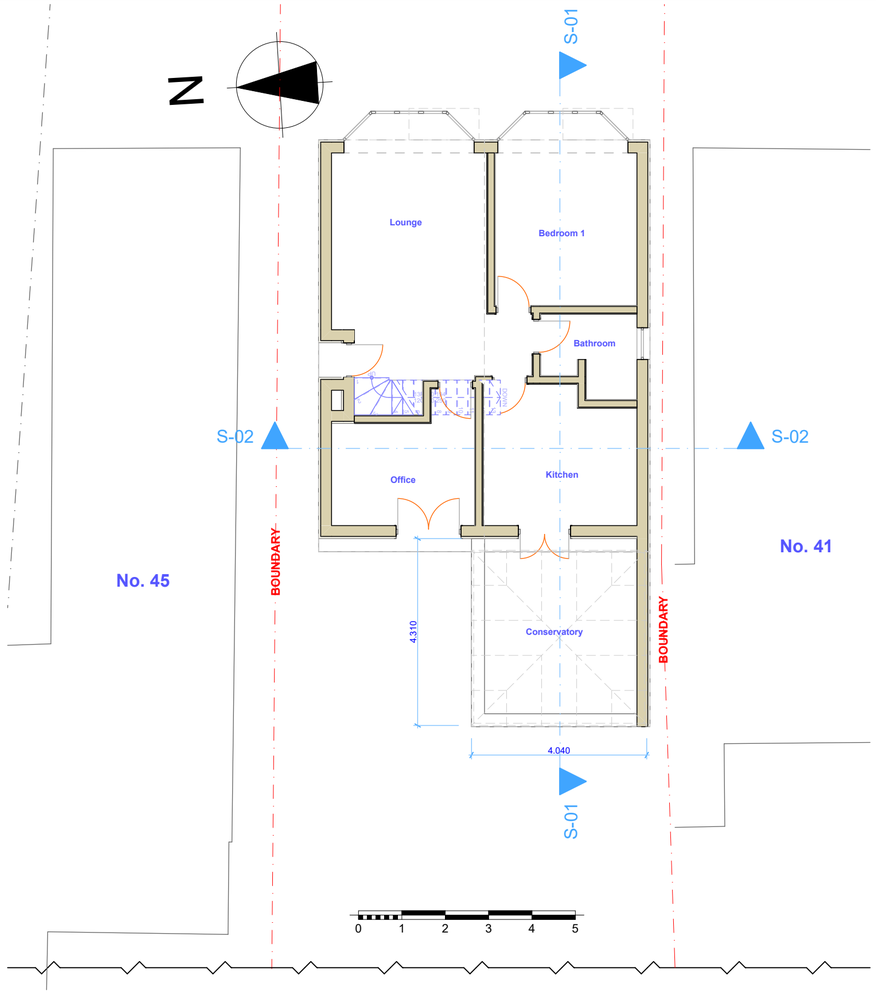
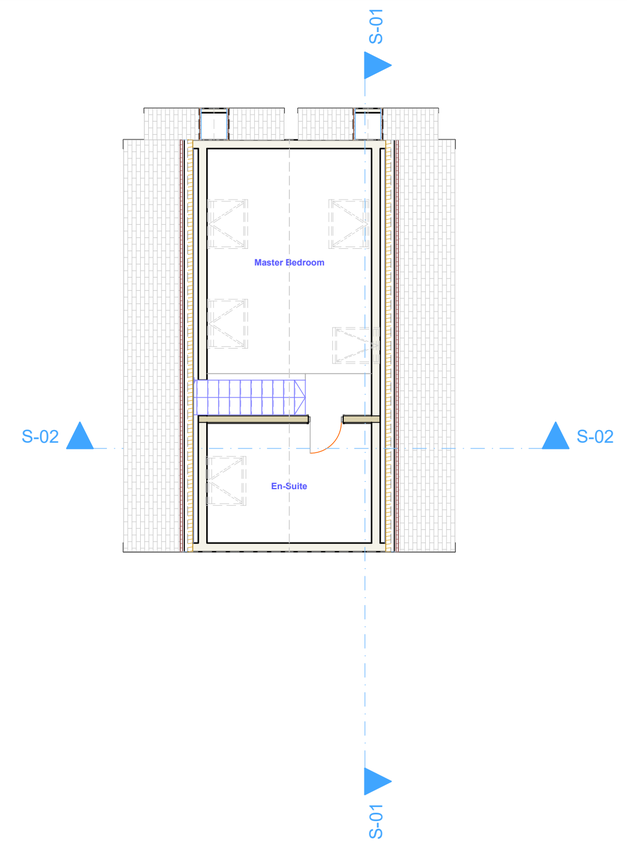
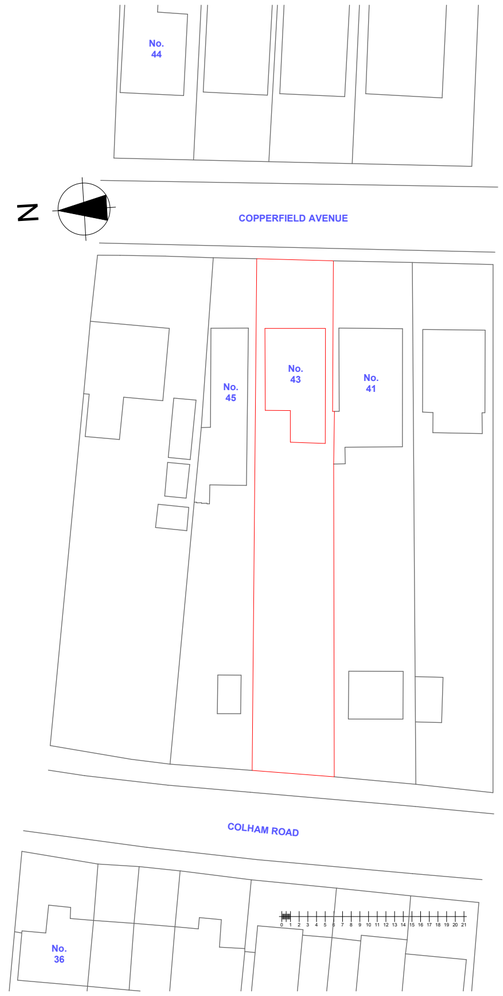


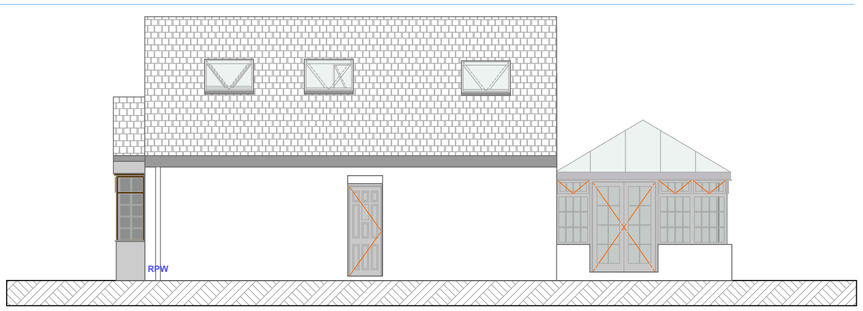
0. Ground Floor 1:100



1. 1st Floor 1:100

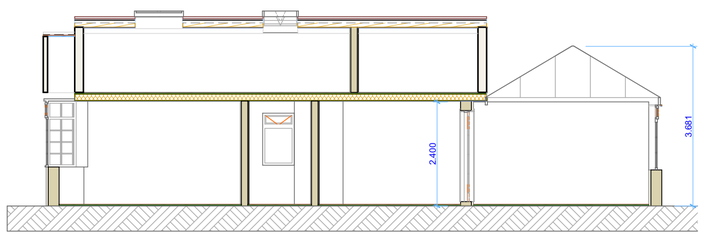


2. Block Plan 1:500

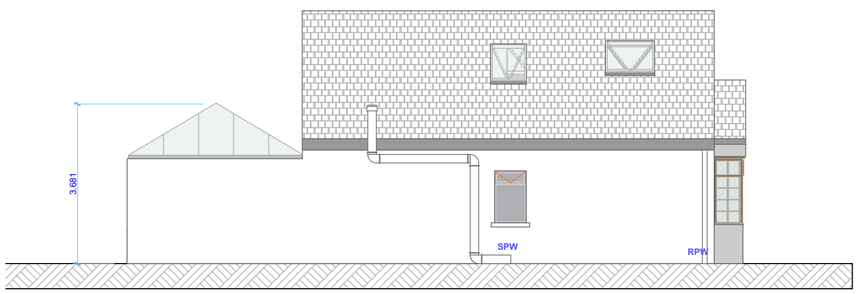


West Elevation 1:100

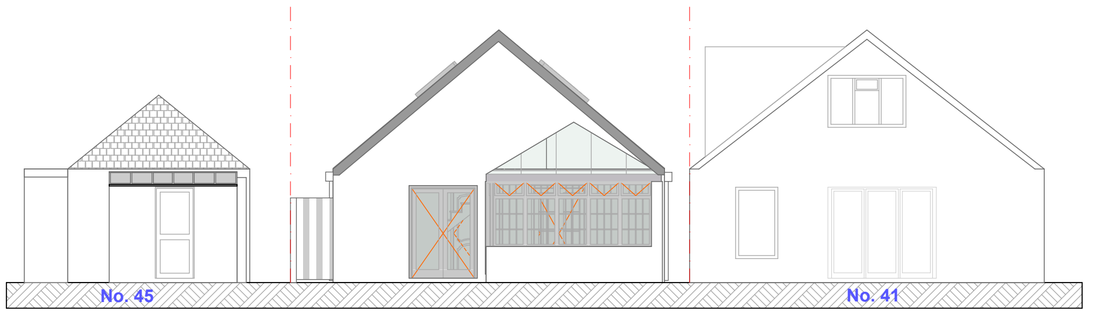
North Elevation 1:100



S-01 Seccion 1:100



East Elevation East Elevation 1:100



South Elevation 1:100

GENERAL NOTES.

All measuremenst supplied must be confirmed with site measurements. Measurements are indicative only.

All works are to be carried out in accordance with The Health & Safety at Works Act, The Construction (Design & Management) Regulations, The Building Regulations, and relevant British and European Standards.All architectural drawings are to be read with the Structural Engineers details and calculation sheets.All structural elements to receive additional loads are to be exposed for inspection and modified where found to be inadequate.All carcassing timber is to be tanalised, including all cut ends.External render coats are to be in accordance with B.S. 5262 & BRE Good Bld. Guide 18.Internal plasterwork is to be in accordance with B.S. 5492 & BRE Good Bld. Guide 7.All new external timber windows are to be high performance with storm strips and seals to B.S. 644 with a BRFC "A" energy rating and to meet the "secured by design"standard.

FIRE DOORS

All doors to habitable rooms (and as indicated on the plans "FD30") are to be bespoke 1/2hr fire resisting solid core / glazed panel, with frames (to C.A. approval), prepared and to receive finishes as per schedule, and to include door ironmongery / furniture to client approval.All fire doors to have ironmongery, hinges and intumescent strips to achieve fire resisting standards.

NATURAL VENTILATION

Allow for supplying and fitting controllable background ventilation proprietary components to provide the following free area to each space, all to C.A. approval:Habitable room: 5,000 mm2Utility / Bathroom / Shower room / WC: 2,500 mm2NB: Exception is Kitchen (inc. Dining room): 8,000 mm2Allow for supplying external doors and windows with a clear openable area to allow purge ventilation to the following spaces at the following rates:Units that open up to 15 deg. are not deemed adequate.Units that open between 15 and 30 deg. = opening to be 1/10th of floor areaUnits that open wider than 30 deg. = opening to be 1/20th of floor areaNB: Kitchen Dining and Living space are a combined floor area, as is the Upper Ground Floor double reception room.

STRUCTURE

(to be read with Specialist Consultants' drawings and specification)For structural requirements please refer to Structural Engineers information. Contractor to strip back finishes back to the main structure and shall check that the anticipated loads can be accommodated. All joists are to be doubled up (unless otherwise stated) and bolted together at 400mm centres at positions where new partitions run parallel directly above. Where new partitions run at 90 degrees to the run of the joists then the joists shall have full depth noggins placed between them directly below the partition above. Allow for supplying and fitting both floor and roof lateral restraint comprising 1200mm x 30mm x 5mm galvanised predrilled straps, once bent and built into, OR plugged and screwed to party / gable walls, and carried over at least 3 no. joists/rafters and fixed securely including into full depths noggins placed between joists/rafters. Joists against party walls to be tightly packed and strapped at max. 1200mm centres. Allow for strapping wall plates back to the inner leaf of the exterior walls using1200mm x 30mm x 5mm galvanised steel straps, predrilled and once bent and fixed into the wall plate. The vertical length of the strap is to be chased into the plaster /brickwork and plugged and screwed 4no. times. Straps are to be positioned at max. 1200mm centres. All works are to be carried out in accordance with the BuildingRegulations Approved Document A, Section A1/2. All structural elements are to be protected to achieve 60min. fire resistance; structural supports to be encased in two layers of Fire line plasterboard + skim, all joints staggered and fixed as recommended by manufacturer.

RESISTANCE TO THE PASSAGE OF SOUND

This Building Regulations Application is not subject to Approved Document E (2003/2004 Edition), but the Contractor shall allow for carrying out all necessary construction assuming that Section 5 (Internal walls and Floors for new Buildings) of the Approved Document E applies. This document shall be used for guidance for construction details which if constructed properly should comply with the test values laid out in Table 0.1a.

STUD PARTITIONS GENERALLY (Acoustic)

Construct 75mm x 50mm softwood tanalised studs at 400mm centres fixed top and bottom to head and sole plates and to have intermediate horizontal studs at 1200mm centres, clad both sides with 2No.layers of 12.5mm Gyproc SoundBloc (Gyproc SoundBloc Moisture Resistant in proposed bathroom areas), all joints staggered, supported, and filled. Apply 5mm plaster skim coat, prepared and to receive paint decoration. The cavity in the stud partition is to be filled with 67mm Rockwool Acoustic slab. Minimum airborne sound rating to be 40db or greater.

Solstice
1a Acton Hill Mews
London
UK
W3 1JA

Rear Extension
43 Copperfield Avenue
Middlesex
UK
UB8 3NX

Drawing Name
Ground Floor, 1st Floor, Seccion, North Elevation, East Elevation, South Elevation, West Elevation, Block Plan

Drawing Status
Existing Plans

Draw&Cheked
Pablo Eyzaguirre

Date
12/28/2020

Scale
1:100, 1:500 @ A2

Drawing ID
1/2

Revision
04