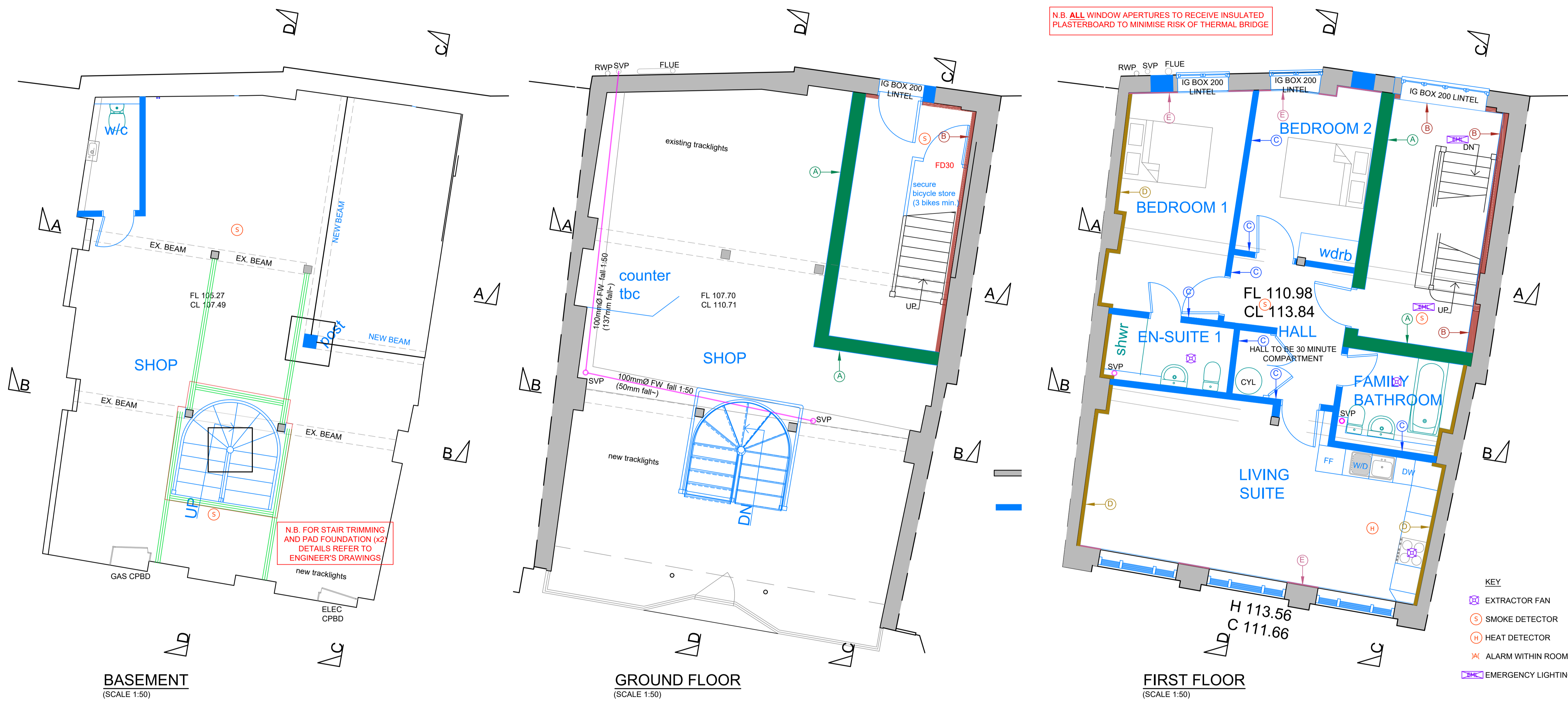


All dimensions in millimetres unless otherwise stated.
All levels in metres and are arbitrary.

The contractor must verify all dimensions with the Principal Designer on site before commencing any works.
The contractor is responsible for the design and installation of all temporary works. They are to be designed and installed so as to ensure the integrity of the existing structure and not to interfere with the method/timing/sequence of the works shall in no way adversely affect the proposed structure.
The Principle Designer must be notified of any suspected discrepancies or omissions.
Any scaled dimensions to be confirmed by the Principal Designer.
IF IN DOUBT, ASK.

All materials are to be of the best quality.
All workmanship is to be carried out in strict accordance with the manufacturers instructions and the appropriate British Standard, or best practice where none apply.

This drawing is to be read in conjunction with Hawkins Eades Associates Drawing Nos. 4480/BR/3.00 to 3.07, **THE STRUCTURAL ENGINEER'S CALCULATIONS, SKETCHES AND SPECIFICATION**, and all other relevant drawings and proprietary details and installation instructions.



N.B. FOR STAIR TRIMMING AND PAD FOUNDATION (x2) DETAILS REFER TO ENGINEER'S DRAWINGS

N.B. ALL WINDOW APERTURES TO RECEIVE INSULATED PLASTERBOARD TO MINIMISE RISK OF THERMAL BRIDGE

- KEY**
- ⊗ EXTRACTOR FAN
 - Ⓢ SMOKE DETECTOR
 - Ⓜ HEAT DETECTOR
 - ⚡ ALARM WITHIN ROOM
 - ⚡ EMERGENCY LIGHTING

ISSUED FOR PRICING

| | | |
|--------------------------------------|----------|---------------------------------------|
| C | 27.11.23 | Annotation added for Pricing |
| B | 17.10.23 | Redrawn to suit new stairs layout |
| CONDITIONALLY APPROVED | | |
| BUILDING CONTROL DRAWING | | |
| REF: 2375/22/FPQUJ/MAST 3rd MAY 2022 | | |
| A | 18.03.22 | Fire Door note to bicycle store added |
| REVISIONS | | |

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| | | | |
|---------|--|--|--|
| CLIENT | Graham & Alison Reid-Davies | | |
| PROJECT | Development of Home & Colonial 134 High Street Berkhamsted, Herts, HP4 3AT | | |
| TITLE | Building Regulations Proposed Basement, Ground, & First Floor | | |

| | | | | | |
|----------|--------|---------|----------|------|---|
| DRWG No. | A1 | 4480 | BR | 3.00 | C |
| DATE | DEC'21 | SCALE | 1:50 UNO | | |
| DRAWN BY | JRJ | CHECKED | GSE | | |

Do not scale from this drawing, use dimensions only.
All discrepancies must be reported to the Architect.
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All Separating and Party Walls (A, B, D & E) to have a minimum 60 minutes Fire Resistance and 53dB acoustic performance - refer to British Gypsum specification. Internal partitions (C) to provide minimum 30 minute fire resistance and 45RW(dB) airborne sound acoustic performance.

Wall Type A (New internal separating walls): Two layers of Gyproc SoundBloc 12.5mm each side of Gyframe 70 S 50 'C' Studs at 600mm centres with Gyframe RB1 Resilient Bar at 600mm centres to one side. 50mm Isover Acoustic Partition Roll (APR 1200) in the cavity. For heights up to 4000mm. Full Specification and fitting instructions see British Gypsum reference A316008 (EN)

Wall Type B (Party Wall at stonewall adjacent buildings): Make good existing masonry wall as necessary. Install minimum 63mm Gypsum Thermaline or 75mm Kingspan K118 on plaster dabs*, fully taped per the manufacturer's instructions, with plaster skim finish to receive decoration. Wall to meet acoustic reduction 53dB.
*Alternatively fix 25x50mm timber battens to allow for deeper services void.

Wall Type C (Internal Partitions): One layer of Gyproc SoundBloc 12.5mm each side of Gyframe 92 S 50 'C' Studs at 600mm centres. Three layers of 25mm Isover Acoustic Partition Roll (APR 1200) in the cavity. For heights up to 4000mm. Full Specification and fitting instructions see British Gypsum reference A206232 (EN).

Wall Type D (Third Floor apartment to habitable accommodation; presumed thinner masonry wall) Make good existing plaster, masonry, wall as necessary. Install minimum 50mm Kingspan K118 on plaster dabs*, fully taped per the manufacturer's instructions, with plaster skim finish to receive decoration. Wall to meet acoustic reduction 53dB.
*Alternatively fix 25x50mm timber battens to allow for deeper services void.

Wall Type D₂: Remove existing finishes exposing masonry. Install 40mm Kingspan K5 PIR on plaster dabs*, 35mm air gap minimum, 25mm Isover 1200 mineral wool insulation within Gyproc Framing bar and 2no. layers Gyproc SoundBloc and skim finish.
*N.B. Alternative arrangement to Type D only as site conditions dictate.

Wall Type E (First and Second Floor apartments to habitable accommodation, columns at stairs) Make good existing plaster, masonry, wall as necessary. Install minimum 25mm Kingspan K118 on plaster dabs*, fully taped per the manufacturer's instructions, with plaster skim finish to receive decoration. Wall to meet acoustic reduction 53dB.
*Alternatively fix 25x50mm timber battens to allow for deeper services void.