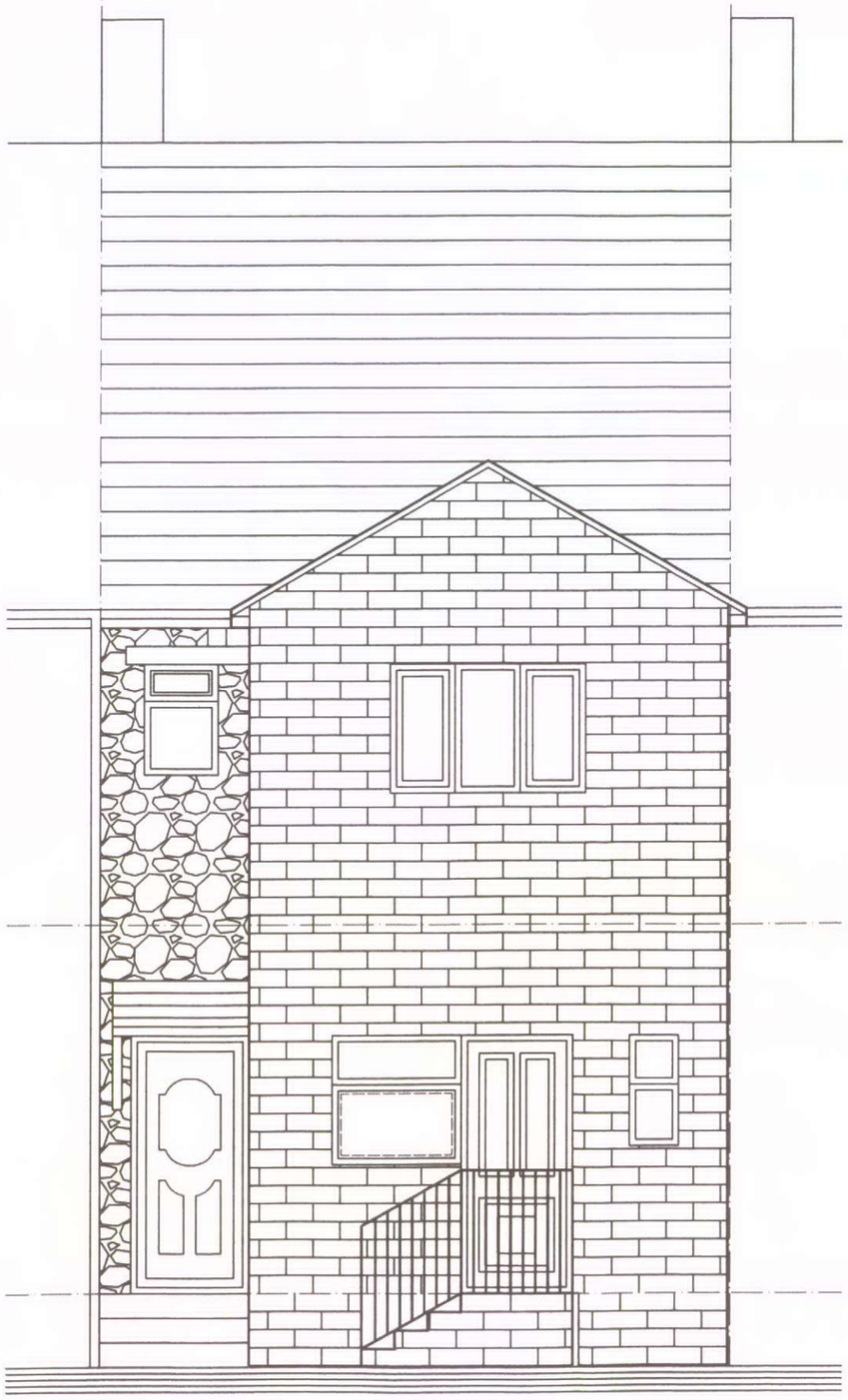
HDK/2011/0209

REAR ELEVATION AS PROPOSED 1:50



THE EXISTING GROUND FLOOR SHOP IS TO BE STRIPPED BACK TO THE EXISTING STRUCTURE AND ALL FIXTURES AND FITTINGS REMOVED AS REQUIRED. WITH PLASTER REMOVED TO THE PARTY WALLS AND FRONT AND REAR ELEVATIONS, FLOOR FINISHES TAKEN UP AS REQUIRED.

THE WINDOWS TO THE FRONT 'BAY' WINDOWS ARE TO BE REMOVED AND REPLACED WITH NEW UPVC DOUBLE GLAZED UNITS AS SHOWN WITH NEW MASONARY PILLARS BUILT UP IN CAVITY CONSTRUCTION TO MATCH EXISTING

THE EXISTING FLOORS ARE TO BE MADE GOOD TO LEVEL AS REQUIRED AND THEN HAVE A 1200g DPM LAID TO THE EXISTING WITH 100mm RIGID CELOTEX INSULATION DECK OVER WITH 22mm T&G CHIPBOARD TO FINISH.

FRONT AND REAR ELEVATION WALLS ARE TO HAVE 68mm KOOLTHERM K18 THERMAL BOARD DOT AND DAB TO THE INTERNAL FACE IN COMPLIANCE WITH BUILDING REGULATION 'U' VALUES.

A NEW PARTY WALL CONSTRUCTION IS TO BE BUILT UP AT THE ENTRANCE TO FORM A REVISED ACCESS TO THE FLAT ABOVE AND THE PROPOSED GROUND FLOOR FLAT. THIS WALL IS TO BE BUILT IN ACCORDANCE WITH THE MANUFACTURERS DETAIL INSTRUCTIONS FOR A MAXIBOARD, MAXI HP PARTITION SYSTEM. EFFECTIVELY A NOM 109mm METAL FRAME AT 600ctrs WITH 50mm MINERAL SLAB, OVERBOARDED WITH 17mm MAXIBOARD EITHER SIDE AND FINISHED WITH 15mm GYPROC WALLBOARD AND SKIM EITHER SIDE. THIS SPECIFICATION, WHEN FITTED IN ACCORDANCE WITH THE DETAIL INSTRUCTIONS IS ACTUALLY WELL IN EXCESS OF THE MINIMUM REQUIREMENTS OF BUILDING REGULATIONS FOR PART 'E' AND PART 'B' COMPLIANCE.

THE EXISTING WALLS COMMON TO THE EXISTING ENTRANCE TO THE FIRST FLOOR FLAT ARE ALSO TO BE BOARDED OUT TO ALLOW FOR COMPLIANCE WITH PART 'E' AND 'B' USING MAXOBOARD PRODUCTS - THE DETAIL WILL DEPEND ON WHICH WALLS ARE SOLID BLOCK AND STUDWORK AND WILL EITHER INVOLVE AN INSULATED FRAME AND MAXIBOARD APPLIED TO THE FACE IN THE CASE OF BLOCKWORK OR INSULATION BETWEEN EXISTING STUDWORK AND THEN 17mm MAXIBOARD SYSTEM OVER THE EXISTING STRUCTURE IN THE CASE OF TIMBER STUDWORK - REFER TO THE MANUFACTURERS LITERATURE FOR DETAIL INSTRUCTIONS RELATING TO EACH INDIVIDUAL CASE. BOTH SYSTEMS WILL AGAIN SHOW FULL COMPLIANCE WITH BUILDING REGULATIONS FOR SEPARATING STRUCTURE.

ACCESS STEPS TO THE REAR ARE TO BE IN ACCORDANCE WITH BUILDING REGULATIONS. WITH MAX STEPS OF 150mm, TREADS OF 270mm WITH NON SLIP FINISH AND HANDRAILS AT 1000mm WITH MAX 100mm GAPS TO SIDE. (STEPS TO BE 1200mm WIDE)

IN ORDER TO ALLOW FOR COMPLIANCE WITH PART 'B' AND 'E' OF BUILDING REGULATIONS IT IS SUGGESTED THAT THE EXISTING CEILING FINISH BE REMOVED, 100mm 45KG/M3 MINERAL WOOL SLABS FIXED BTWEEN THE EXISTING JOISTS, SRS MAXI RESILIENT BARS FITTED BELOW THE JOISTS AT 400mm ctrs WITH 17mm MAXIBOARD 30 AND FINISHED WITH 12.5mm FIRELINE BOARD AND SKIM. ALL DETAILS MUST BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND TO THE APPROVAL OF BUILDING CONTROL.

ALL FIRE DETECTION TO BOTH FLATS MUST BE INTERLINKED AND HAVE MAINS BATTERY BACKUP.

DOVE HOLES 37 STATION ROAD,

DWG: GROUND FLOOR FLAT
37 STATION ROAD
DOVE HOLES

12 APR 2011

REVISIONS

1:50 | CHECKED:
DATE: APRIL 11 | DRAWN:

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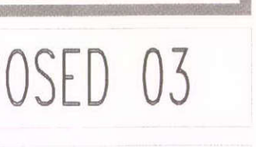

PROPOSED 03

37 STATION ROAD