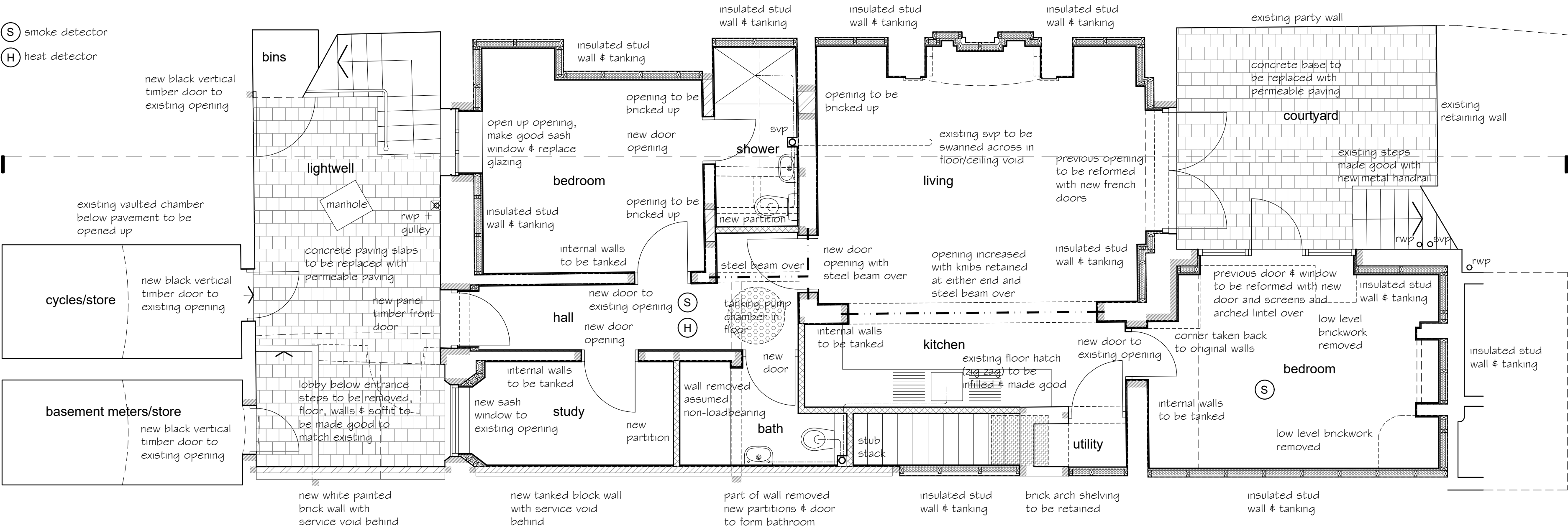
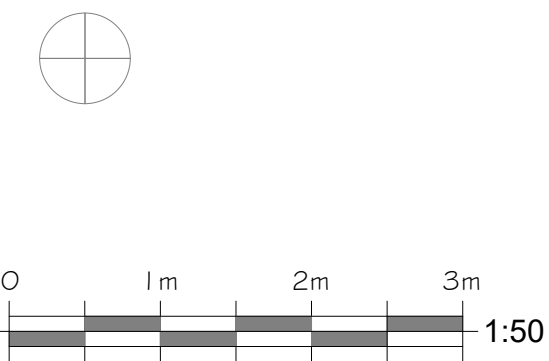


SECTION

- (S) smoke detector
- (H) heat detector



BASEMENT PLAN



AIR PRESSURE TESTS :

AIR PRESSURE TEST TO BE CARRIED OUT ON THE COMPLETION OF THE DWELLING.
AN ENERGY PERFORMANCE CERTIFICATE TO BE CARRIED OUT ON THE COMPLETION OF THE BUILDING IN ACCORDANCE WITH BUILDING REGULATIONS 17E AND PASSED ON TO THE BUILDER OWNER AND COPY TO THE BUILDING INSPECTOR.

ELECTRICS :

ALL ELECTRICS TO THE LATEST IEE REGULATIONS.
LIGHT FITTINGS TO BE LOW ENERGY TYPE.
ALL SWITCHES & SOCKETS TO BE BETWEEN 450mm & 1200mm FROM FINISH FLOOR LEVEL.
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

SMOKE & HEAT DETECTION :

CEILING MOUNTED SMOKE DETECTORS SITUATED AS SHOWN ON FLOOR PLAN AND 300mm OFF ADJACENT WALLS & LIGHT FITTINGS. PERMANENTLY WIRE TO A SEPARATE FUSE CIRCUIT AT THE DISTRIBUTION BOARD. ALARMS TO BE LINKED TOGETHER AND HAVE A BATTERY BACK UP SUPPLY ALL TO BS 5839-6: 2019 AND THE LATEST IEE REGULATIONS.
SMOKE DETECTOR TO BE LINKED TO SYSTEM FOR THE FLATS OVER.

HEATING :

NEW CONDENSATING BOILER TO BE PROVIDED WITH A SEDBUK VALUE OF 90% OR BETTER.
BOILER FLUE TO BE MINIMUM 300mm FROM OPENINGS INSTALLED, COMMISSIONED & CERTIFIED BY COMPETENT QUALIFIED PERSON TO MANUFACTURER'S SPECIFICATION.
A NOTICE PLATE TO BE FIXED TO THE BOILER WITH FLUES CAPABILITIES AND OPERATION INSTRUCTIONS/MANUAL ISSUED TO THE BUILDER OWNER.

WATER SUPPLY :

WHOLESOME WATER AND HOT WATER TO BE PROVIDED TO ALL SINKS, WASHBASINS, FIXED BATHS AND SHOWERS. HOT WATER TO FIXED BATHS TO HAVE A MAXIMUM TEMPERATURE OF 48°C.
STORED WATER NOT TO EXCEED 100°C.
WHOLESOME WATER CONSUMPTION MUST NOT EXCEED 110 LITRES PER PERSON PER DAY BASED ON AN ASSUMED OCCUPANCY RATE OF 2.4 PEOPLE PER HOUSEHOLD (OR HIGHER WHERE APPROPRIATE).

MECHANICAL VENTILATION :

TO BE PROVIDED TO THE BATHROOM & SHOWER TO ACHIEVE A MINIMUM AIR CHANGE OF 15 l/sec FOR INTERMITTENT SYSTEMS OR 8 l/sec FOR CONTINUOUS SYSTEMS, WITH 15 MINUTES OVERRUN AND 10mm AIR GAP UNDER DOOR.
KITCHEN TO ACHIEVE A MINIMUM AIR CHANGE OF 30 l/sec FOR INTERMITTENT SYSTEMS WITH COOKER HOOD EXTRACTING TO THE OUTSIDE. HOOD TO BE TO THE MANUFACTURER'S SPECIFIED HEIGHT ABOVE THE HOOD, IF NO SPECIFICATION TO BE BETWEEN 650mm AND 750mm. WHERE THERE IS NO COOKER HOOD OR IT DOES NOT EXTRACT TO THE OUTSIDE VENTILATION TO ACHIEVE A MINIMUM 60 l/sec FOR INTERMITTENT SYSTEMS. ALTERNATIVELY, KITCHEN TO ACHIEVE A MINIMUM AIR CHANGE OF 13 l/sec FOR CONTINUOUS SYSTEMS.
ALL THE AIR FLOW RATES OF THE MECHANICAL VENTILATION SYSTEMS, INCLUDING CONTINUOUSLY RUNNING SYSTEMS, INTERMITTENTLY USED EXTRACT FANS AND COOKER HOODS ARE TO BE MEASURED ON SITE AND A NOTICE GIVEN TO THE BUILDING INSPECTOR.

MASONARY WALLS :

TO BE 103mm FACING BRICKWORK FL QUALITY TO BS 3921 TO MATCH EXISTING AND 100mm BLOCKWORK MINIMUM 3.5N/mm² WITH 13mm PLASTER FINISH.
WALL TIES TO BE GRADE 316 STAINLESS STEEL TO BS 1243 AT 450mm VERTICAL AND 750mm HORIZONTAL CENTRES.
ALL NEW WALLS TO BE COURSE BONDED INTO EXISTING.
ALL BRICKWORK BELOW DPC TO BE CLASS B ENGINEERING TO BS 321 LAID IN 1:3 CEMENT/SAND MORTAR WITH FLUSH JOINTS.

DPC :

TO BE PROVIDED MINIMUM 150mm ABOVE EXTERNAL GROUND LEVEL.

TIMBER :

ALL STRUCTURAL TIMBER TO BS5268-7 C16 GRADE UNLESS OTHERWISE NOTED.

LINTELS :

EXTERNAL LINTELS TO BE CATNIC ARCHED LINTELS TO MANUFACTURER'S RECOMMENDATIONS WITH MINIMUM 150mm END BEARING AND VOIDS FILLED WITH INSULATION.
INTERNAL LINTELS TO PRECAST CONCRETE OR SIMILAR TO MANUFACTURER'S RECOMMENDATIONS WITH MINIMUM 150mm END BEARING.

STEELWORK :

TO STRUCTURAL ENGINEERS DETAILS.
STEELWORK TO BE FIRE PROTECTED TO HALF HOUR BY TWO LAYERS OF 13mm PLASTERBOARD WITH STAGGERED JOINTS.

WINDOWS & EXTERNAL DOORS :

TO BE PAINTED TIMBER FRAMES WITH LOW EMISSIVITY COATING OF 0.05 HIGH PERFORMANCE, DOUBLE GLAZED UNITS WITH MINIMUM 16mm AIR SPACE TO PROVIDED AN AVERAGE 'U' VALUE OF 1.40 W/m²K OR BETTER, OR A MINIMUM WINDOW ENERGY RATING BAND B AND DOORS TO BAND C.
FRONT WINDOWS TO BE SINGLE GLAZED AS REQUIRED BY THE CONSERVATION ARCHITECT.
GLAZING BELOW 800mm, WITHIN 300mm OF A DOOR OR IN A DOOR TO BE SAFETY GLASS TO BS 6206: 1981.
WINDOWS AND DOORS TO HAVE CONTINUOUS MASTIC SEAL TO PERIMETER AND FITTED WITH DRAUGHT EXCLUDERS.
WINDOWS TO HAVE OPENING LIGHTS MINIMUM 5% OF THE FLOOR AREA AND MINIMUM 8,000mm² TRICKLE VENTS TO HEAD OF FRAMES.

EXISTING FOUNDATIONS :

TO BE CHECKED ON SITE TO SUIT NEW FLOOR. IF REQUIRED TO UNDERPINNED TO STRUCTURAL ENGINEERS DETAILS.

DRAINAGE :

TO BE 100mm DIAMETER HEPSLEEVE OR SIMILAR TO FALL AT 1:40 AND ENTER THE EXISTING SYSTEM IN THE DIRECTION OF FLOW.
ALL DISUSED DRAINS TO BE BLOCKED OFF.

GROUND FLOOR SEPARATION :

PROVIDE 0 LAYERS OF 15mm SOUNDBLOC PLASTERBOARD (MINIMUM MASS PER UNIT AREA 20 Kg/m²) WITH STAGGERED JOINTS TO UNDERSIDE OF EXISTING JOIST.
PROVIDE AN INDEPENDENT CEILING WITH TWO LAYERS OF 15mm SOUNDBLOC PLASTERBOARD (MINIMUM MASS PER UNIT AREA 20 Kg/m²) WITH STAGGERED JOINTS AND ABSORBENT LAYER OF MINIMUM 100mm ROCKWOOL SOUND INSULATION (MINIMUM DENSITY OF 10Kg/m³) LAID ON THE CEILING.
CEILING SUPPORTED OF RESILIENT HANGERS.
CONSTRUCTION TO PROVIDE 60 MINUTES FIRE RESISTANCE.

SOUND DESIGN AND TESTING :

PARTITIONS & FLOORS BETWEEN BEDROOMS AND OTHER AREAS AND BETWEEN EACH FLAT AND OTHER AREAS TO BE DESIGNED & TESTED IN ACCORDANCE WITH THE CONVERSION STANDARDS IN PART E OF THE BUILDING REGULATIONS, BY AN UKAS ACCREDITED SOUND ENGINEER.
SPECIFICATIONS OF PARTITIONS & FLOORS BETWEEN BEDROOMS AND OTHER AREAS AND BETWEEN EACH FLAT AND OTHER AREAS GIVEN ON THE DRAWINGS TO BE CHECKED BY UKAS ACCREDITED SOUND ENGINEER.

INTERNAL PARTITION WALLS : (CROSS HATCHED)

TO BE 50x100mm TIMBER STUDS AT 600mm CENTRES WITH 13mm PLASTERBOARD (MINIMUM MASS PER UNIT AREA 10 Kg/m²). VOID TO BE FILLED WITH ROCKWOOL SOUND INSULATION (MINIMUM DENSITY OF 10Kg/m³). ALL JOINTS TO BE SEALED.

INTERNAL DOORS :

DOORS (EXCEPT CUPBOARDS & STORES) TO HAVE A MINIMUM CLEAR OPENING OF 800mm.
EXTERNAL FRONT DOOR TO HAVE A CLEAR OPENING OF 775mm AND LEVEL THRESHOLD.
ALL DOORS TO BE SOLID CORE AND LIPPED ON ALL FOUR EDGES AND HAVE A SOUND REDUCTION INDEX OF 29dB R_w TO BS EN ISO 140-3:1995 & 717-1:1997.

PLUMBING :

EXISTING SVP TO BE SWANNED ACROSS TO NEW SHOWER ROOM.
STUB STACK TO BE FITTED WITH RELIEF VALVE POSITIONED ABOVE THE HIGHEST OVERFLOW POINT.
BASINS TO HAVE 32mm DIAMETER WASTES AND SINKS, BATHS & SHOWER TO HAVE 40mm DIAMETER WASTES.
ALL TO BE FITTED WITH 75mm DEEP SEALED TRAPS.

notes :

GENERAL :

- THIS DRAWING AND ITS CONTENTS ARE PROTECTED BY COPYRIGHT. THE DESIGN OF ANY ARTICLE RECORDED IN THIS DRAWING IS PROTECTED BY DESIGN RIGHT AND THE INFORMATION CONTAINED IN THIS DRAWING IS CONFIDENTIAL. IT MAY NOT BE COPIED, REPRODUCED OR TRANSMITTED EITHER IN PART OR IN WHOLE BY ANY MEANS, WITHOUT THE CONSENT OF THE RICHARD NOONAN ARCHITECTURAL CONSULTANT.
- DRAWING PREPARED FOR PLANNING, LISTED BUILDING CONSENT & BUILDING REGULATION APPLICATIONS. ANY AMENDMENTS BY THE CLIENT OR CONTRACTOR TO THE APPROVED DESIGN MUST BE AGREED WITH THE PLANNERS AND BUILDING INSPECTOR BEFORE WORKS ARE UNDERTAKEN.
- TO BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND ALL OTHER RELEVANT CONSULTANT DRAWINGS, SPECIFICATION AND CALCULATIONS.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE WORK COMMENCES ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECTURAL CONSULTANT BEFORE WORKS ARE UNDERTAKEN OR MATERIALS ARE ORDERED.
- ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED
- DO NOT SCALE.
- THE CLIENTS ATTENTION IS DRAWN TO THE CONSTRUCTION DESIGN AND MANAGEMENT (CDM) REGULATIONS 2015 AND THEIR RESPONSIBILITIES OF APPOINTING A PRINCIPAL DESIGNER. NOTHING IN THE APPOINTMENT OF RICHARD NOONAN ARCHITECTURAL CONSULTANT OR PROVISION OF DRAWINGS SHALL BE DEEMED TO CREATE ANY APPOINTMENT AS OR OBLIGATIONS TO THE ROLE OF DUTY HOLDER PURSUANT TO REGULATION 7 OF THE CDM REGULATIONS 2015.
- CONTRACTOR ALSO TO CHECK THE FOLLOWING BEFORE COMMENCING WORK ON SITE ;
 - EXISTING FOUNDATIONS.
 - EXISTING DRAINAGE.
 - WHICH EXISTING WALLS ARE LOADBEARING.
- ALL MATERIALS TO BE INSTALLED/FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS & SPECIFICATION.
- ALL WALL & FLOOR INSULATION TO BE CONTINUOUS.
- MAKE GOOD ON COMPLETION OF ALTERATIONS TO MATCH EXISTING.
- CLIENT TO INFORM NEIGHBOURS OF WORK UNDER THE PARTY WALL ACT 1996.

ASEMENT WALLS :

EXISTING WALLS TO BE LINED WITH NEWTON SYSTEM 500 CAVITY DRAINED WATERPROOF MEMBRANE OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS SPECIFICATION. TANKING LAPPED IN TO FLOOR AND EXISTING DPC'S.

EXTERNAL WALLS TO BE LINED WITH 50x125mm TIMBER STUDS FIXED USING NEWTON RECOMMENDED FIXINGS WITH 25mm AIR GAP AND 100mm KINGSPAN KOOLTHERM K112 INSULATION BETWEEN TIMBERS. LINED INTERNALLY WITH 38mm KINGSPAN KOOLTHERM K118 INSULATION PLASTERBOARD AND 3mm SKIM, TO PROVIDE A 'U' VALUE OF 0.18W/m²K OR BETTER.
INTERNAL WALLS TO BE LINED WITH 13mm PLASTERBOARD AND 3mm SKIM.

BASEMENT FLOOR :

TO BE 75mm SAND/CEMENT REINFORCED SCREED, WITH UNDERFLOOR HEATING, ON POLYTHENE SEPARATING MEMBRANE ON 75mm KINGSPAN KOOLTHERM K103 INSULATION (P/A=50m/83m²=0.6). 25mm INSULATION TURNED UP AT THE PERIMETERS ON NEWTON SYSTEM 500 CAVITY DRAINED WATERPROOF MEMBRANE OR SIMILAR APPROVED, INSTALLED TO MANUFACTURERS SPECIFICATION, ON 150mm CONCRETE SLAB AND 150mm WELL CONSOLIDATE HARDCORE BLINDED WITH MINIMUM 25mm SAND, ALL TO PROVIDE A 'U' VALUE OF 0.18W/m²K OR BETTER.
PROVIDE SUMP TO DRAIN TANKING SYSTEM AS MANUFACTURERS SPECIFICATION.

F	31.11.22	NOTES ADDED.
E	22.08.22	LAYOUT AMENDED TO RETAIN STAIRS.
D	09.08.22	LAYOUT AMENDED.
C	09.08.22	LAYOUT AMENDED.
B	17.01.22	SHOWER LAYOUT AMENDED.
A	12.01.22	LAYOUT AMENDED.
rev	date	amendment
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