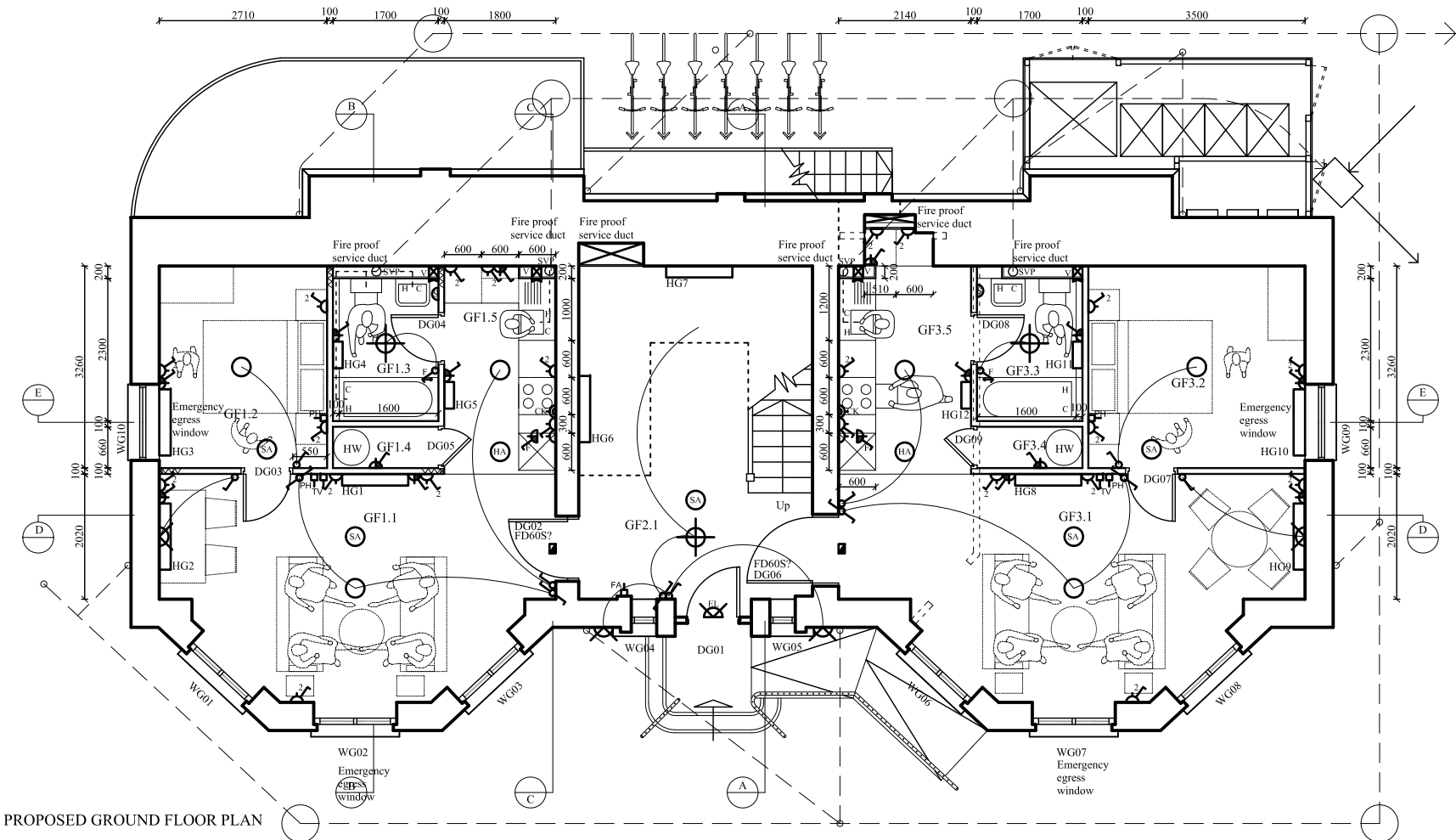
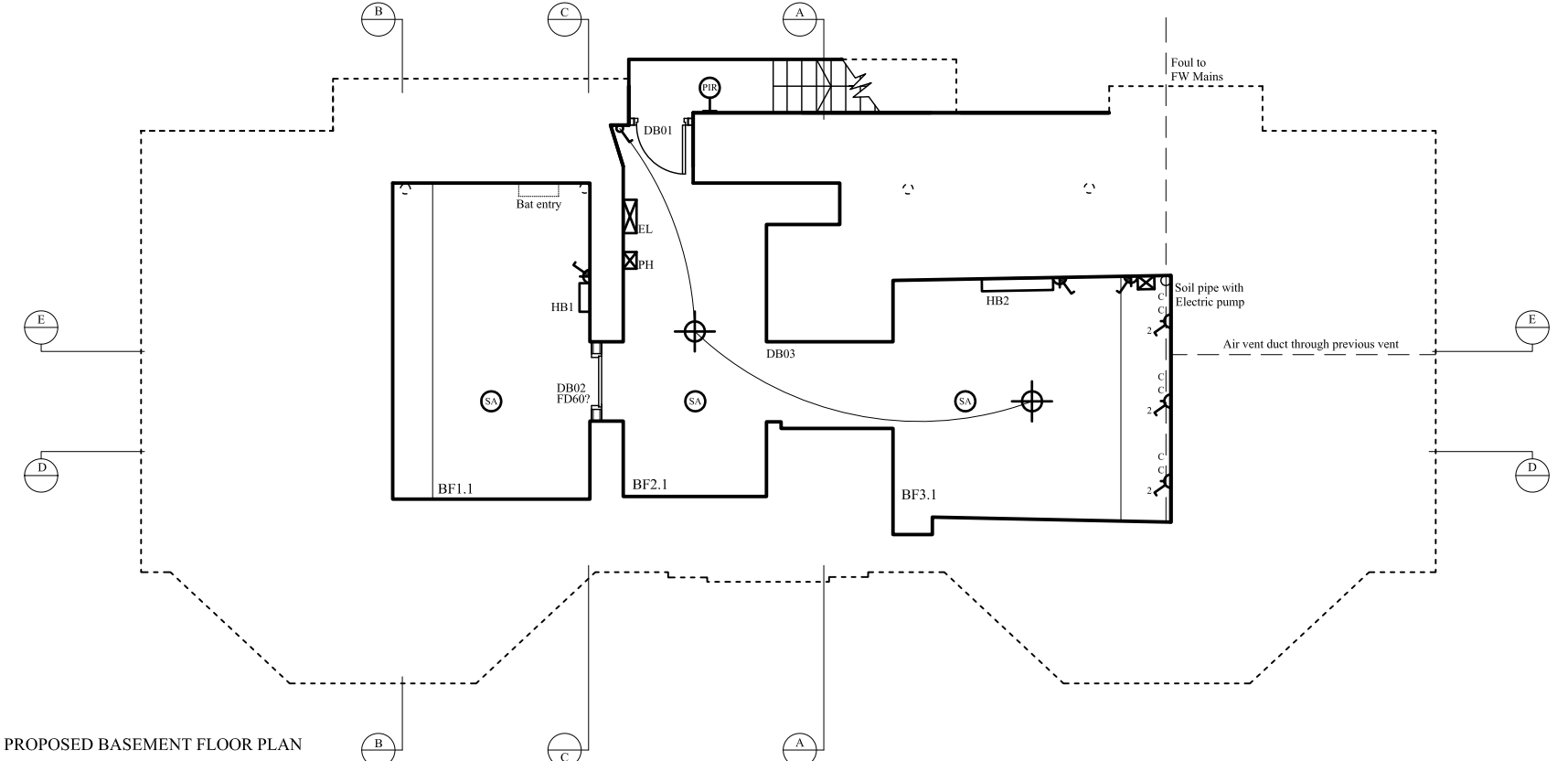




PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN

- ELECTRICITY SYMBOL KEY
- LIGHTING
- Bulkhead light fitting
 - Pendant light fitting
 - External light fitting with PIR detector
 - Wall light
 - Light switch
 - 2 Way light switch
 - Pull cord light switch with extractor fan over run

- POWER & DATA
- Electricity distribution unit
 - Phone distribution unit
 - Individual flat consumer unit
 - Double switched socket
 - Switched fused spur
 - Switched fused spur and indicator with Single socket below worksurface
 - Cooker control unit with single switched socket
 - Telephone outlet
 - Television outlet
 - Shaver socket

- VENTILATION
- Ventilation duct
 - Extractor fan

HEATING

- Electric heater

FIRE ALARM

- Kitchen heat alarm
- Smoke alarm
- Emergency lighting
- Fire alarm

BUILDING REGULATION NOTES (PART 1 OF 3)

GRADE II LISTED BUILDING

ROOF CONSTRUCTION

Carefully remove existing slates and store in safe place for re-use.
Constant monitoring of any bat presence to take place at all times.
Remove existing battens and felt.
Existing roof timbers to be checked by structural engineer for structural adequacy.
Carry out alterations to roof structure in complete accordance with Structural Engineers details.

Existing slates to be relaid on 25 x 50mm treated softwood battens on roofing felt, on existing - x -mm rafters at -mm centres and -mm deep x -mm wide timber purlins.

Rafters to be doubled up either side of new conservation rooflights and dormer windows and bolted together with 12mm diameter ms bolts at maximum 600mm centres.

SLOPING ATTIC CEILING

Underside of rafters to be insulated with Proctor Triso Super 10+ in complete accordance with manufacturers recommendations and instructions.
Insulated plasterboard to be fixed to 38mm tanalised softwood battens fixed under insulation to provide air gap.
Plaster skim finish.

FLASHINGS & WEATHERINGS

All leadwork to be in complete accordance with the current Lead Sheet Association details.

EAVES AND RAINWATER GOODS

-mm diameter cast iron gutter and -mm diameter cast iron rainwater pipes.

SECOND & FIRST FLOOR CONSTRUCTION

-mm boards on existing floor joists, floor joists to be checked by structural engineer for structural adequacy.
100mm sound deadening quilt laid between joists.
Plastered ceilings to be made good on a like for like basis using lime plaster.
Plasterboard and skim ceilings to be made good on a like for like basis using plasterboard and skim finish.

GROUND FLOOR CONSTRUCTION

New -mm boards on new treated ground floor joists to Structural Engineers details to room GF1.

CELLAR CEILING CONSTRUCTION

120mm Celotex XR4000 fitted between timber joists
12.5mm plasterboard and skim finish.

EXISTING EXTERNAL SOLID MASONRY / STONE WALLS

Existing cement render to be removed and replaced with Keim lime render.

INTERNAL STUD PARTITIONS

To be constructed of 75 x 50mm softwood studs at 600mm centres with noggings at max. 1200mm centres with 75mm Iso wool APR 1200 in stud cavity, plastered both sides with 12.5mm plasterboard with a minimum mass per unit area 10 kg/m2 and skim finish.

EXISTING WALLS

Previously plastered walls to be replastered on a like for like basis using 13mm lime plaster.

EXISTING OPENINGS

Opening DB02 between basement room BF1.1 and BF2.1 to be blocked off with studwork and fitted with a locked door to prevent access to bat space. Studwork to be sound proofed with insulation and 2 layers of plaster board with staggered joints and skim finish. Perimeter to be completely fire sealed.

PART B FIRE SAFETY

FIRE DETECTION AND ALARM

New flats to be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS5839-6:2004 Code of practice for the design, installation and maintenance of fire detection and fire alarm systems in dwellings to at least a Grade D Category LD3 standard.

The smoke and heat alarms to be mains operated and conform to BS5446-1:2000 or BS5446-2:2003 respectively. Fire detection and fire alarm devices for dwellings, Part 1 Specification for smoke alarms; or Part 2 Specification for heat alarms. To be fitted with a standby power supply such as a battery or capacitor.

Protected stairway circulation space smoke / fire alarms

Each individual flat to be fitted with ceiling mounted interlinked smoke alarms: One in the living / dining area, one in the bedroom and a compatible interlinked heat alarm/detector fitted in the kitchen.
All to be located a minimum 300mm away from walls and light fittings and not directly above heaters.

An installation and commissioning certificate to be provided.
Occupiers are to be provided with manufacturers instructions for operation and maintenance of the system.

The electrical installation is to comply with approved document P and all equipment is to be fitted in complete accordance with the manufacturers instructions.
All ground floor habitable rooms open directly onto the protected hall leading to the entrance or are provided with an emergency egress window.
All first floor flats (Approx 3680mm above GL) are accessed via a protected hall / stairway and are provided with an emergency egress window.
Second floor flats (Approx 6890mm above GL) are accessed via a protected hall / stairway and are provided with an emergency egress window.
Emergency egress windows to have an unobstructed openable area that is at least 0.33m2 and at least 450mm high by 450mm wide. The bottom of the openable area should not be more than 1100mm above fl.

ESCAPE ROUTE LIGHTING

Escape lighting to comply with BS5266-1:2005. Escape lighting to illuminate the route if the main supply fails. Lighting to escape stair to be on a separate circuit from that supplying any other part of the escape route.

EXIT SIGNS

Every escape route to be marked by emergency exit signs complying with Health & Safety regulations 1996. Signs to contain symbols or pictograms to comply with BS 5499-1:2002.

PROTECTED POWER CIRCUITS

A protected circuit for operation of equipment in the event of a fire should consist of cable meeting at least the requirements for PH30 Classification when tested in accordance with BS EN 50200:2006, or an equivalent standard. It should follow a route selected to pass only through parts of the building in which the fire risk is negligible and should be separate from any circuit provided for another purpose.

Notes:

- Any dwg format drawing is to be read only in conjunction with and at the scale of the accompanying pdf.
- Status 'C' drawing (Construction):
All dimensions are to be checked on site by the contractor, scaling is for Planning purposes only.
Unless otherwise indicated, all dimensions are in millimeters.
All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
- In the event of any query, please contact us immediately.
- This drawing contains survey information by others and is to be used solely for the purposes for which it was issued.

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BASEMENT & GROUND
FLOOR PLANS
AS PROPOSED

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