

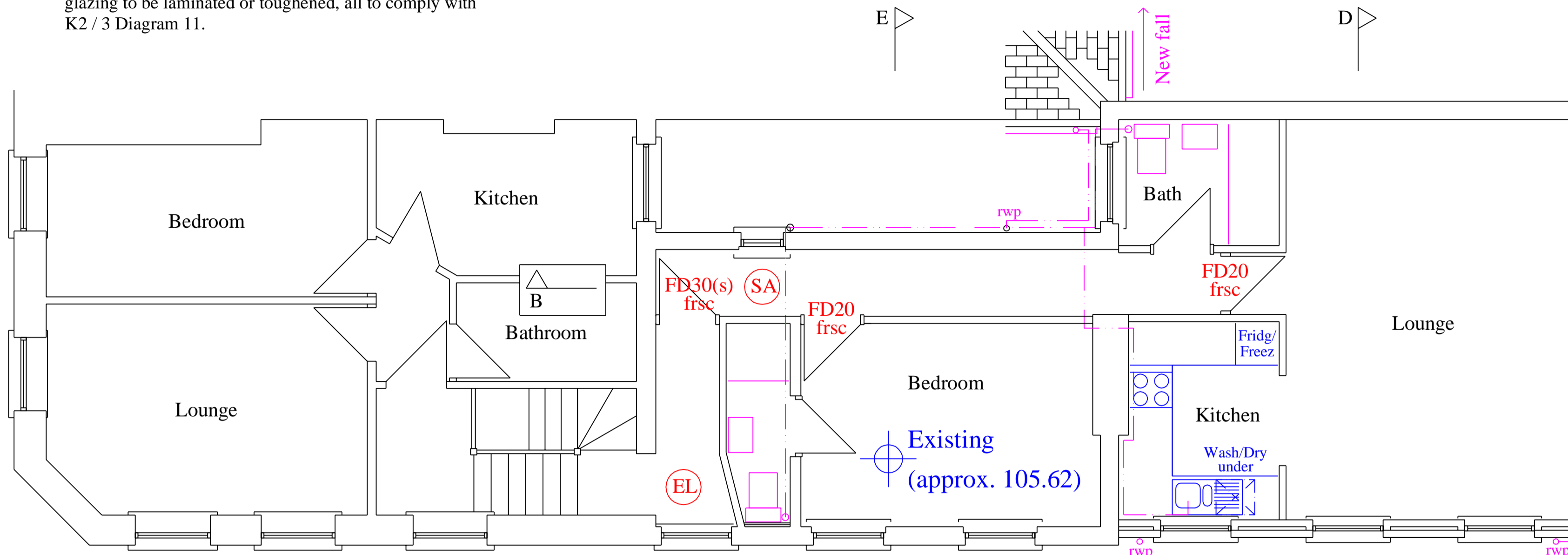
Escape / Emergency lighting:
 Install emergency lights in locations shown, all in compliance with British Standard BS 5266: Part 1. Non-maintained escape / emergency lighting luminaires to be wired to local lighting circuits so as to operate in the event of failure of either mains or local lighting supplies. Facility required to test emergency lighting by simulating a failure.

French windows:
 Double glazed French windows / Doors fitted with 8000 sq. mm. trickle vents, draught-proof seals & critical glazing to be laminated or toughened, all to comply with K2 / 3 Diagram 11.

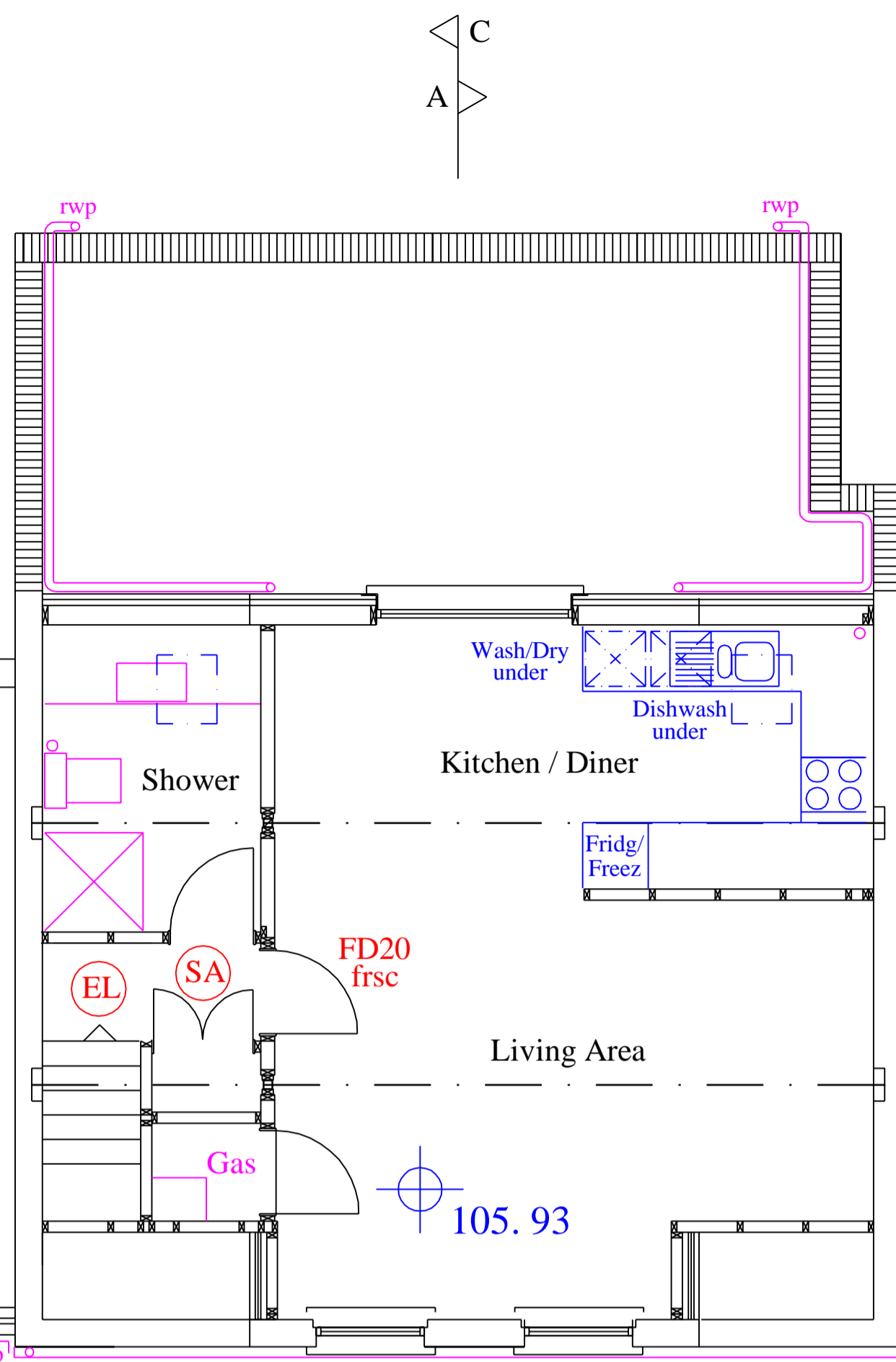
Mechanical ventilation:
 Kitchen to have 30 litres per sec. extractor fan adjacent hob, 60 litres per sec, if located remotely. Bathrooms / WCs to have 15 litres per sec. extractor fans. Bathrooms, WCs & En-suite without opening window lights to be operated either by PIR or externally mounted, light switch / internal pull-cord. Fans installed to rooms without opening window lights to have 15 minute overrun with minimum 10mm. gap under door. If extractor ducts to run within ceiling voids, provide intumescent seals at ceiling breaks.

Windows:
 All windows, skylights & ventilators to comply with N3 N4 in terms of safe access for cleaning.

Flashing Detail to adjoining property:
 Carefully take back roof & ridge tiles. Provide Code 4 stepped lead flashing to roof & adjacent wall, min. horizontal overlap 300mm to roof, min. vertical upstand 150mm to wall. Lead flashing to be dressed down into gutters. Provide adjoining property with new rainwater downpipe to lightwell, to discharge into No. 72 existing rainwater drain. Existing guttering to the rear of No. 74 to adjusted to fall to No. 74 existing rainwater downpipe.



Second Floor



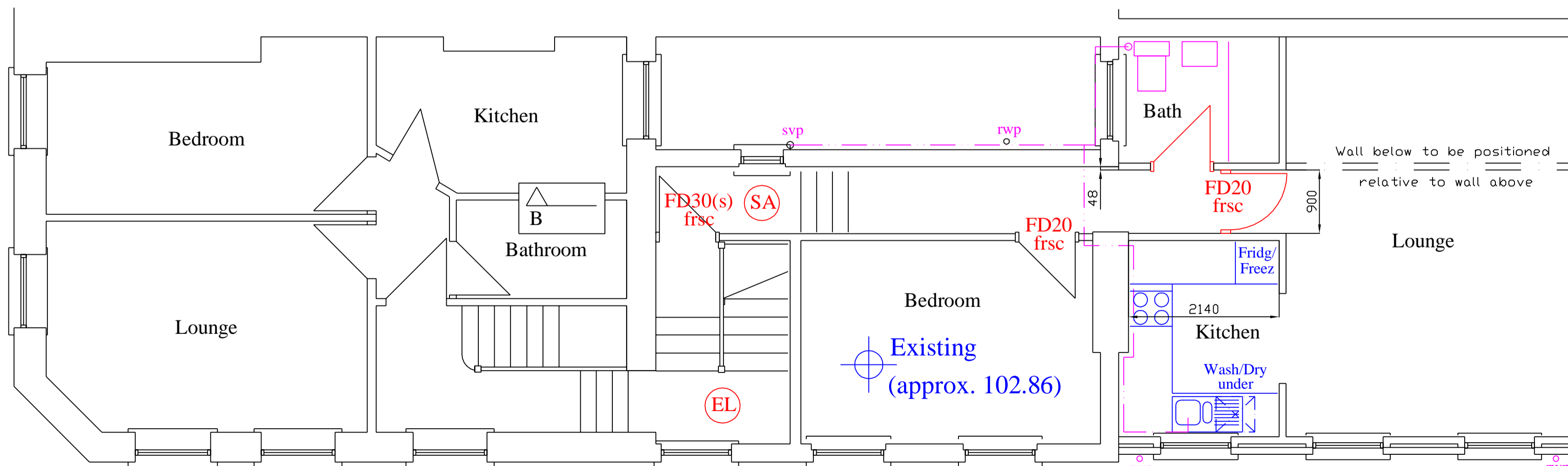
Timber floor construction:
 See Engineer's drawings for structural details. Finish underside floor joists with two layers, min. 30mm thick, stagger jointed plasterboard. Seal junction between plasterboard ceiling & walls with tape or caulking & skim finish. Lay 100mm thick, min. 10kg / cu. m, unfaced mineral wool absorbent blanket between floor joists. 12mm timber floor base with 25mm, 60-100 kg / cu. m, mineral fibre resilient layer above. Finish with 19mm plasterboard & 18mm T & G floating timber floor. Seal gap between walls & floating layer by turning up resilient at edge. Leave min. 3mm gap between skirting & floating layer and seal with flexible material.

Timber studwork construction:
 100 x 50mm studs @ 400mm centres, 100 x 50mm head & sole plates with matching noggins @ 600mm staggered centres. 12.5mm plasterboard either side and fill 100mm 10kg / cu. m mineral wool, sound insulation. Studwork partitioning to communal areas to be finished 30mm stagger jointed plasterboard either side, plasterboard face to communal area screw fixed to resilient bars secured to studwork.

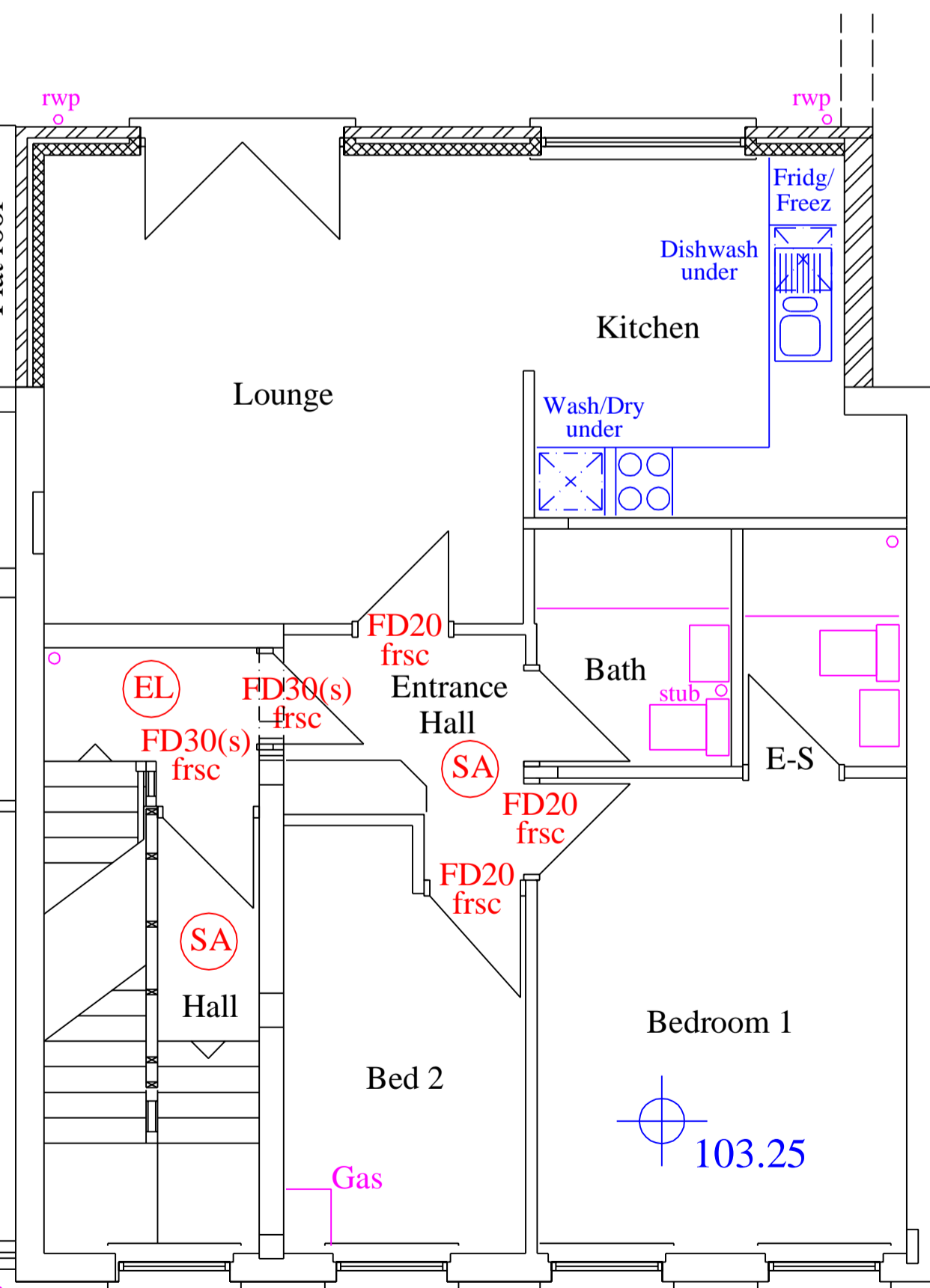
Waste plumbing:-
 Single stack plumbing principles to BS 5572. Bath, wash basin, sink, washer & dish washer - 38mm dia. waste pipes with 75mm traps & rodding eyes at changes of direction. Connections to SVP to be min. 200mm apart. Where wastes are combined use 50mm dia. pipework.

Fire check doors:
 Ply faced fire resisting doors lipped at long edges with parana. Doors to fit closely to frame & floor & be fitted with 'Perko' self closers. 125 x 32mm Class A (1/2 hr F.R.) door linings fitted with 32 x 25mm sw stops, screwed @ 225mm centres with 38mm x 10 sg screws. Doors hung to open in one direction only on steel hinges. Flat entrance door frames fitted with intumescent strips & smoke seals and door locks operated internally by lever or handle only & locked externally by key.

Flat roof to ground floor Bed 2 to be constructed & insulated as main flat roof and finished with lead. Rainwater gutter to discharge into adjacent downpipe. Increase height of parapet wall if necessary to achieve min. 150mm high lead upstand.



First Floor



Steel beams:
 All steelwork supported & installed to engineer's specification. Steel protection to be 2No. sheets stagger jointed 12.5mm plasterboard on s.w. cradle with EML & Gypsum plaster skim finish.

Legend:-

- FD30(s) frsc 30 min. fire rated self closing door with smoke seals & simple fastening lock from inside.
- FD20 frsc 20 min. fire rated self closing door.
- (EL) Emergency light
- (SA) Smoke Alarm

Flat roof & parapet wall construction:
 See Engineer's drawing for structural timbers & strapping. Finish ceiling 12.5mm plasterboard. Fix timber firrings min. 1:60 fall. Apply mastic vapour sealant on firrings before laying stagger jointed 'Celotex' Tempchek Deck TD2050 (plywood side up) with min. 20mm bearing on firrings and additional 50 x 50mm, intermediate noggins at board ends, all strictly in accordance with manufacturer's instructions. Cavity wall insulation beneath to be taken completely up to underside of 'Tempchek' boards. Lay two coats 10mm asphalt breaking joints on sheathing felt & finish two coats solar reflective paint. Provide min. 150mm high independent timber kerbing to all edges except drainage outlet and dress asphalt up to meet DPC. Lead flash over. Finish parapet walls above DPC with two courses brickwork and engineering brick soldier course using sulphate resisting cement.

Tile Hung cheeks:
 Refer to engineer's drawings for structural timber details. Secure 'Celotex' GA 2029 double-R boards to timber frame using preservative treated vertical softwood battens @ stud lines, secured to structural framework using Helifix Inskew fasteners. Fit tilting fillets to base of tile hanging. Code 4 lead flash tiling to brickwork & roof tiles. Apply horizontal breather membrane to surface of battens & nail battens horizontally to suit gauge of tiles. Lap lengths of membrane horizontally min. 100mm. Fit hanging tiles in accordance with manufacturer's recommendations with lead soakers to window reveals.

Fire alarms:
 All dwellings to be fitted with mains operated fire alarm / smoke detection system complying with B1, section 1, 1.11-1.22.

Fire doors:
 Flat entrance doors must be 1/2 hr fire resisting self closing doors with smoke seals to head & jambs (FD30s) with simple fastening locks from inside. All other internal doors, with the exception of bathrooms / WCs etc, unless they contain heat producing appliances, must be minimum FD20.

- Rev E - 2FL P/Wall det. & Kit plans - 14. 01. 02
- Rev D - Flat roof adj. 1st flr. lounge - 08. 11. 01.
- Rev C - Rear flank wall to continue up in solid brickwork - 02. 10. 01.
- Rev B - Infill new build set back - 28. 09. 01.
- Rev A - Building Regs. notes added. 14. 09. 01.

Contract 35
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Project Address:

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Drawing:
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 First & Second Floor Plan.

Drawing No: 164 / 02 E Scale: 1 : 50 Date: Jul 2001