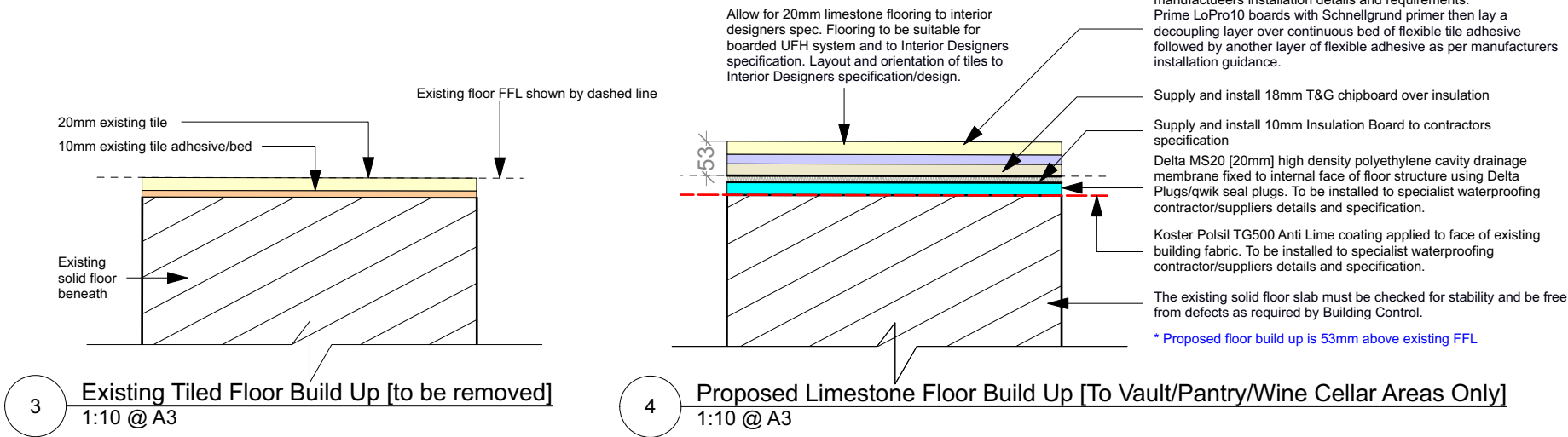
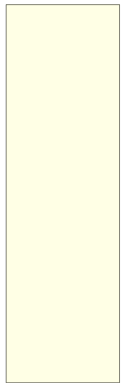


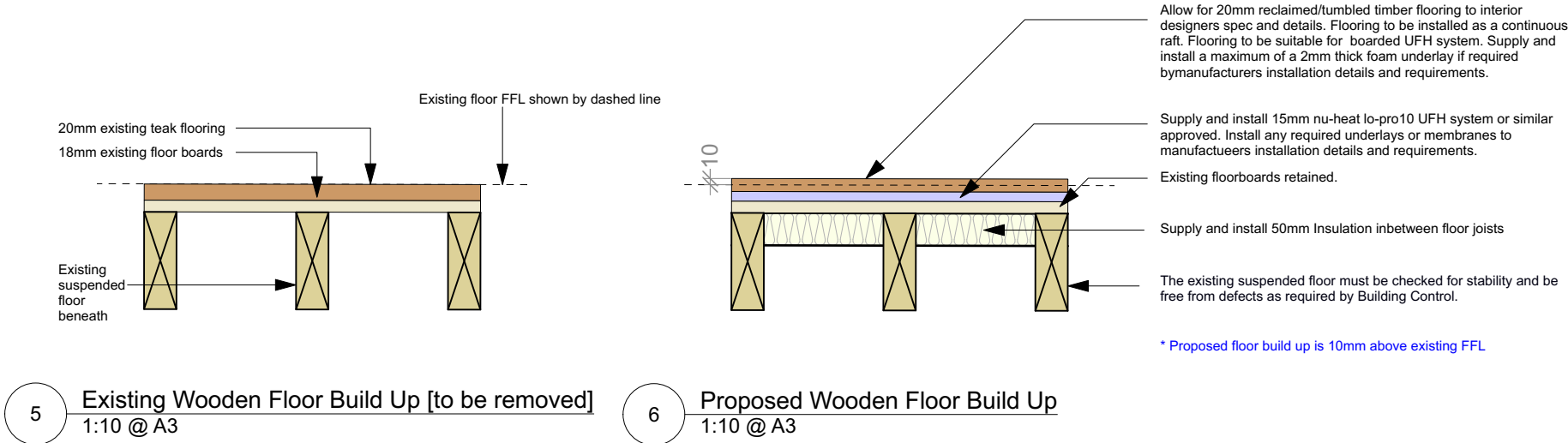
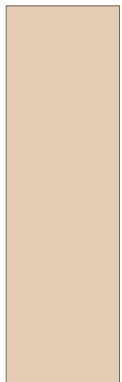
TILED/LIMESTONE FINISH



TILED/LIMESTONE FINISH [TANKED]



TIMBER FINISH



UPGRADING EXISTING FLOOR

The existing floor must be checked for stability and be free from defects as required by Building Control. Floor build up to be reported by contractor upon opening up.

Limestone Tile Finish:

Remove existing 20mm tiling and 10mm tile bed to reveal solid floor. Floor to be assessed for structural adequacy by a structural engineer. Floor to be checked for stability and cleared before being levelled using a self-levelling screed/compound. Provide 1200 gauge polythene DPM or 3 coats RIW over retrofitted slab [if required] DPM to be lapped into DPC in walls. Install 6mm insulation board to contractors specification. Install Nu-heat 15mm Lo-Pro10 UFH system to specialist manufacturers details and requirements. Pre-grooved boards to be set out to brick bond pattern. For limestone/tile finish, prime LoPro10 boards with Schnellgrund primer then lay a decoupling layer over continuous bed of flexible tile adhesive followed by another layer of flexible adhesive as per manufacturers installation guidance. Fix 20mm limestone tiles to Interior Designers specification to adhesive. Layout and orientation to Interior Designers specification/design.

Limestone Tile Finish [with Tanking]:

Remove existing 20mm tiling and 10mm tile bed to reveal solid floor. Floor to be assessed for structural adequacy by a structural engineer. Floor to be checked for stability and cleared before being levelled using a self-levelling screed/compound. Concrete surfaces to be pre-treated with Cementseal Primer. Existing floors to be treated with Koster Poisil TG500 Anti Lime coating. Existing structure which is to be dug out is to be inspected for condition after making good. Install DeltaMS20 [20mm] high density polyethylene cavity drainage membrane to specialist waterproofing contractor.suppliers details and specification. MS20 membranes to be laid out 'domes down' over the floor, with an overlap of two interlocking domes. No fixings to go through the floor membrane. Install 6mm insulation board to contractors specification. Install 18mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Install Nu-heat 15mm Lo-Pro10 UFH system to specialist manufacturers details and requirements. Pre-grooved boards to be set out to brick bond pattern. For limestone/tile finish, prime LoPro10 boards with Schnellgrund primer then lay a decoupling layer over continuous bed of flexible tile adhesive followed by another layer of flexible adhesive as per manufacturers installation guidance. Fix 20mm limestone tiles to Interior Designers specification to adhesive. Layout and orientation to Interior Designers specification/design.

**Refer to drawing BA180-450 series for floor build up details for Utility and Pantry within vaulted cellar requiring tanking.

Engineered Timber Finish:

Remove existing 20mm teak flooring and existing floor boards to expose existing suspended timber floor structure. Floor joists to be assessed for structural adequacy by a structural engineer. Joists infilled with 50mm Ecotherm Eco-Versal [or similar approved] on battens or proprietary insulation clips. Install min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on existing floor joists. Install Nu-heat 15mm Lo-Pro10 UFH system to specialist manufacturers details and requirements. Pre-grooved boards to be set out to brick bond pattern. Install engineered timber flooring as continuous raft to suppliers guidance. Engineered timber floor spec to Interior Designers specification and details. Maximum of 2mm thick foam underlay can be used below timber flooring if required by flooring supplier.

GENERAL NOTE

1. Drawing to be read with Structural Engineer's specifications and details.
2. All details to be read with manufacturer's installation manuals, guide and guidelines.
3. All structural details to be checked by structural engineer prior to fabrication.
4. All fixings to be specified by Structural Engineer or following manufacturer's system guidelines.
5. Any specified system should include all spare parts as per manufacturer's guidance.
6. Contractor to notify Beckmann Architecture Ltd on any specification change or alternative product to be used in the external building envelope build-ups: walls, roofs, floors, doors & windows. Contractor to provide the U-value of the updated build-up for EPC consultant checking and Beckmann Architecture Ltd's approval.
7. Contractor / Manufacturer / Supplier to confirm all fire ratings of the components and their suitability in regard to the current Fire Regulations and BS 9999.
8. All components and materials to be CE marked and compliant with the current British Standards.
9. Any change to specifications and details contained in this drawing should be notified to Beckmann Architecture Ltd/client for approval prior to construction. Approval will be based on physical samples provided by contractor.
10. This is a design intent for pricing only. Contractor to allow for templating on site and shop drawings to be signed off by architect prior to construction.
11. All finishes, fixtures, fittings and associated accessories TBC with interior designer
12. Designs and details contained in this drawing are subject to full coordination with all the relevant Consultants' design schemes. Confirm with Beckmann Architecture Ltd the status of coordination before any pricing or work is commenced.
13. This drawing to be read in conjunction with full drawings set.
14. All works are subject to Listed Building Consent and not to be commenced without approval in writing

1	05/10/22	Contractor Amend
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1:10
0 0.5m

DRAWING TITLE	PROPOSED BASEMENT FLOOR FINISHES BUILD UPS
DRAWING NUMBER	BA180 - 04 - 421
REV	B
SCALE	1:10 @ A3 // 1:5 @ A1
STAGE	FOR INFORMATION
DATE	NOV 2022
DRAWN	MSH
CHECKED	CB
SIZE	A3

SITE ADDRESS	2 HOLLY HILL TERRACE, LONDON, N6 6LX
PROJECT	LISTED BUILDING CONSENT APPLICATION
CLIENT	MR AND MRS BANKS
1. Do not scale this drawing except for planning purposes.	
2. All dimensions are in mm.	
3. Beckmann Architecture to be notified immediately if any discrepancy is found.	
4. All dimensions to be verified by contractor and/or subcontractors before work commences.	
5. All shop drawings to be approved by Beckmann Architecture before work commences.	
6. All details to be in accordance with relevant British Standards, manufacturer's recommendations and specifications.	
7. This drawing is property of Beckmann Architecture Limited. Copyright reserved.	

BE // AR
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OgdenPitt
AND COMPANY
CONSTRUCTION AND PROPERTY DEVELOPMENT