

Mechanical ventilation:
 Kitchen to have 30 litres per sec. extractor fan adjacent hob, 60 litres per sec, if located remotely.
 Bathroom & WC to have 15 litres per sec. extractor fan operated either by PIR or externally mounted, light switch / internal pull-cord. Fan 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.

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.

Ground floor construction:
 75mm screed laid on min. 500g polythene vapour control layer, lapped & sealed at all joints, on 50mm Jablite or similar, tightly butted insulation boards. Provide 25mm wide insulation upstand to all walls to top of screed level. All fully supported on well blinded 100mm concrete oversite with 1200 gauge visqueen DPM underneath. DPM to be taken up walls to lap, both cavity wall DPC & solid wall injected DPC by min. 150mm. All laid on 150mm well-blinded & consolidated hardcore.

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

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

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.

Surface water drainage:
 Provide new surface water gullies with completely removable traps (bottle type) to rear patio area. Provide new 100mm drainage pipework to fall min. 1 : 80. Any bends in pipework to be min. 200mm easy bends. Surround all new pipework with 100mm granular fill. Where pipework passes through foundations surround with 100mm low-density polystyrene.

Foul water drainage:
 All new drainage & sanitary pipework, including layout, materials, bedding / surround etc. to be discussed with Building Control Surveyor prior to installation. Where pipework passes through foundations surround with 100mm low-density polystyrene. Connection to drains must be made using 45 degree branches with rodding access provided at head of all runs. Fit min. 150mm dia. Nat Number 130 rodent interceptors with manhole access as close to boundary as possible before entering the public sewer.

Rev D - Gully damp prof & Kit plans. 14. 01. 02
 Rev C - Gully recesses added. 08. 11. 01.
 Rev B - Drainage layout modified. 28. 09. 01.
 Rev A - Building Regs. notes added. 13. 09. 01.

Contract 35
Interior & Architectural Designers

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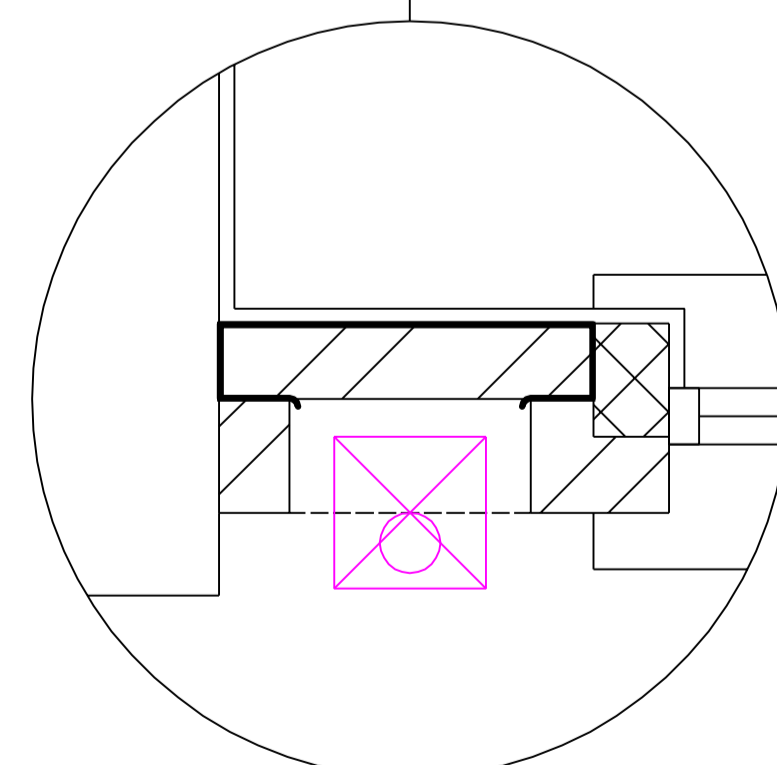
Client:

Project Address:
 Brixton,
 London SW2.

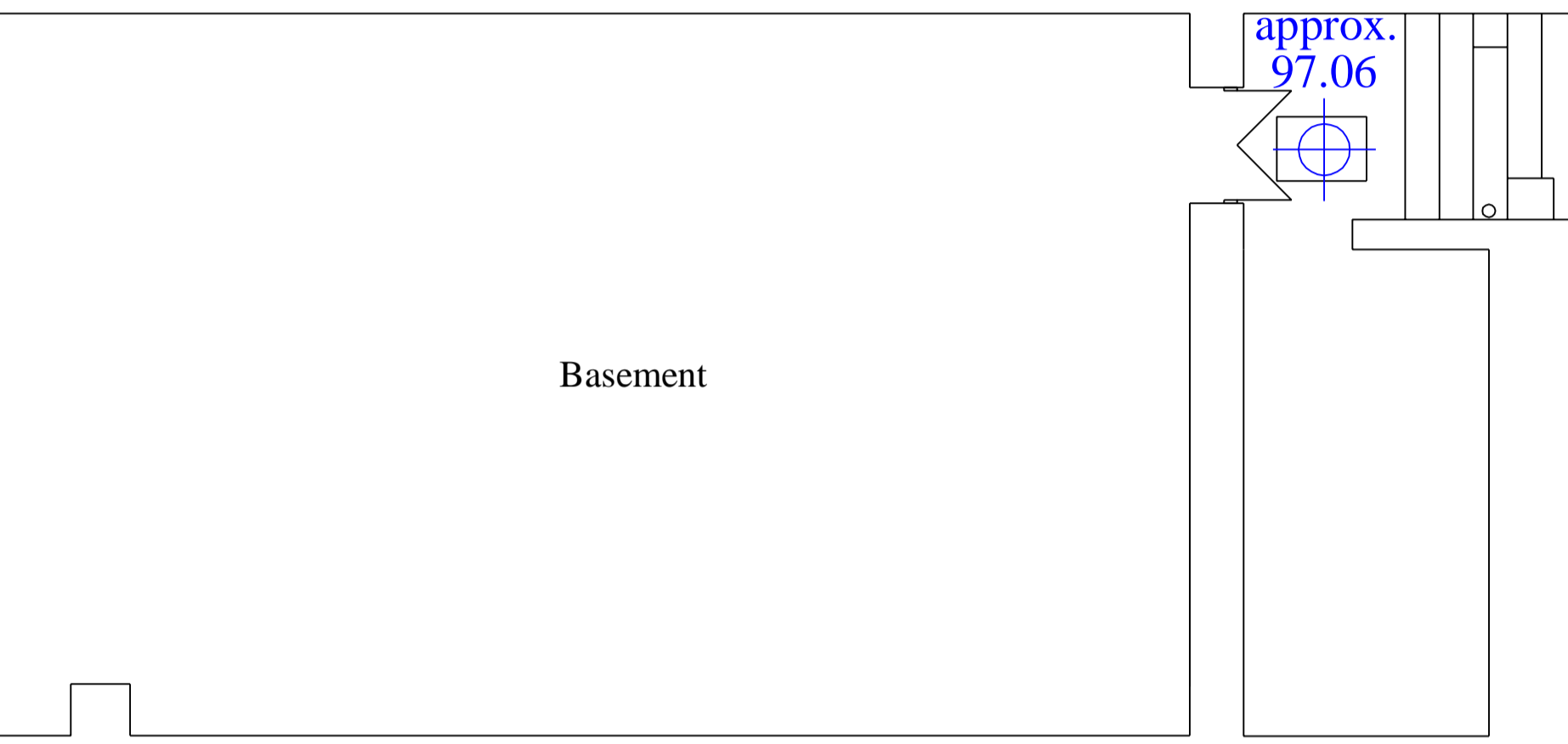
Drawing:
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 Ground Floor Plan.

Drawing No: 164 / 01 D Scale: 1 : 50 Date: Jul 2001

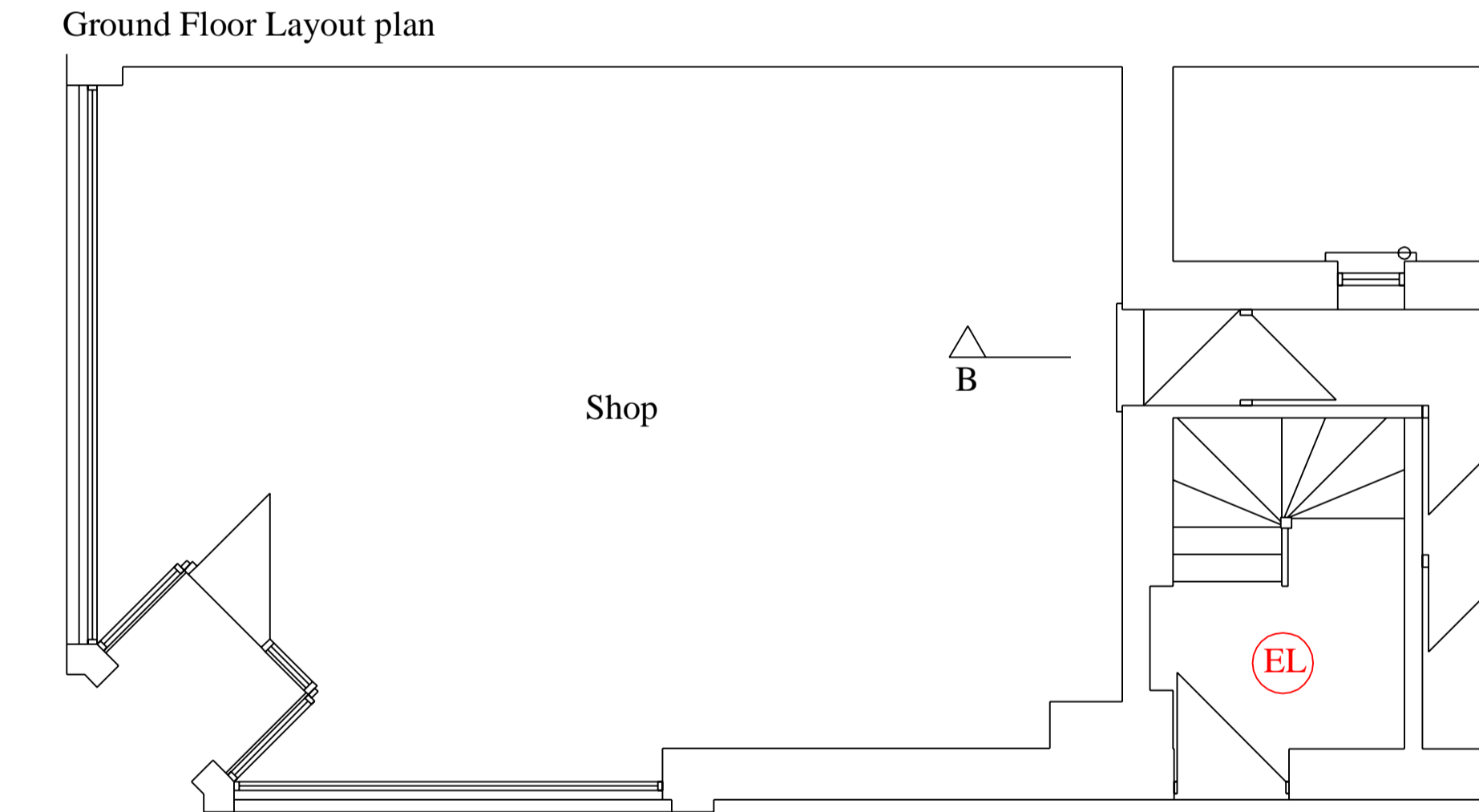
Solid wall construction:
 Ensure both existing solid walls & mortar are sound and not prone to frost spalling. All internal surfaces should be true & free of projections and ALL stripped back to bare brickwork, especially all tiling. Friction fit Celotex GA2029 double-R boards between floor & ceiling to ensure tight fit. Vapour-seal joints between double R boards with self-adhesive aluminium foil tape. Secure Celotex to walls using min. 50 x 25mm. timber battens @ ceiling & floor level and @ 600mm centres vertically. Fix with masonry nails or screw @ 300mm. centres through Celotex to underlying wall. Fix further horizontal battens as noggins where boards jointed. Use 50 x 38mm battens, screwed @ 150mm centres where kitchen units or heavier items are to be installed. Finish with 12.5mm tapered edge plasterboard, taped, filled & skimmed. Fit Celotex double-R GA2010 thermal break, adjacent all brickwork, around doors & windows. All to achieve min. 0.45 U value. Inject dampproof course to min. 150mm above external ground level.



Detail Scale 1:10
 Completely removable, bottle trap gully.
 Construct inner leaf locally within recess, in engineering bricks with sulphate resist mortar
 Provide DPM to full height & width of recess, plus half brick & return DPM across cavity closure.
 Provide cavity tray above opening min 150mm either side.



Basement Floor Layout plan



Ground Floor

Shop fire alarm:
 Fire alarm system for retail area must comply with B1, Section 1.

Cavity wall construction:
 See Engineer's details for foundations. All brickwork below DPC to be Class 'B' engineering bricks laid with sulphate resistant cement. 150mm 'Astos' or similar DPC laid not less than 150mm above external ground levels. Where new and existing brickwork meet, new damp course to be taken into existing brickwork and lapped 150mm over new silicone injected dampcourse. 100mm facing brickwork with 50mm Owens Corning, Crown Dritherm, full fill cavity insulation or similar and 100mm Celcon Standard (4N/sq.mm) block inner leaf with 12.5mm plasterboard on dabs. Cavity walls tied using s.s. ties spaced 450mm vertically and 900mm horizontally & 225 centres at reveals. Brick courses to rise no more than 450mm in one lift. Provide recess into brickwork to ensure bottle trap gulleys do not encroach onto the pavement.