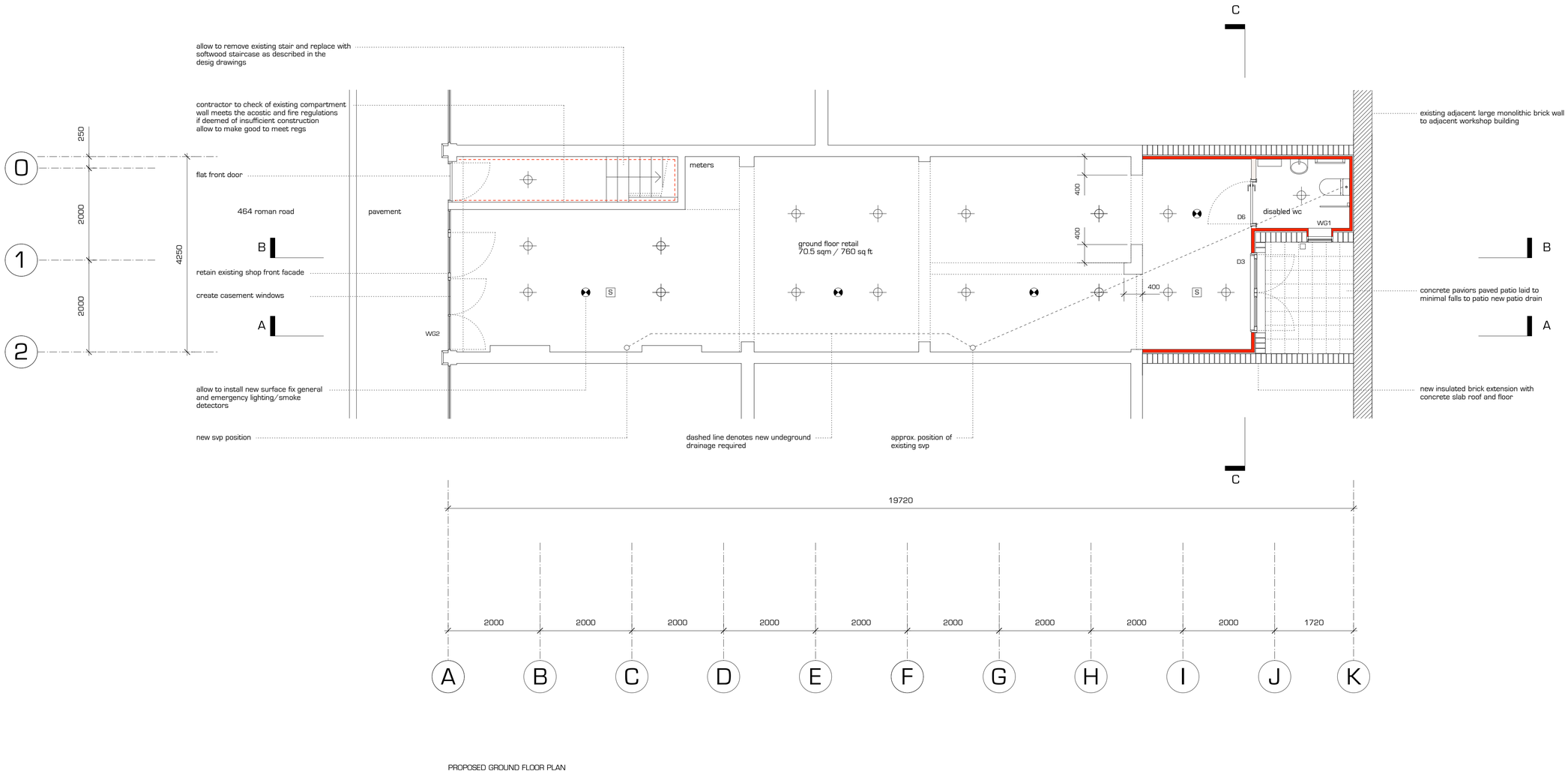

PROPOSED GROUND FLOOR PLAN

notes

all dimensions to be checked onsite
the purpose of this drawing is for BUILDING CONTROL/TENDER PURPOSES ONLY. please direct all enquiries regarding this drawing to gordon-shrigley.com

N

Key Note to First Floor

PART A

Refer to Structural Engineers details

Part B

Building is a single staircase building. Top storey is less than 11metres above ground level.

One three bedroom flat off a private staircase/corridor

Compartment floors/ceilings to be 2 layers of 15mm fireline plasterboard to provide 60 minutes fire resistance between units

Where SVP/RWPs penetrate compartment floor, intumescent pipe collars to be fitted

Elements of structure to have 30 minute fire resistance

- 30 minute fire rated partition/wall
- FD30s — 30 minutes fire door with smoke seals and self closer
- FD30 — 30 minute fire door with rising butt hinges and self closer
- S — Combined smoke detector and sounder mains powered interlinked with battery backup
- H — Combined heat detector and sounder mains powered interlinked with battery backup

Part E

- 100 mm studwork partition wall to comprise 75 mm timber studs with mineral wool insulation minimum 10kg/m3 to void and 12.5 mm plasterboard to both sides with skim finish as Part E wall type B

New timber first floor construction between flat dwelling and retail spaces below to be: Natural Timber laminate floor, Underlay, 45mm thk COLLECTA DECKFON QUATTRO insulation T&G floating sandwich panel floor with COLLECTA YELLFON ES5/120 polythylene perimeter flanking strips. 200mm deep softwood joists with 50mm thk COLLECTA FIBREFON MICRO SLAB 50 insulation laid between joists. 16mm resilient bar mounted at right angles to joists. 2 x 15mm thk gypsum plasterboard sheets laid with staggered joints and plaster and 2 coat matt emulsion paint finish on primer. Allow a minimum U value of .25 wm/K. [Floor construction specification subject to approval by an Acoustic Engineer before installation]

New courtyard external load bearing concrete deck typically to be:
32mm thk hardwood timber decking laid on tanalised battens. natural external oil finish supported off: HARMER UNIRING supports laid on: ALUMASC DERBIGUM insulated warm roof system. allow concrete deck to be finished with wood float, then primed with the appropriate DERBIGUM surface conditioner. Allow a minimum U value of .25 wm/K.

New external wall construction typically to be:
2 brick thk loadbearing walls with non-pimented lime mortar joints. KINGSPAN K18 62.5mm insulated dry lining board spaced 25 mm off the new 2 brick thick wall with moisture resistant treated timber framing/vertical battens @ 600mm centres. Insulation to allow a minimum U-Value of 0.35 wm/K, with plaster and 2 coat matt emulsion paint finish on primer
[Wall construction specification subject to approval by a Thermal Engineer/SAP calculation before installation]

New extension concrete floor to be:
Minimum 90mm thk. screed layer to match existing finished floor level. VISQUEEN C02 1200 gauge gas membrane as a VCL on 70mm thk. CELOTEX TUFF-R GA 3070 overslab floor insulation to allow a minimum U-Value of 0.25wm/K on sand binding on two coats of cold applied RIW liquid asphalt composition applied directly onto ground bearing insitu concrete floor slab.

PART F

FLAT 1 to have background ventilation 30,000 m2 via wall air bricks
All bathrooms/WC's to have local intermittant extract rate of 15L/s
All kitchen areas to have local hobb intermittant extract rate of 30L/s or 60L/s extract within room

PART K

Private Internal staircases to have 220 mm rise and 245 mm going
External courtyard balustrade to have minimum 1100m high guarding. Courtyard balustrade to made from mild steel substructure with hardwood handrail and balustrades

all stairs to have 50mm wide handrails, set 50mm away from any wall with minimum 100mm gaps between any balustrade uprights

PART L1B

- KINGSPAN K18 62.5mm insulated dry lining board spaced 25 mm off the new 2 brick thick wall with moisture resistant treated timber framing/vertical battens @ 600mm centres. Insulation to allow a minimum U-Value of 0.35 wm/K, with skim finish. with 25 mm insulation to all windows reveals.

All windows to be timber to comprise an outer pane of 4 mm PILKINGTON OPTIFLOAT, 16 mm argon gas filled cavity and an inner pane of 4 mm PILKINGTON K glass to achieve U value of minimum 2.0 wm/K

- B — Flat to be heated within SEDBUK A rated condensing combi boilers. Thermostat to main living room. TRV's to radiators to all other rooms.
- Refer to drawing for location and number of low energy surface fix light fittings
- Refer to drawing for location and number of all external light fittings

PART M

Private stairs 220 mm rise and 245 mm going

PART P

Electrical installation to be designed, installed and tested by PART P registered installer

DOOR KEY/SIZES

D3: 2040 mm high EXTERNAL painted soft wood painted double glazed patio doors as the Design Drawings
D6: 926 x 2040 mm INTERNAL painted solid core door and door frame as the Design Drawings

All cupboard doors jambs as all doors, with varying width of door. paint finish

WINDOWS/SIZES

WG1: Painted double glazed softwood fixed window with stainless steel ironmongery as the Design Drawings. Allow for opaque glass

WG2: Allow to create toughened glazed casement windows in existing facade to match period design

All glazed panels below 1100mm from finished floor level to be toughened glass

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