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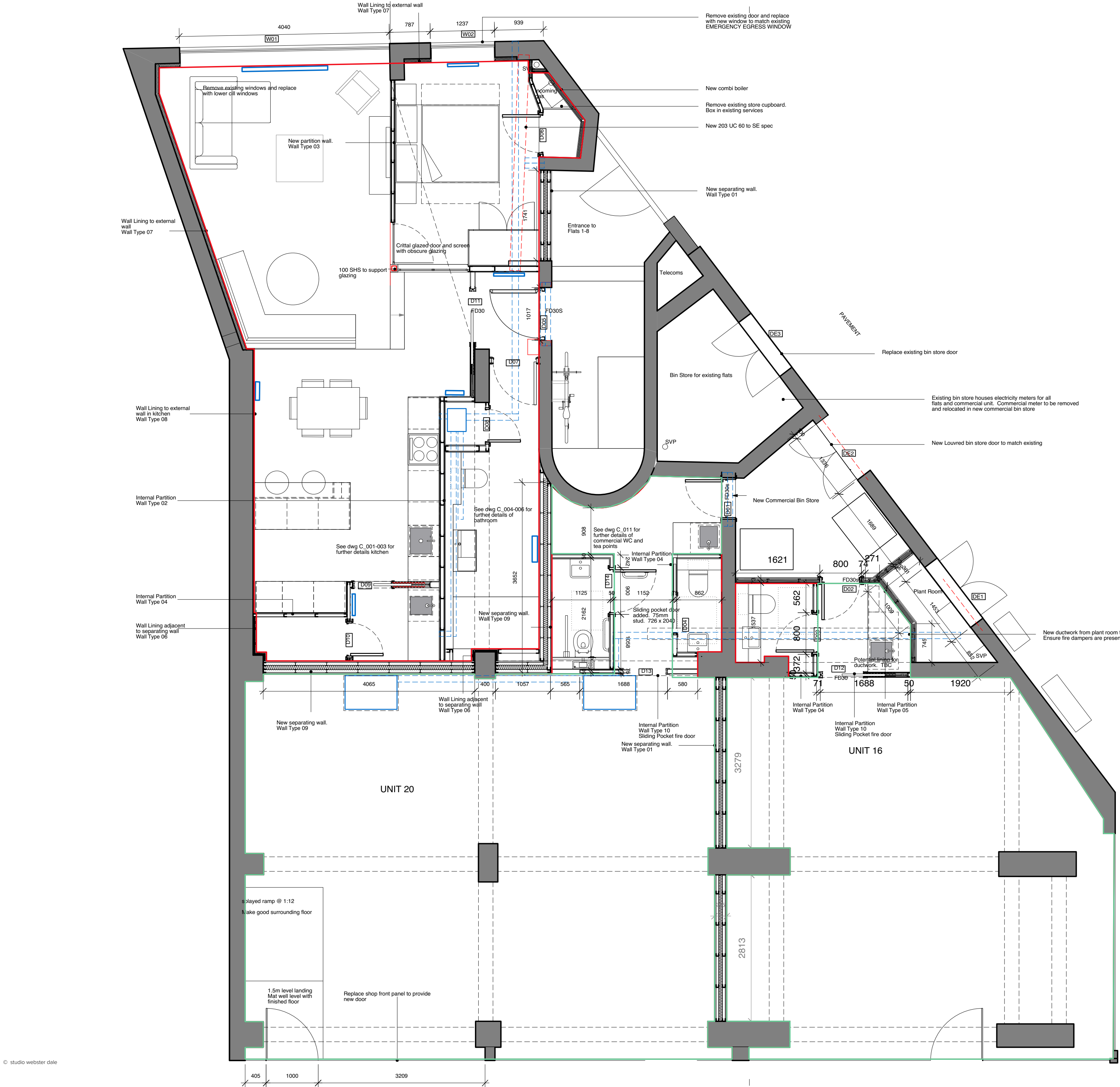
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**HIGH PROFILE & FULLY REFURBISHED
CORNER BUSINESS UNIT**

FOR SALE

**16 EAST STREET
BROMLEY
BR1 1QU**





General Notes

Do not scale from drawings. All dimensions must be checked on site and discrepancies verified with the Architect. Unless shown otherwise all dimensions are to be to structural surfaces and are in mm. Unless shown refer to internal door schedule for door sizes. Door openings to be set out to give full specified architrave either side. To be read in conjunction with all relevant Architects' Services and Structural Engineers' drawings. For all structural details and information refer to Structural Engineers drawings. For all mechanical and electrical information refer to M&E consultants drawings and information unless shown otherwise. Any discrepancies between drawings to be reported immediately to the Architect. Refer to drawing number for details.

0 1.25 2.5m

- Residential Unit GIA: 69.4sqm/ 747sqft
- Unit 20 GIA: 77.7sqm/ 836sqft
NIA: 72.9sqm/ 784sqft
- Unit 16 GIA: 55.8sqm/ 600sqft
NIA: 53.2sqm/ 572sqft

Wall Type 01 - New separating wall.
Min Reqs: 43dB reduction in Airborne Sound Insulation and 64dB max for Impact Sound Insulation
Gypwall Quiet IWL
Two frames of 48mm Gyframe 'C' Stud at 600mm centres, cross braced at 1200mm centres
75mm Isover High Performance Acoustic Slab
double layer of 15mm Gyproc SoundBloc each side positioned between the frames.
Rw+Ctr 57 dB
Rw 63 dB
90 mins BS

Wall Type 02 - Partition wall between bathroom and kitchen
Min Reqs: 40dB reduction in Airborne Sound Insulation
Gyframe 70 S 50 @ 600cc, Double layer of 12.5mm Gyproc SoundBloc MR.
Guidance Construction
60 mins BS

Wall Type 03 - Partition with bedroom
Min Reqs: 40dB reduction in Airborne Sound Insulation
Gyframe 48 S 50 @ 600cc, Single layer of 12.5mm Gyproc SoundBloc and 12.5mm Gyproc Habito to each side.
Guidance Construction
60 mins BS

Wall Type 04 - Additional partitions
Gyframe 48 S 50 @ 600cc, Double layer of 12.5mm Gyproc SoundBloc (MR as required).
Guidance Construction
60 mins BS

Wall Type 05 - Bin Store/ Air con room
Gypwall Extreme/ Robust Hybrid
70 AS 50 Acoustics @ 600cc with 50mm Isover Acoustic roll. 15mm Duraline to internal side and 15mm Duraline and 12.5mm Rigidur to store side.
Rw 50 dB
Fire Integrity and Insulation- 60 mins

Wall Lining 06 - Lining adjacent to separating wall
GypLiner UNIVERSAL wall system 35mm minimum cavity 25mm Isover Acoustic Partition Roll (APR 1200) lining two layers of Gyproc 12.5mm SoundBloc (MR to bathroom)
Rw+Ctr 55 dB
Rw 60 dB

Wall Lining 07 - External walls
Upgrade existing masonry walls with DriLiner RF wall lining incorporating bits of Gyproc Sealant and 78mm Gyproc ThermoLine laminate PIR
U-Value 0.28

Wall Lining 08 - Party wall in kitchen
20mm brick slips fixed using cement based adhesive

Wall Type 09 - New separating wall.
Min Reqs: 43dB reduction in Airborne Sound Insulation and 64dB max for Impact Sound Insulation
Gypwall Quiet IWL
Two frames of 50mm Gyframe 'I' Stud at 600mm centres, cross braced at 1200mm centres
100mm Isover High Performance Partition Roll
double layer of 15mm Gyproc SoundBloc each side positioned between the frames.
Rw+Ctr 62 dB
Rw 70 dB
90 mins BS

Wall Type 10 - Partition for sliding pocket fire door
Gyframe 70 S 50 @ 600cc, single layer of 12.5mm fireline board
100mm overall width. Door installed to manufacturers recommendations

G/ 9.5.19	SD	Unit 20 WC's revised
F/ 2.4.19	SD	Sliding door added
E/ 29.03.19	SD	MEV added
D/ 26.03.19	SD	Additional pocket doors added
C/ 12.03.19	SD	Plant room amended. Emergency window added
B/ 20.02.19	SD	Structural information added
A/ 18.12.18	SD	Issued for tender

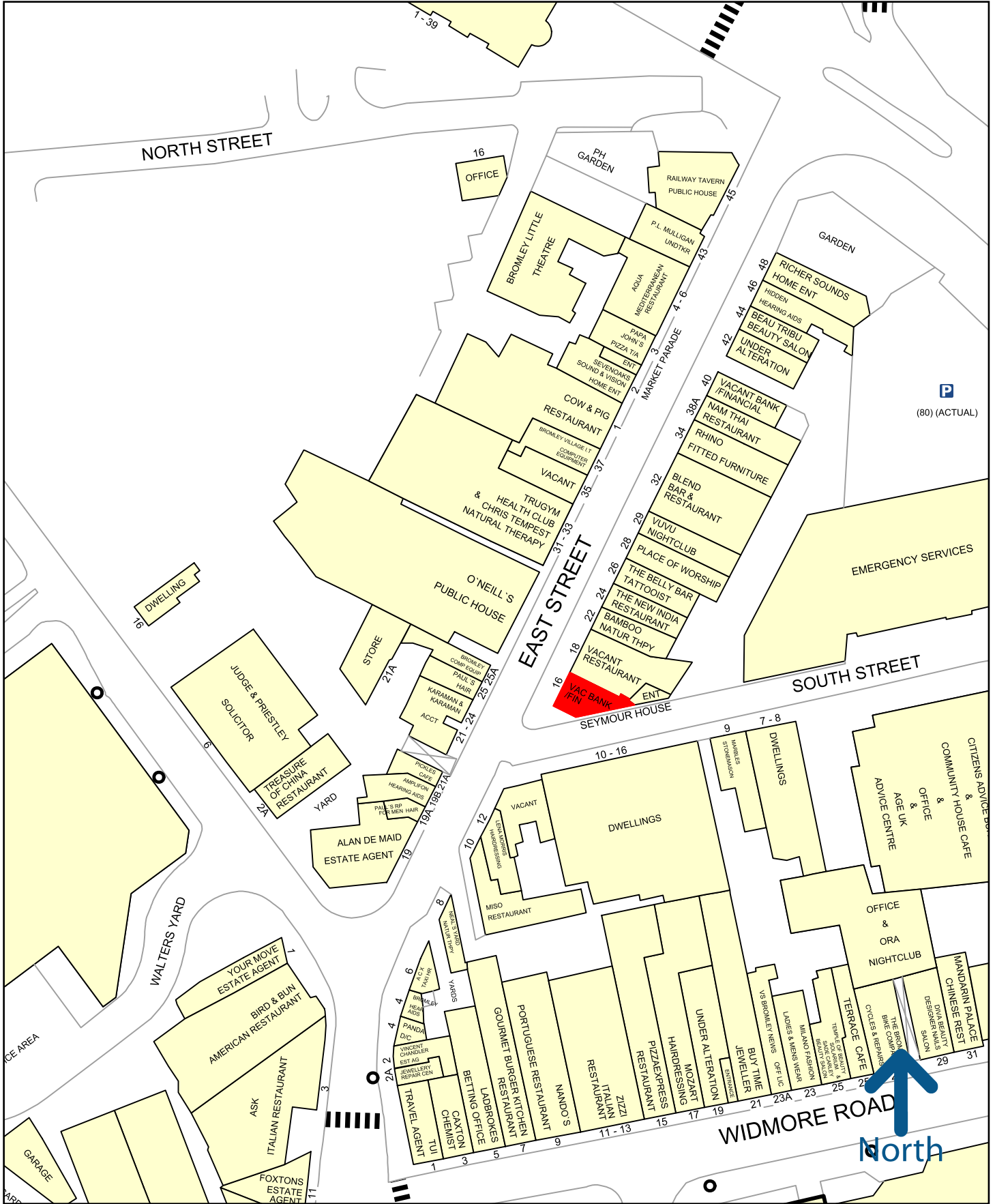
Client
Frank Kelly Properties

Project
16-20 East Street

Drawing Name
Existing Plan

Project No.	Prefix	Drawing No.	Issue
SWD/115	GA	101	G
Scale / Format	Drawn	Checked	Date
1:50 / A2	SD	-	21.11.18

Damp patch. Contractor to investigate



Experian Goad Plan Created: 17/07/2019
 Created By: Baxter Philips

