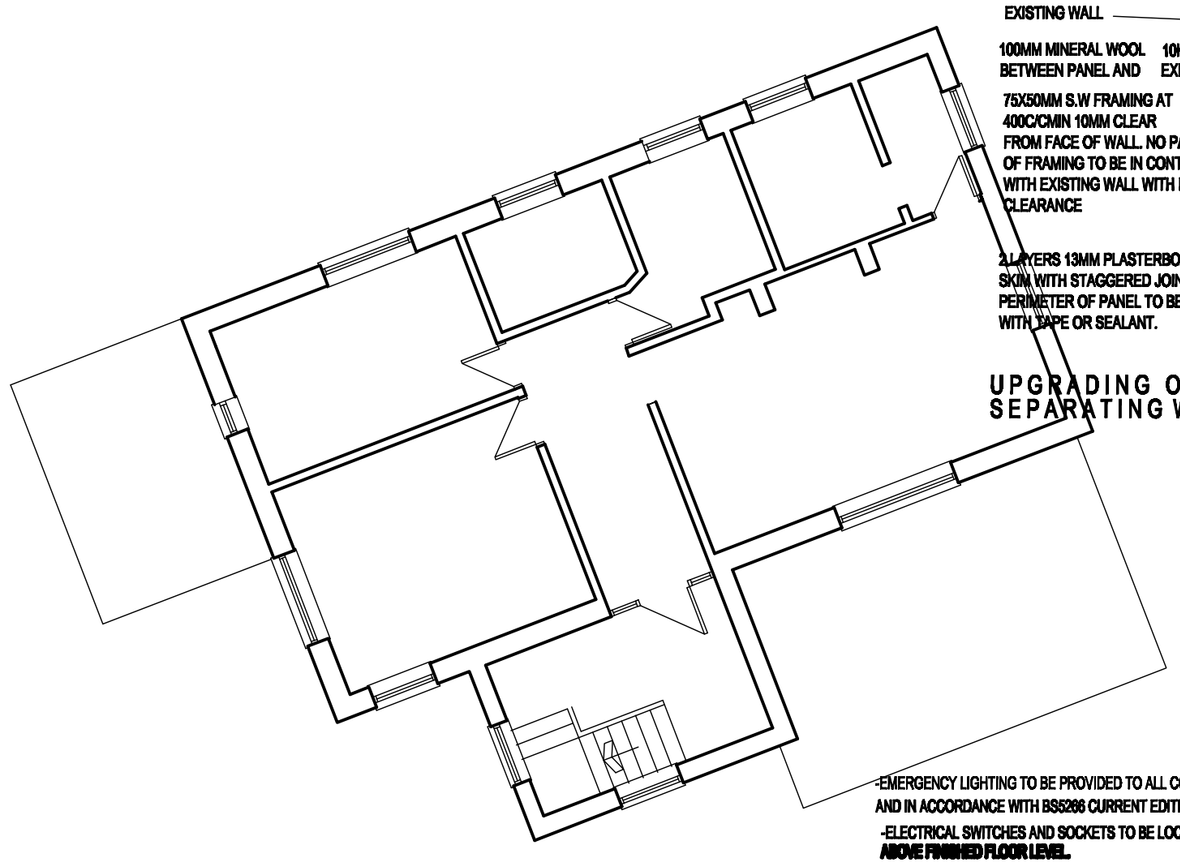
DRAWING SUBJECT TO APPROVAL OF BUILDING CONTROL OFFICER



FIRST FLOOR PLAN AS EXISTING

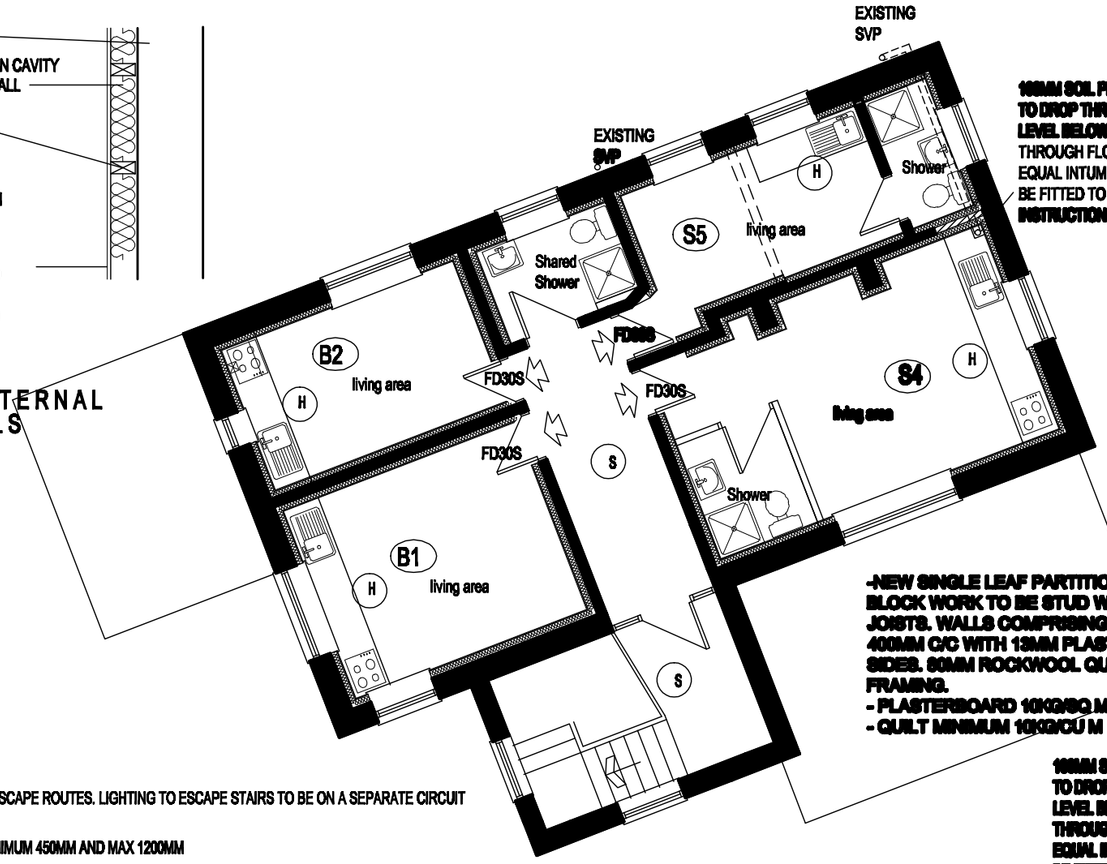
EXISTING WALL

100MM MINERAL WOOL BETWEEN PANEL AND EXISTING WALL — 10KG/CU M IN CAVITY

75X50MM S.W FRAMING AT 400C/CMIN 10MM CLEAR FROM FACE OF WALL. NO PART OF FRAMING TO BE IN CONTACT WITH EXISTING WALL WITH MIN 10MM CLEARANCE

2 LAYERS 13MM PLASTERBOARD AND SKIM WITH STAGGERED JOINTS PERIMETER OF PANEL TO BE SEALED WITH TAPE OR SEALANT.

UPGRADING OF INTERNAL SEPARATING WALLS



100MM SOIL PIPE WITH A.I.V. TO DROP THROUGH FLOOR TO LEVEL BELOW. WHERE PIPES PASS THROUGH FLOOR QUELLFIRE OR EQUAL INTUMESCENT COLLAR TO BE FITTED TO MANUFACTURERS INSTRUCTIONS.

-NEW SINGLE LEAF PARTITION WALLS NOT INDICATED AS BLOCK WORK TO BE STUD WALLS BUILT UP OFF DOUBLE JOISTS. WALLS COMPRISING OF 75 X 50MM STUDS AT 400MM C/C WITH 13MM PLASTERBOARD AND SKIM BOTH SIDES. 50MM ROCKWOOL QUILT BUILT IN BETWEEN FRAMING.
- PLASTERBOARD 10KG/SQ M
- QUILT MINIMUM 10KG/CÚ M

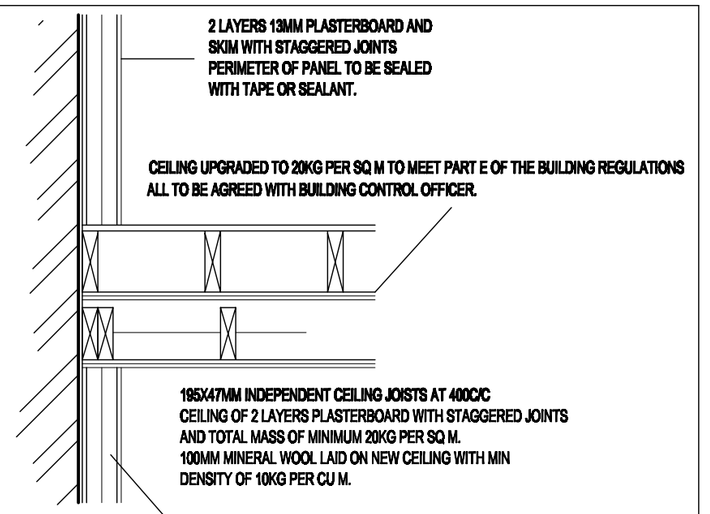
-EMERGENCY LIGHTING TO BE PROVIDED TO ALL COMMON ESCAPE ROUTES. LIGHTING TO ESCAPE STAIRS TO BE ON A SEPARATE CIRCUIT AND IN ACCORDANCE WITH BS5266 CURRENT EDITION.

-ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.

MECHANICAL EXTRACT VENTILATION TO BE PROVIDED TO ALL UNITS AS FOLLOWS:
KITCHEN 30L/SEC IF INCORPORATED INTO COOKER HOOD, 60 L/SEC ELSEWHERE
BATHROOM 15 LIT / SEC
SANITARY ACCOMMODATION 6 LIT PER SEC.
WHERE BATHROOMS AND SANITARY ACCOMMODATION DO NOT HAVE OPENING LIGHTS THE FANS ARE TO BE LINKED TO LIGHT SWITCHES WITH MINIMUM 20 MINUTE OVER-RUN.

FIRST FLOOR PLANE AS PROPOSED

4No BEDSITS WITH SHARED BATH ROOM.



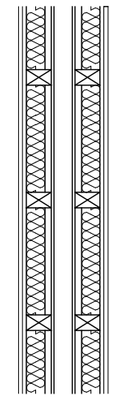
2 LAYERS 13MM PLASTERBOARD AND SKIM WITH STAGGERED JOINTS PERIMETER OF PANEL TO BE SEALED WITH TAPE OR SEALANT.

CEILING UPGRADED TO 20KG PER SQ M TO MEET PART E OF THE BUILDING REGULATIONS ALL TO BE AGREED WITH BUILDING CONTROL OFFICER.

195X47MM INDEPENDENT CEILING JOISTS AT 400C/C CEILING OF 2 LAYERS PLASTERBOARD WITH STAGGERED JOINTS AND TOTAL MASS OF MINIMUM 20KG PER SQ.M. 100MM MINERAL WOOL LAID ON NEW CEILING WITH MIN DENSITY OF 10KG PER CU M.

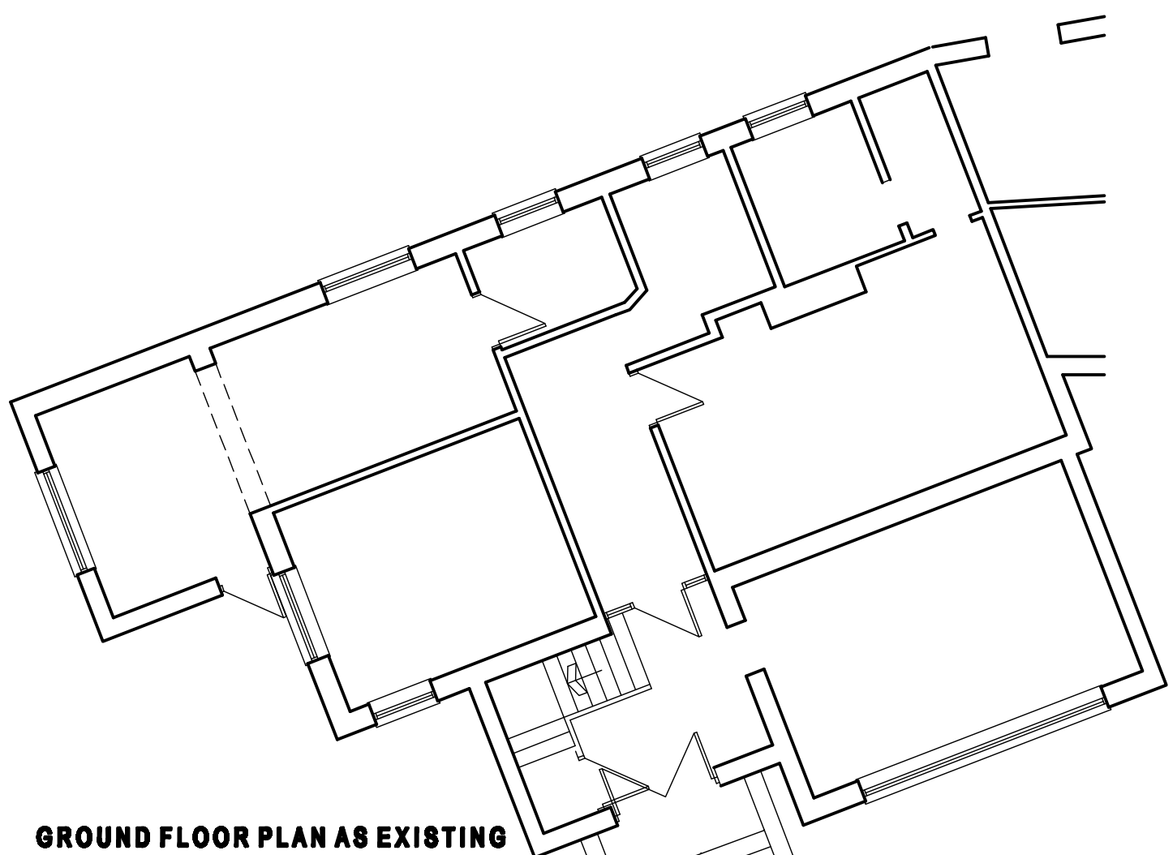
75X50MM S.W FRAMING AT 400C/C MIN 10MM CLEAR FROM FACE OF WALL. NO PART OF FRAMING TO BE IN CONTACT WITH EXISTING WALL WITH MIN 10MM CLEARANCE

JUNCTION OF UPGRADED FLOOR AND NEW WALL LININGS



TIMBER FRAME SEPARATING WALLS COMPRISING
2 LAYERS OF PLASTERBOARD WITH STAGGERED JOINTS
EACH WITH MINIMUM MASS OF 10KG/SQM
ON 90X47MM TIMBER FRAMEWORK AT 400C/C WITH 9MM
PLYWOOD SHEATHING TO CAVITY SIDE OF EACH FRAME
100MM MINERAL WOOL BATTS BETWEEN FRAMING MINIMUM
10KG/CU M.
POSITIONS OF SOCKETS ON WALLS TO BE STAGGERED ON
OPPOSITE SIDES OF WALLS.
EACH LAYER OF PLASTERBOARD TO BE INDEPENDENTLY
FIXED TO THE STUD FRAME
MINIMUM 200MM BETWEEN INSIDE FACES OF PLASTERBOARD
LININGS

PARTY WALL DETAIL NEW WALLS



GROUND FLOOR PLAN AS EXISTING

-FIRE DOORS TO BE IN ACCORDANCE WITH BS 476 FIRE TESTS ON BUILDING MATERIALS AND STRUCTURES. FIRE RESISTANCE OF DOORS TO BE AS INDICATED ON THE DRAWINGS. ALL FIRE DOORS TO BE FITTED WITH APPROVED SELF CLOSING DEVICE EXCEPT CUPBOARD DOORS MARKED FD20*

-SOIL AND VENT PIPES WHICH PENETRATE FLOORS TO BE WRAPPED FULL HEIGHT IN 25MM UNFACED MINERAL WOOL AND ENCASED IN 2 LAYERS OF 12.5MM PLASTERBOARD.

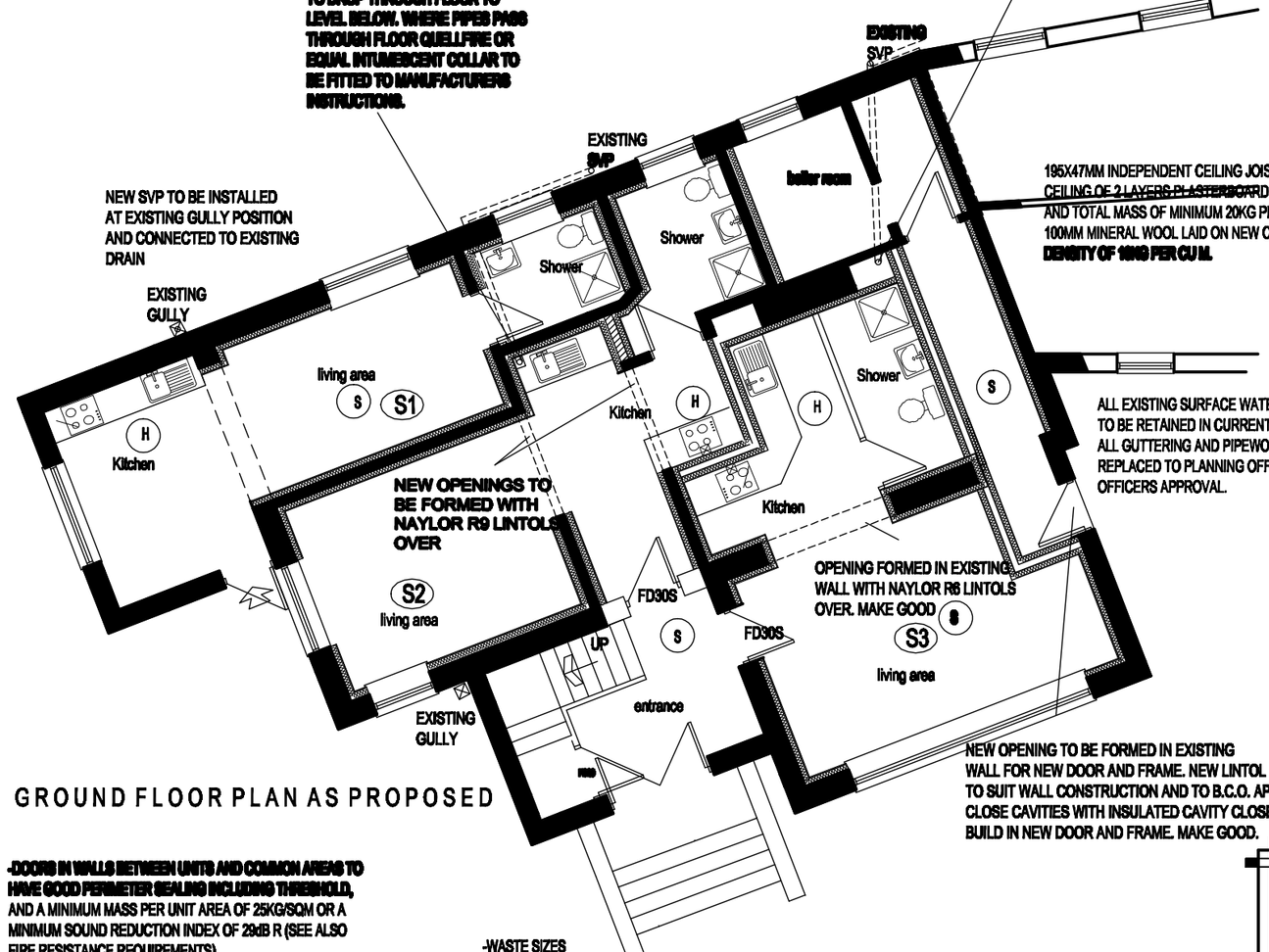
(S) TO EACH FLAT MAINS OPERATED SMOKE/HEAT ALARMS TO BS 5446. ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT. ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS. ALARM TO HAVE BATTERY BACK-UP

-ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF THE DESIGN/ INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.

-DRAINS TO BE UNROLLED OVER WHERE PASSING THROUGH WALLS. AND TO BE FITTED WITH DURABLE CAGE.
-DRAINS WITHIN 1200MM OF BUILDING TO BE ENCASED IN CONC. TO US OF FOUNDATIONS.
-NEW MANHOLES TO BE BUILT UP IN 215MM CLASS B ENGINEERING BRICKWORK OFF 150MM CONC BASE.
-100MM DIA SOIL AND VENT PIPE TO TERMINATE MINIMUM 900MM ABOVE OPENING LIGHTS AND
-DRAINS TO BE SEALED OFF.
-WASTES TO DISCHARGE INTO GULLIES ABOVE WATER LEVEL AND BELOW GRATE LEVEL.
-NO WASTE TO DISCHARGE INTO S.V.P. WITHIN 200MM OF W.C. CONNECTION.
-UNLESS OTHERWISE STATED DRAINS TO BE 100MM DIA. FLEXIBLE JOINTED CLAYWARE PIPES BEDDED AND SURROUNDED IN PEA GRAVEL.
-WHERE SHOWN EXISTING WALLS TO BE LINED INTERNALLY TO IMPROVE THE SOUND REDUCTION PERFORMANCE AND REDUCE THE FLANKING TRANSMISSION OF SOUND BETWEEN FLOORS THAT SEPARATE FLATS.

INTERNAL LINING OF 2 LAYERS PLASTERBOARD AND SKIM WITH STAGGERED JOINTS MIN 20KG PER SQ M ON 75X50MM FRAMING AT 400C/C WITH A MINIMUM GAP OF 10MM BETWEEN EXISTING WALL AND FRAMING.
PANEL TO BE INSULATED WITH 100MM ROCKWOOL QUILT INFILL

WINDOW REVEALS TO BE LINED WITH INSULATED PLASTERBOARD IN ALL CASES.



GROUND FLOOR PLAN AS PROPOSED

-DOORS IN WALLS BETWEEN UNITS AND COMMON AREAS TO HAVE GOOD PERIMETER SEALING INCLUDING THRESHOLD, AND A MINIMUM MASS PER UNIT AREA OF 25KG/SQM OR A MINIMUM SOUND REDUCTION INDEX OF 29dB R (SEE ALSO FIRE RESISTANCE REQUIREMENTS)
-ALL DUCTS PASSING THROUGH UNHEATED SPACES TO BE INSULATED.
-INTERNAL LIGHTING SHALL HAVE FITTINGS (INCLUDING LAMP CONTROL GEAR AND APPROPRIATE HOUSING, REFLECTOR, SHADE) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT THE NUMBER OF SUCH FITTINGS SHALL BE ONE PER EVERY 25SQM OF FLOOR AREA (OR PART THEREOF) OR ONE FITTING FOR EACH 4 FIXED FITTINGS.

100MM SOIL PIPE WITH A.I.V. TO DROP THROUGH FLOOR TO LEVEL BELOW. WHERE PIPES PASS THROUGH FLOOR QUELLFIRE OR EQUAL INTUMESCENT COLLAR TO BE FITTED TO MANUFACTURERS INSTRUCTIONS.

195X47MM INDEPENDENT CEILING JOISTS AT 400C/C CEILING OF 2 LAYERS PLASTERBOARD WITH STAGGERED JOINTS AND TOTAL MASS OF MINIMUM 20KG PER SQ M. 100MM MINERAL WOOL LAID ON NEW CEILING WITH MIN DENSITY OF 10KG PER CU M.

ALL EXISTING SURFACE WATER FALL PIPES TO BE RETAINED IN CURRENT POSITIONS WITH ALL GUTTERING AND PIPEWORK REPAIRED OR REPLACED TO PLANNING OFFICER/BUILDING CONTROL OFFICERS APPROVAL.

NEW OPENING TO BE FORMED IN EXISTING WALL FOR NEW DOOR AND FRAME. NEW LINTOL TO SUIT WALL CONSTRUCTION AND TO B.C.O. APPROVAL. CLOSE CAVITIES WITH INSULATED CAVITY CLOSER AND BUILD IN NEW DOOR AND FRAME. MAKE GOOD.

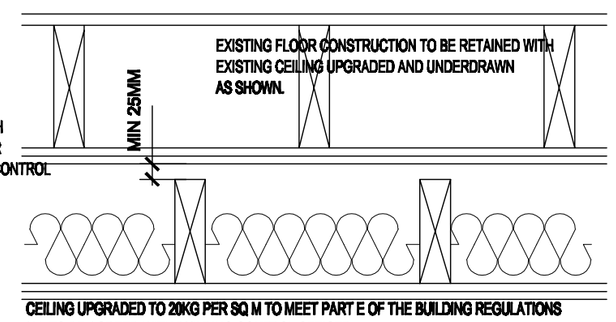
-WASTE SIZES
38MM DIA. TO SINKS, BATHS AND SHOWER
32MM DIA TO WASH BASINS ALL FITTED WITH 75MM DEEP SEAL TRAPS
-NO WASTE TO DISCHARGE INTO SOIL AND VENT PIPES WITHIN 200MM OF W.C. CONNECTION
-100MM DIA UPVC SOIL AND VENT PIPES TO TERMINATE MINIMUM 900MM ABOVE OPENING LIGHTS AND TO BE FITTED WITH DURABLE CAGE.

-GULLIES TO BE PROVIDED AS SHOWN. WASTES TO DISCHARGE INTO GULLIES ABOVE WATER LEVEL AND BELOW GRATE LEVEL.
-DRAINS TO BE 100MM DIA. FLEXIBLE JOINTED CLAYWARE PIPES BEDDED AND SURROUNDED IN PEA GRAVEL
-MANHOLES TO BE BUILT UP IN CLASS B ENGINEERING BRICKWORK OFF 150MM CONC BASE.
-RODDING ACCESS TO BE PROVIDED AT LOW LEVEL WHERE 'Y' JUNCTIONS PROVIDED FROM SVPS

-MOVABLE WASTE CONTAINERS TO MEET THE REQUIREMENTS OF THE WASTE COLLECTION AUTHORITY.

-ALL DUCTS, PIPES OR SERVICES WHICH PASS THROUGH COMPARTMENT WALLS OR FLOORS TO BE FIRE STOPPED WITH QUELFIRE OR EQUAL APPROVED FIRE COLLARS TO SUIT. ALL GAPS FIRE STOPPED WITH 25MM UNFACED MINERAL WOOL QUILT.

-FULL DETAILS OF MECHANICAL AND ELECTRICAL INSTALLATION TO BE SUBMITTED TO THE BUILDING CONTROL OFFICER.



CEILING UPGRADED TO 20KG PER SQ M TO MEET PART E OF THE BUILDING REGULATIONS ALL TO BE AGREED WITH BUILDING CONTROL OFFICER.

EXISTING FIRST FLOOR CONSTRUCTION TO BE UPGRADED AS SHOWN
INDEPENDENT CEILING JOISTS TO BE FIXED ONLY TO THE SURROUNDING WALLS
MINIMUM 25MM CLEARANCE BETWEEN TOP OF INDEPENDENT CEILING AND UNDERSIDE OF
25MM TO BE LEFT BETWEEN THE TOP OF THE NEW INDEPENDENT CEILING JOISTS
AND THE UNDERSIDE OF THE UPGRADED CEILING.
SUPPORTED ON JOIST HANGERS.

UPGRADING OF EXISTING FLOORS

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CHARTERED SURVEYORS AND BUILDING DESIGN CONSULTANTS

Project. QUEENS HOUSE- QUEENS ROAD BARNSLEY - PHASE 2

Client. MESSRS SIMPSON & EXLEY

Drawing Title. PLANS

Date. AUGUST 2009

Scale. 1:100

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