

GENERAL SPECIFICATION: THE CONTRACTOR SHOULD REFER TO THE GENERAL SPECIFICATION DOCUMENT AND/OR THE STRUCTURAL ENGINEERS CALCULATION DOCUMENT AND ANY OTHER RELATED DOCUMENT AND CROSS-REFERENCE ALL DETAILED CONSTRUCTION ITEMS WITH THIS DRAWING. ALL STRUCTURAL MEMBERS / STEELWORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS CALCS AND DETAILS. THE STRUCTURAL CALCS AND DETAILS ARE TO BE SENT TO THE BUILDING CONTROL BODY FOR APPROVAL. CONDITIONAL APPROVAL SOUGHT.

EXISTING STRUCTURES: THE CONTRACTOR SHOULD EXAMINE THE STRUCTURAL INTEGRITY OF ALL STRUCTURAL MEMBERS INCLUDING STEEL / TIMBER BEAMS, COLUMNS, LOAD-BEARING BRICK / BLOCK WALLS, ETC. TO CONFIRM THEIR SUITABILITY TO TAKE INCREASED LOADS. THE CONTRACTOR SHOULD ALSO CONFIRM THAT ALL LOAD-BEARING WALLS AND PARTY WALLS ARE AS INDICATED ON THE DRAWINGS PRIOR TO COMMENCING WORK. WHERE ANY STRUCTURAL DEFECTS ARE DISCOVERED IT WILL BE NECESSARY TO CONSULT A QUALIFIED STRUCTURAL ENGINEER TO ADVISE ON THE APPROPRIATE ACTION. EXISTING FOUNDATIONS SUBJECTED TO ADDITIONAL LOADING MUST BE EXPOSED AND PROVEN ADEQUATE TO THE SATISFACTION OF THE BUILDING CONTROL SURVEYOR, IF UNSUITABLE TO BE UNDERPINNED WITH MASS CONCRETE.

UNDERGROUND DRAINAGE: REFER TO SPECIFICATION NOTE No. 2 FOR FURTHER TECHNICAL DETAILS. ALL DRAIN RUNS INDICATED ON PLANS ARE ASSUMED. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK & VERIFY THE EXACT LOCATIONS, INVERT AND COVER LEVELS OF EXISTING AND NEW DRAINAGE BEFORE WORK COMMENCES ON SITE. ALL NEW DRAIN RUNS ARE TO BE INSPECTED AND APPROVED/AGREED BY THE BUILDING CONTROL BODY PRIOR TO BACKFILLING.
ABOVE GROUND DRAINAGE - REFER TO SPECIFICATION NOTE No. 14 FOR FURTHER TECHNICAL DETAILS

INTERNAL PARTITIONS: REFER TO SPECIFICATION NOTE No. 6 FOR FURTHER TECHNICAL DETAILS. PARTITIONS CONSTRUCTED WITH 100 X 50MM TREATED TIMBER STUDWORK WITH HEAD AND SOLE PLATES AND NOGGINS AT MAX. 400MM CENTRES. PROVIDE FULL FILL ACOUSTIC ABSORBING MINERAL WOOL QUILT INSULATION BETWEEN STUDS

LINTELS: REFER TO SPECIFICATION NOTE No. 9 FOR FURTHER TECHNICAL DETAILS. UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS WITHIN MASONRY INTERNAL WALLS ARE TO HAVE CATNIG BOX LINTELS OVER OR OTHER APPROVED. ALL WINDOW & DOOR OPENINGS WITHIN MASONRY EXTERNAL CAVITY WALLS ARE TO HAVE CATNIG CG 110/125 LINTELS OVER OR OTHER APPROVED.

STAIRCASE: REFER TO SPECIFICATION NOTE No. 16 FOR FURTHER TECHNICAL DETAILS. STAIRCASE OPENING & HEIGHT DIMENSIONS ARE TO BE MEASURED ON SITE BY SPECIALIST MANUFACTURER. MANUFACTURER IS TO CONFIRM COMPLIANCE WITH APPROVED DOCUMENT 'K' OF THE CURRENT BUILDING REGULATIONS. WIDTH OF LANDINGS TO BE NO LESS THAN WIDTH OF STAIRS

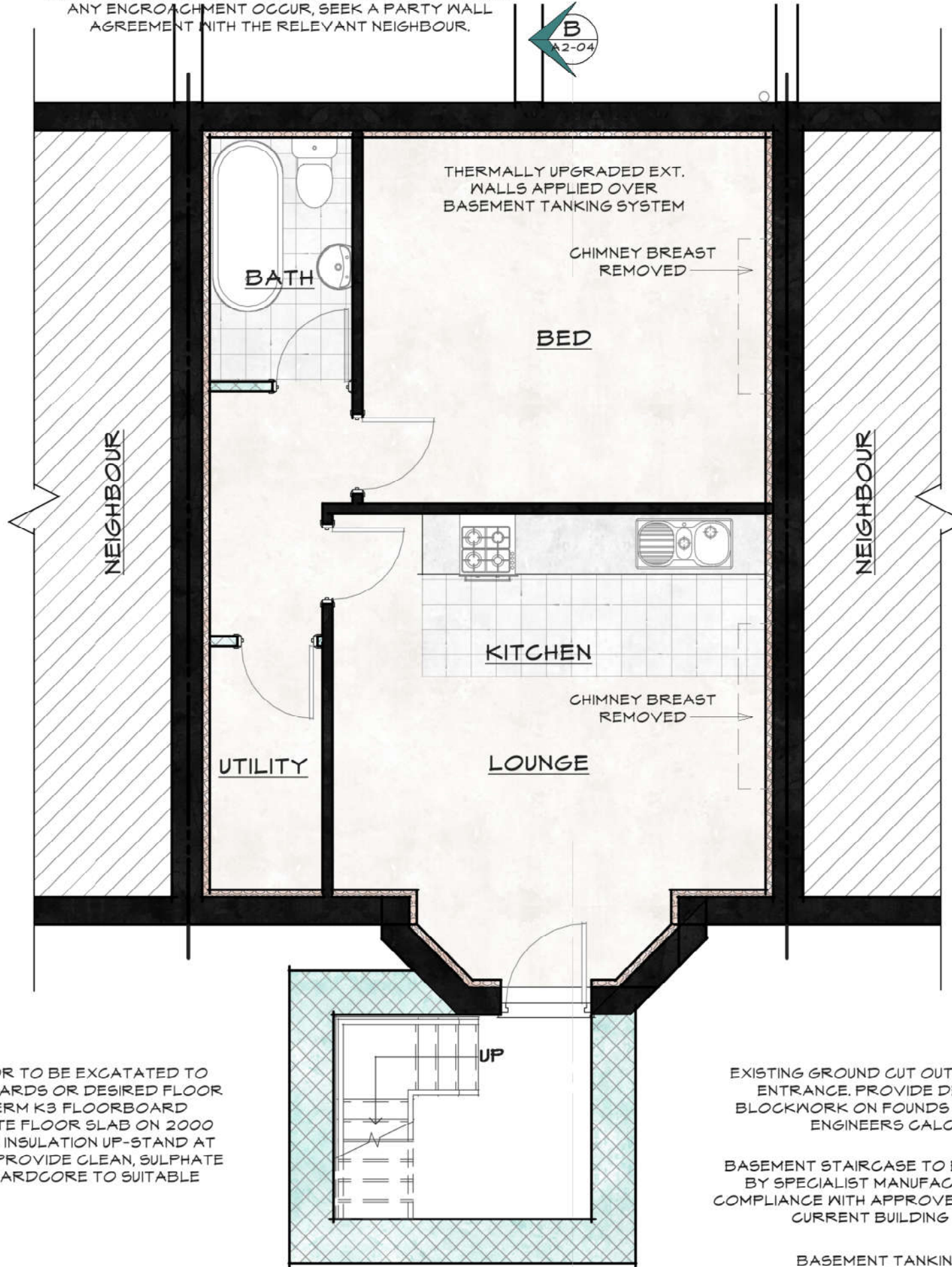
WINDOWS: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. HERMETICALLY SEALED DOUBLE-GLAZED UNITS COMPRISING UPVC FRAMED DOUBLE GLAZED UNITS WITH 4MM THICK GLASS TO EACH PANE AND 22MM ARGON FILLED SEALED AIR GAP CAVITY AND SOFT TYPE LOW EMISSIVITY COATING TO INNER PANE. WINDOW FRAME IS TO CONTAIN TRICKLE VENTS. WINDOWS ARE TO BE EQUAL TO AT LEAST 1/20TH OF ROOM FLOOR AREA. WINDOWS UNITS TO MEET THE THERMAL PERFORMANCE AS SET OUT IN PART L OF THE CURRENT BUILDING REGULATIONS

SAFETY GLAZING: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. ALL GLAZING WITHIN 800MM OF THE FINISHED FLOOR LEVEL AND TO SIDE WINDOWS WITHIN 300MM OF DOORS AND IN DOORS UP TO 1500MM HIGH IS TO BE SAFETY GLAZING. SAFETY GLAZING TO BE LAMINATED GLASS TO MEET THE SAFETY PERFORMANCE AS SET OUT IN PART N OF THE CURRENT BUILDING REGULATIONS.

BASEMENT FLOOR: EXISTING BASEMENT FLOOR TO BE EXCATATED TO REQUIRED LEVEL. PROVIDE 22MM THICK T&G BOARDS OR DESIRED FLOOR FINISH ON 100MM THICK KINGSPAN KOOLTHERM K3 FLOORBOARD INSULATION ON VCL ON 100MM THICK CONCRETE FLOOR SLAB ON 2000 GAUGE POLYTHENE DPM. PROVIDE 25MM THICK INSULATION UP-STAND AT FLOOR PERIMETER TO COMBAT COLD BRIDGE. PROVIDE CLEAN, SULPHATE FREE, SAND BLINDED, WELL CONSOLIDATED HARCORE TO SUITABLE BEARING STRATA.

NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE, THEY SHOULD BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

PROPERTY BOUNDARIES: NEW BUILDING TO BE CONSTRUCTED ENTIRELY ON THE OWNERS LAND. THERE SHOULD BE NO ENCROACHMENT ONTO NEIGHBOURS LAND I.E. FOUNDS, ROOF FACIA & GUTTERS, ETC. SHOULD ANY ENCROACHMENT OCCUR, SEEK A PARTY WALL AGREEMENT WITH THE RELEVANT NEIGHBOUR.



PROPOSED BASEMENT FLOOR PLAN

SCALE 1:50

ELECTRICAL INSTALLATION: REFER TO SPECIFICATION NOTE No. 13 FOR FURTHER TECHNICAL DETAILS. ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION 'PART P' (ELECTRICAL SAFETY). THE TYPE, AMOUNT AND POSITIONS OF ALL ELECTRICAL POINTS WILL BE TO THE CLIENT'S REQUIREMENTS.

GAS SAFETY: INSTALLATION & USE OF GAS APPLIANCES TO BE CARRIED OUT BY A GAS SAFE REGISTERED CONTRACTOR. ANY WORKS CARRIED OUT MUST COMPLY WITH THE GAS SAFETY (INSTALLATION & USE) REGULATIONS 1998

CARBON MONOXIDE DETECTION: MAINS POWERED CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP TO BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS

PLUMBING & HEATING / HOT WATER INSTALLATION: REFER TO SPECIFICATION NOTE No. 14 FOR FURTHER TECHNICAL DETAILS. ALL OF THE WORK RELATING TO HEATING AND HOT WATER INSTALLATIONS WILL BE SUBJECT TO BUILDING CONTROL AND ALL RELEVANT INFORMATION AND FULL CERTIFICATION ARE TO BE SUBMITTED TO THE BUILDING CONTROL BODY UPON COMPLETION OF THE WORK

VENTILATION: REFER TO SPECIFICATION NOTE No. 15 FOR BACKGROUND AND MECHANICAL VENTILATION REQUIREMENTS.

MECH. EXTRACT FANS: MECHANICAL EXTRACT - REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS.
SANITARY: 6 L/SEC, EN-SUITE & BATH: 15 L/SEC, UTILITY ROOM: 30 L/SEC, KITCHEN: 30 L/SEC, (ADJACENT TO HOB) OR 60 L/SEC, ELSEWHERE, WHERE REQUIRED, PROVIDE A PROPRIETARY DUCT TO EXTERNAL WALL

FIRE SAFETY: REFER TO SPECIFICATION NOTE No. 13 FOR FIRE SAFETY TECHNICAL DETAILS. FIRE ALARMS AND ASSOCIATED EQUIPMENT SO INDICATED ARE TO CONFORM TO THE RELEVANT BRITISH STANDARD.

FIRE RESISTING PARTITIONS: ALL PARTITIONS ENCLOSING THE STAIRWAY TO ACHIEVE 30 MINS FIRE PROTECTION. CHECK & UPGRADE IF NECESSARY

SMOKE & HEAT DETECTORS: AUTOMATIC SMOKE & HEAT DETECTOR HEADS TO BE LINKED INTO THE FIRE ALARM WARNING SYSTEM IN ACCORDANCE WITH BS 5839-1:2002

FIRE DOORS: FIRE DOORS TO BE QUALITY ASSURED 30 MINUTE FIRE RESISTANT FITTED WITH AN OVERHEAD HYDRAULIC SELF CLOSING DEVICE (SC). FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS AND SMOKE SEALS WITH 12MM REBATES TO DOOR FRAME. A 'KEEP SHUT' NOTICE TO BE FIXED AT EYE LEVEL TO EACH SIDE OF DOOR.

EMERGENCY LIGHTING: ANY EMERGENCY LIGHTING SYSTEM TO BE IN ACCORDANCE WITH BS 5266 PART 1: 2005

EXISTING GROUND CUT OUT TO FORM BASEMENT ENTRANCE. PROVIDE DENSE FOUNDATION BLOCKWORK ON FOUNDS TO THE STRUCTURAL ENGINEERS CALCS & DETAILS

BASEMENT STAIRCASE TO BE MEASURED ON SITE BY SPECIALIST MANUFACTURER TO CONFIRM COMPLIANCE WITH APPROVED DOCUMENT 'K' OF THE CURRENT BUILDING REGULATIONS.

BASEMENT TANKING SYSTEM TO SPECIALIST DESIGN & DETAILS

ipb
architecture

CONTACT:
TEL: 07802 620922
mail@ipbarchitecture.com
www.ipbarchitecture.com



PROJECT:

RENOVATION

17 NELSON STREET
BROUGHTON
M7 1NB

PREPARED FOR:

MR A. MOHAMMED

PROJECT No: IPB 1326

REV. DESCRIPTION DATE BY

DRAWN BY: IPB REVIEWED BY: IPB

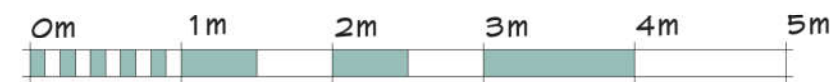
ISSUE DATE: 25/09/22 SCALE: 1:50

SHEET TITLE:

PROPOSED BASEMENT PLAN

SHEET NUMBER: REVISION:

A2-04



VISUAL SCALE 1:50 @ A2