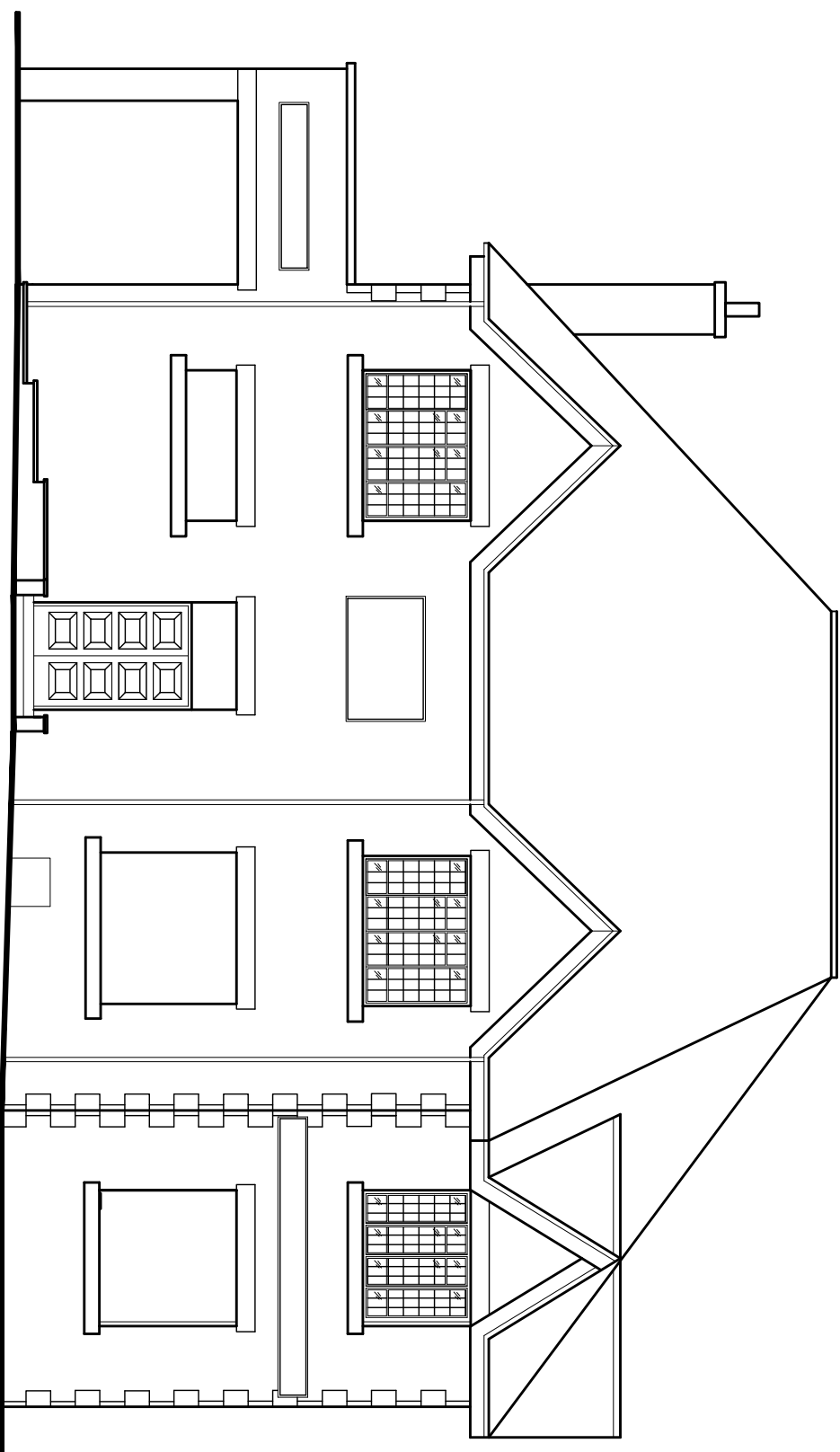
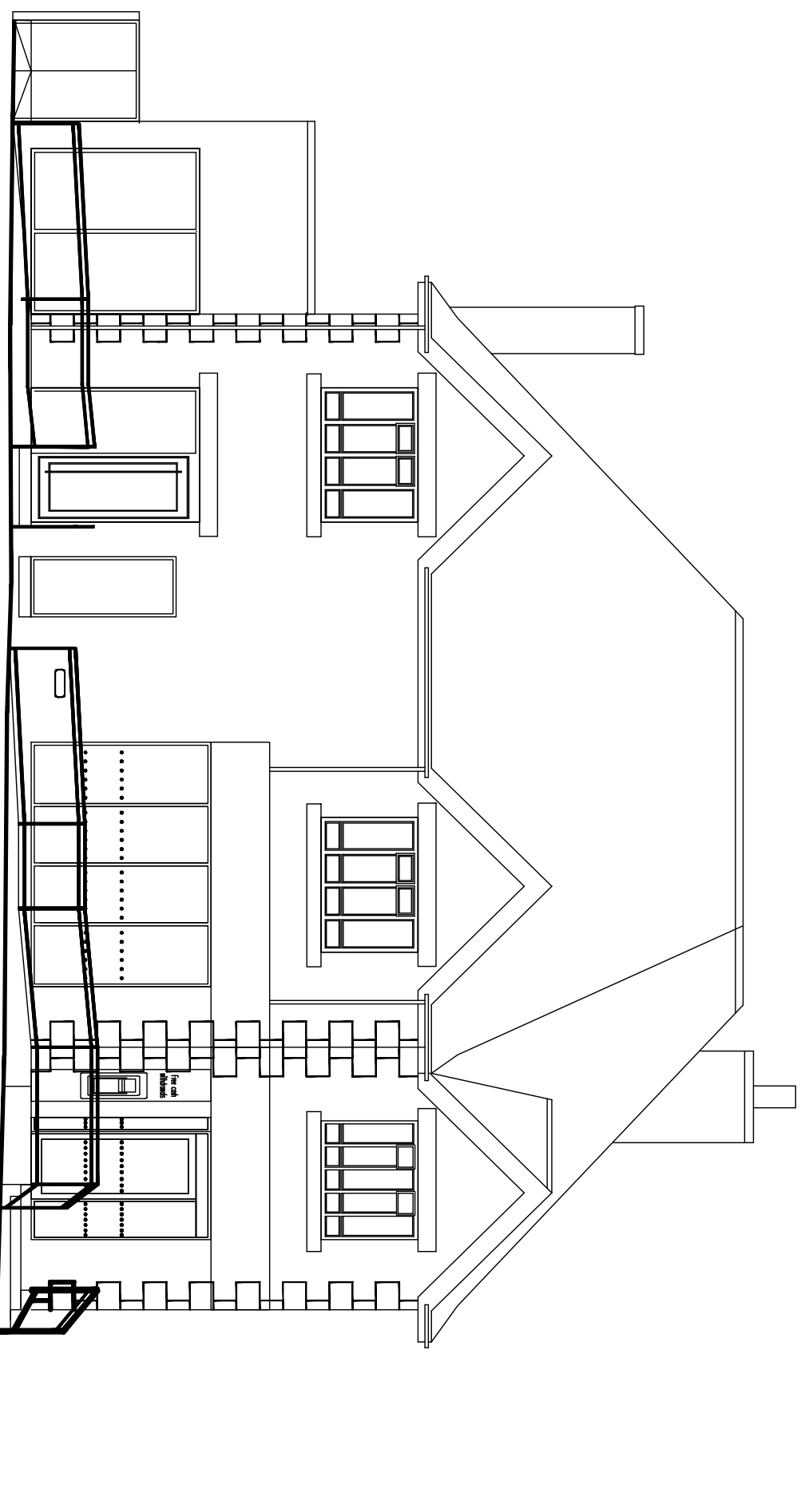
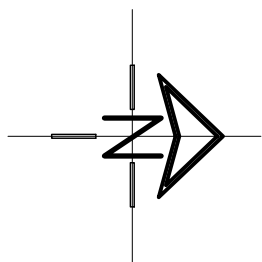


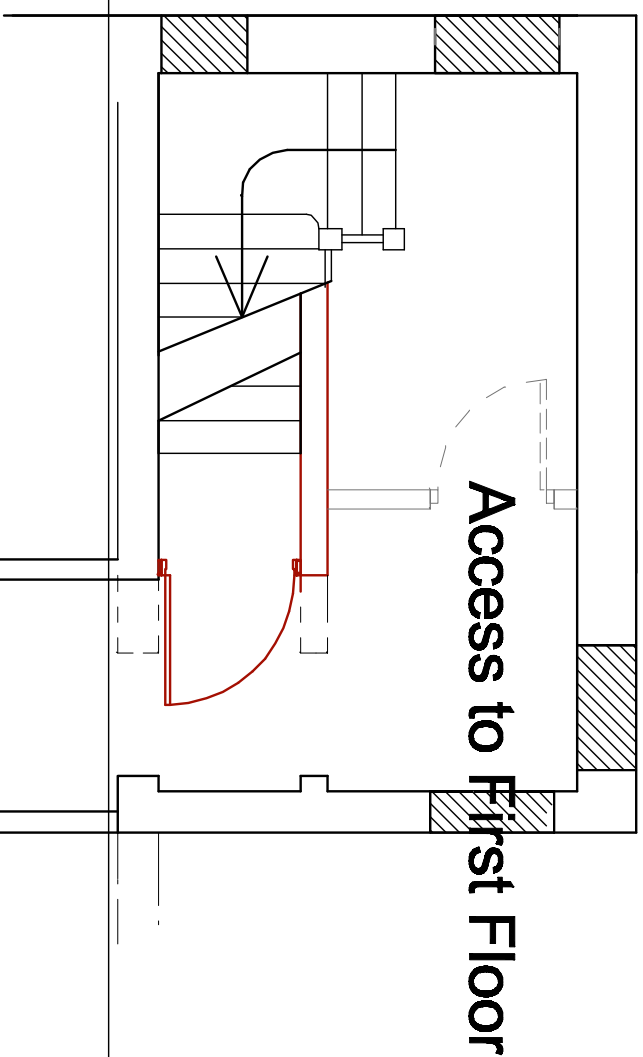


**NORTH ELEVATION
AS PROPOSED**

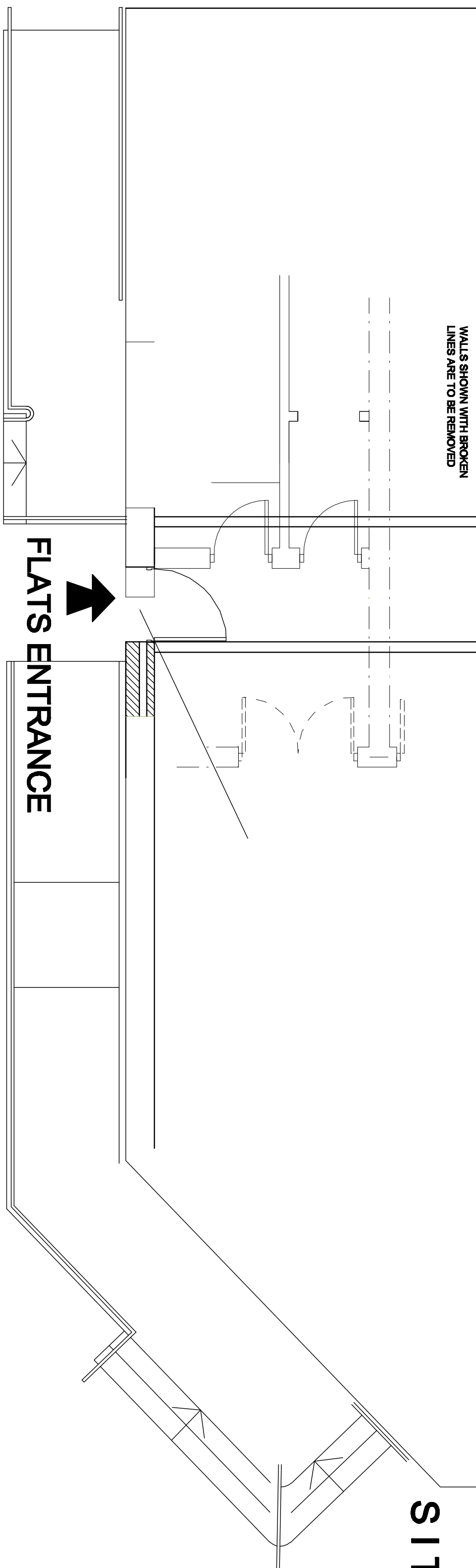
NORTH ELEVATION AS EXISTING



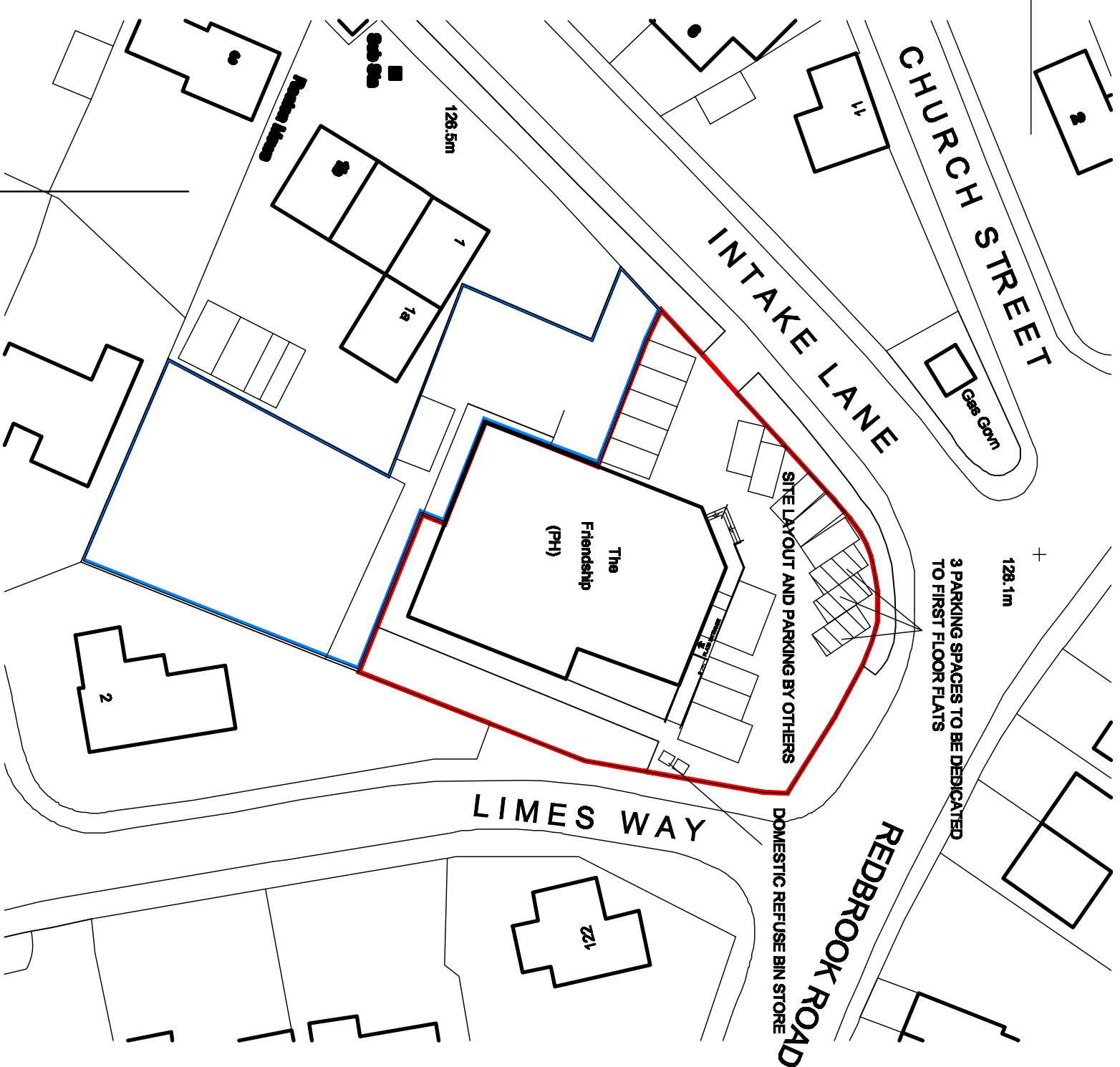
WORKS TO REMAINDER OF GROUND FLOOR BY OTHERS



FULL DETAILS OF AUTOMATIC FIRE DETECTION AND EMERGENCY LIGHTING ARE TO BE SUBMITTED TO THE BUILDING CONTROL OFFICER FOR APPROVAL. A MINIMUM OF 26 DAYS BEFORE INSTALLATION COMMENCES, ON SITE AUTO DETECTION AND ALARMS WITHIN SHOPS AND FLATS ARE TO BE INTERLINKED TO ENSURE OCCUPANTS OF FLATS ARE TO BE AWARE OF ALARM ACTIVATION IN SHOPS. HOWEVER, ACTIVATION OF ALARM IN FLATS IS NOT TO SOUND IN THE SHOPS.



GROUND FLOOR PLAN AS PROPOSED



SITE PLAN

[illegible]

Existing structures including foundations, floor, beams, walls, roof and trusses are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

UPGRADE OF EXISTING FLOOR WITH AN INDEPENDENT CEILING
(As detailed in Appendix Document E1)

The existing floor and new ceiling shall be designed to ensure any additional loads imposed on it can be safely carried, or the structure where necessary, any required remedial work to be undertaken before the floor treatment is provided. If the floor boards are considered unsuitable for upgrade the floor boards are to be replaced with a treatment of a minimum thickness of 25mm. Gaps in the timber boarding should be sealed by overlapping with hardwood or softwood boarding.

Upgraded ceiling, ceiling by providing 2 layers of plasterboard under existing ceiling with a total mass per unit area 20kg/m² with staggered joints.

EXISTING STRUCTURE
Existing structure including foundations, floor, beams, walls, roof and linings are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

New independent ceiling
panels are available in
a wide range of colors
and textures. They are
designed to be installed
over the existing ceiling
to provide a new look
without the need for
extensive renovation.
The panels are made
of a lightweight material
and are easy to install.
They are also fire
resistant and sound
absorbent. The panels
are available in a wide
range of colors and
textures to match the
interior design. They
are also available in
different sizes to suit
the requirements of
the project. The panels
are made of a high
quality material and are
designed to last for
many years. They are
also easy to clean and
maintain. The panels
are available in a wide
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the requirements of
the project. The panels
are made of a high
quality material and are
designed to last for
many years. They are
also easy to clean and
maintain.

Construct two frames under frames listing 'Columns'. Current needs a score plates and vertical scale (mm) (roughly) as equivalent to structural engineer's details & calculations, ensuring a minimum distance of 200mm is provided between mass faces of the two frames. Provide two layers of plasterboard with staggered joints each side of frame, each sheet to have a minimum mass per unit area (10kg/m²) (for example Gyproc Soundblock). Provide 50mm of mineral wool batts, Crown Acoustic Diaper Roll or bonded APR 120, with a minimum density 10kg/m³ between the studs of the frames.

INTERNAL STUD PARTITIONS (WITH tie)

100mm x 50mm softwood treated timbers studs at 400mm c/c with 50 x 100mm bead and sole plates and solid thermally broken horizontal noggins at 1300 height or 450mm c/c. Provide min 10kg/m³ density acoustic soundproof wool (typ) packed (e.g. 100mm Rockwool or 150mm mineral fibre sound insulation) in all voids the full depth of the stud. Partitions bear on double up joists where partitions run parallel or provide noggin where at right angles. Walls fixed throughout with 12.5mm Gyproc. Partitions board with skim plaster finish. Top and jointed complete with beads and stops.

Provide adequate fire stopping where pipes pass through walls using proprietary systems including acoustic luminescent sealant, intumescent collars and fire sleeves to ensure the appropriate level of fire and sound resistance is maintained.

PIPES PASSING THROUGH SEPARATING WALLS
Provide adequate fire stopping where pipes pass through walls using proprietary systems including acoustic intumescent sealant, intumescent collars and fire sleeves to ensure the appropriate level of fire and sound resistance is maintained.

(cross direction). When required construct new ceiling using sw. joists at 400mm centres, finished internally with 12.5mm plasterboard and 3mm bitello multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard. Provide opening at eaves level at least equal to continuous eave 25mm wide in two opposite sides to promote cross ventilation. Allow for all structures as designed by a Structural Engineer.

Flat entrance doors to be a FD30 hung with 3 steel hinges with a melting point of at least 800°C and fitted with a self-closing device and luminescent strips. All fire doors to be tested in accordance with BS 478.

[illegible]

INTERNAL LIGHTING
Install for every light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per floor of all the light fittings in the dwelling spaces to comply with Part L of the current Building Regulations.

installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1988 and IEE Regulations.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min. 15 litres / sec. extraction. Vent to be connected to light switch and to have 15 minutes over run if no window in room. Internal doors should be provided with a 'lamin gap' back the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Interim test times to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controlable background ventilation via ridge vents to be provided to new habitable rooms at a rate of 500mm² and to kitchens, bathrooms, WC's and utility rooms at a rate of 2500mm² of min 500mm² and to kitchens, bathrooms, WC's and utility rooms at a rate of 2500mm²
Purge ventilation - Windows/doors/cupboards to have operable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Habitat 67, Montreal, Canada, by Moshe Safdie

All existing foul water drainage to be tested for leakage, exposed for inspection (as required by BCO) and repaired or replaced where necessary.

provided at changes of direction.

Bathrooms - 3m for 40mm pipe 4m for 50mm pipe
 W/C - 6m for 100mm pipe for single W/C
 All branch pipes to connect to 100mm soil and vent pipe terminating min 300mm above any openings within 3m.
 Or to 100mm upvc soil pipe with accessible thermal cut off/pressure valve complying with prEN 12350, placed at a height so that the outlet is above the top of the highest fitting.
 Waste pipes not to connect within 200mm of the W/C connection. Supply hot and cold water to all fittings as appropriate.

regulation, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

sound insulation) at 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.

Sound completion test testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the drilling is complete but before carpeting and a copy of the test results given to Building Control.

Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

White Agus Partnership 128B, NEW ROAD, STALINGROSS, BARNSELEY, S18 8PP CHARTERED SURVEYORS AND BUILDING DESIGN CONSULTANTS PHONE/FAX: 01228 206482 E mail: squag@btinternet.com				
Project: PROPOSED FLATS AT FORMER FRIENDSHIP INN, REDBROOK ROAD, BARNSELEY		Client: MR G. CEN		
Drawing ELEVATIONS AND GROUND FLOOR PLAN AS PROPOSED		Date: JUNE 2012	Scale: 1:50 @ A1	
Date 25-07-12	Suffix A	Description PREPARE AND SET DRAWING REVISIONED	Ref: 12-018	Dwg. No. 03
		Date 	Suffix 	Rev. A