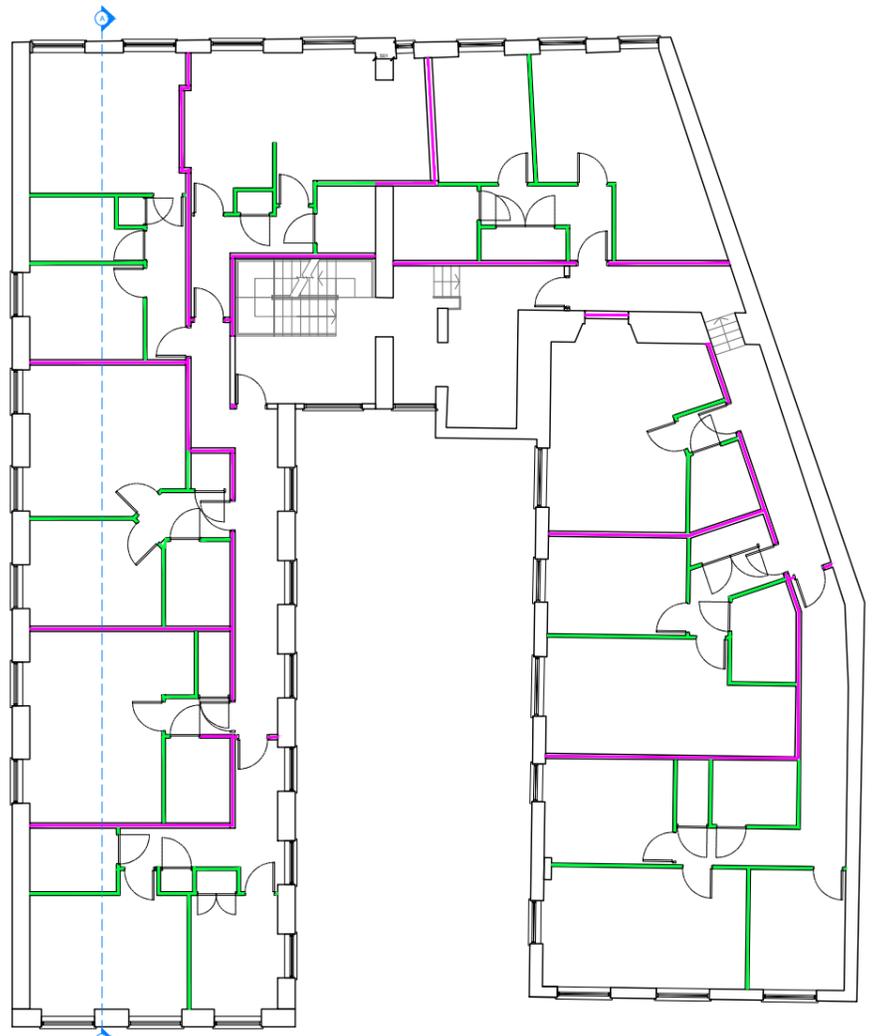


PROPOSED GROUND FLOOR PLAN

1:100@A3



PROPOSED FIRST FLOOR PLAN

1:100@A3

BUILDERS WORKS NOTES

ALL TO ACHIEVE A U-VALUE OF 0.18 W/m²K

230 FLOOR CONSTRUCTION
FLOOR CONSTRUCTION IN ACCORDANCE WITH DRAWING NO 1005 BY J.R. LTD ENGINEERS, SUBMITTED AS PART OF THE ORIGINAL APPLICATION (2019/62/91121/E)

240 STAIRS
TO BE PRE-CAST CONCRETE STAIRS TO MANUFACTURERS DESIGN & DETAILS TO ARCHITECTS SATISFACTION & IN STRICT ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENT K. MIN GOING OF 250MM & MAX RISE OF 170MM [SEE SECTIONS FOR PRECISE DIMENSIONS OF RISE AND GOINGS]. PROVIDE SUITABLE CONTINUOUS HANDRAILS, MINIMUM 900MM ABOVE PITCH LINE OR FLOOR. WALL FIXED HANDRAILS MIN 50MM DIAMETER TO BE FIXED WHERE REQUIRED ON BRACKETS TO ENSURE THERE ARE NO FINGER TRAPS ESPECIALLY AT LEVEL OF FIRST FLOOR AND STRUCTURAL GUARDING HANDRAILS TO BE PROVIDED. HANDRAIL TO CONTRAST VISUALLY. CLEAR WIDTH OF 956MM TO BE MAINTAINED BETWEEN HANDRAIL & OPPOSITE WALLS.

270 TIMBER PARTITIONS
(SEE PLANS FOR LOCATIONS)
75 X 50MM STUDS AT 600MM WITH 75MM ISOVER APR 1200 BETWEEN STUDS
FINISHED WITH 12.5MM PLASTERBOARD AND SKIM TO EACH SIDE. 12.5MM KNAUF FIFREPANEL PLASTERBOARD TO WALLS FACING ONTO HALLWAY (TO ACHIEVE 60MINS FIRE PROTECTION) AND 2 COATS OF MATT WHITE EMULSION
ADD 12.5MM KNAUF AQUA PANEL INTERIOR CEMENT BOARD (O.E.A) TO PARTITIONS TO ROOMS SUCH AS WC/BATHROOMS/SHOWER ROOM/ UTILITY ROOM

271 ROOF CONSTRUCTION
NATURAL SLATE TILES TO MATCH EXISTING (MANUFACTURER TO BE CONFIRMED) ON TIMBER BATTENS ON COUNTER BATTENS ON KNAUF BREATHLINE MEMBRANE ON TIMBER TRUSS RAFTERS AT APPROX 30° PITCH (TBC ON SITE)

INSULATED AT CEILING LEVEL WITH 150mm ROCKWOOL FLEXI(OR SIMILAR APPROVED) LAID BETWEEN JOISTS WITH 12.5MM KNAUF FIREBOARD TO UNDERSIDE

INSULATED AT RAFTER LEVEL WITH 2X150mm ROCKWOOL BELOW AND OVER RAFTER
ALL TO ACHIEVE A U-VALUE OF 0.16 W/m²K

272 STRUCTURAL COMPONENTS
NEW STEEL BEAMS TO BE INSTALLED AS STRUCTURAL ENGINEERS DETAILS AND FIRE PROTECTED IN ACCORDANCE WITH 290. STRUCTURAL DESIGN IN ACCORDANCE WITH DRAWINGS 1001 AS SUBMITTED AS PART OF 2019/62/91121/E

281 LINTELS
LINTELS TO EXTERNAL DOORS AND WINDOWS TO BE CATNIC (OR SIMILAR APPROVED) TO APPROPRIATE LENGTH UNLESS AS STATED ON DRAWINGS. LINTELS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS WITH NOMINAL END BEARINGS OF 150mm ON EACH SIDE

290 FIRE PROTECTION
ALL STEELWORK TO BE BOXED IN WITH 1 No LAYERS OF 15mm KNAUF FIREBOARD TO PROVIDE MINIMUM 1HR FIRE RESISTANCE

300 SECONDARY ELEMENTS
DOORS ON ESCAPE ROUTES TO BE READILY OPENABLE AND OPERATED WITHOUT THE USE OF A KEY AND WITH A SINGLE ACTION MECHANISM. WHERE SECURITY IS REQUIRED TO FINAL EXIT DOORS PANIC FASTENINGS SHALL BE PROVIDED

FIRE RESISTING DOORS TO BE FD30 OF FD30S WHERE APPROPRIATE, OR SUCH A PERIOD AS INDICATED. DOORS AND FRAMES FITTED WITH INTUMESCENT

STRIPS AND COLD SMOKE SEALS WHERE NECESSARY

310 EXTERNAL OPENINGS: DOORS AND SCREENS
EXTERNAL DOORS TO BE PORTFOLIO CHARCOAL GREY 4 LINE HORIZONTAL DOOR (FD30S)

312 EXTERNAL OPENINGS: WINDOWS
FRONT ELEVATION WINDOWS TO BE CHECKED AND REFURBISHED/REPLACED IN ACCORDANCE WITH TIMBER WINDOW MANUFACTURER REPORT EXPRESS ALUMINIUM DOUBLE GLAZED UNITS TO SIDE AND REAR ELEVATIONS.
ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS AND KEY OPERATED LOCKABLE HANDLES. SAFETY GLASS TO BE FITTED IN ACCORDANCE WITH SPECIFICATION

320 INTERNAL DOORS
VENEERED DOOR LEAFS AND FRAMES (HOWDENS 6 PANEL RANGE) IN ACCORDANCE WITH DOOR SCHEDULE. FLAT ENTRANCE DOORS TO BE FITTED WITH ACOUSTIC AND FD0S FIRE SEALS AND TO BE FD30S DOORS

510 RAINWATER / SURFACE WATER
NEW PPC ALUMINIUM DEEP FLOW GUTTERS AND MATCHING DOWNPIPES

SURFACE WATER
NEW RWPs AND GULLIES WITH RODDING ACCESS WITH 100mm DIA DRAIN CONNECTION TO

520 INTERNAL ABOVE GROUND DRAINAGE
TO COMPLY WITH APPROVED DOCUMENT PART H WASH HAND BASIN: 32mm WASTE WITH 75mm SEEP RE-SEAL TRAPS
WC: 100mm WASTE WITH 50mm DEEP RE-SEAL TRAPS

525 BELOW GROUND DRAINAGE
TO COMPLY WITH APPROVED DOCUMENT PART H CONTRACTOR TO ESTABLISH LINE, LEVEL, LOCATION, CONDITION AND CONSTRUCTION OF THE EXISTING ASSUMED DRAINAGE, PRIOR TO COMMENCEMENT OF WORKS

527 FOUL WATER
NEW SVP AND AAVs WITH 100mm DIA DRAIN CONNECTION TO EXISTING DRAINAGE RUN

554 CEILINGS
2X15MM SOUNDSHIELD PLUS TO UNDERSIDE OF JOISTS TO PROVIDE 120MINS FIRE PROTECTION FIXED TO THE UNDERSIDE OF CEILING JOISTS WITH SKIM AND 2 COATS OF MATT WHITE EMULSION TO ALL

570 VENTILATION
TO BE DESIGNED BY SPECIALIST TO COMPLY WITH CURRENT BUILDING REGULATIONS STANDARD IN PART F

620 POWER SUPPLY
DESIGN, SUPPLY AND INSTALL NEW ELECTRICAL INSTALLATIONS IN ACCORDANCE WITH CEILING, LIGHTING AND SERVICES DRAWINGS.
CONTRACTOR TO PROVIDE ELECTRICAL INSTALLATION CERTIFICATE FOR NEW INSTALLATION CARRIED OUT AS INDICATED ON CEILING, LIGHTING AND SERVICES DRAWINGS.
14 ELECTRICAL WORK
ALL ELECTRICAL WORK COVERED BY PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. THE PERSON MUST BE REGISTERED WITH NIC/EIC OR SIMILAR APPROVED AUTHORISED SELF CERTIFICATION SCHEME. AN APPROPRIATE ELECTRICAL BS7681 TEST CERTIFICATE MUST BE PROVIDED PRIOR TO COMPLETION.
ALL SWITCHES AND SOCKETS TO BE IN COMPLIANCE WITH PART M FOR HEIGHTS REFER TO DIAGRAM 8. MIN 450MM ABOVE FLOOR LEVEL, MAX 1200 ABOVE FIRST FLOOR LEVEL. MIN 300MM AWAY FROM INTERNAL CORNERS FOR LIFETIME HOMES COMPLIANCE. ALL FIXED BUILDING SERVICES WILL BE INSTALLED IN ACCORDANCE WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDANCE.

VENTILATION
MECH FANS TO BE PROVIDED WITH EXTRACT RATES OF

30L/S TO KITCHEN HOOD, 30L/S IN UTILITY ROOMS, 15L/S IN BATHROOMS AND 6L/S IN OTHER SANITARY ACCOMMODATION. ALL TO BE OPERATED AUTO FROM LOCAL LIGHT SWITCH WITH 15MIN OVERRUN (APART FROM KITCHEN FAN WHICH WILL BE MANUALLY OPERATED).

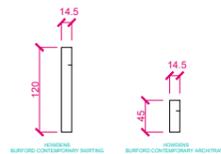
630 LIGHTING
ALL LIGHTING AND EMERGENCY LIGHTING TO BE PROVIDED AND APPROVED BY SPECIALIST IN ACCORDANCE WITH BS 5266-1:2016.

650 LIFT
PROVIDE AND INSTALL NEW KONE MONOSPACE® 300 DX 1100X1400 (O.E.A) TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. SHAFT SIZE 1600 MM X 1740 MM.

671 FIRE SYSTEM
NEW STAND ALONE FIRE SYSTEM WITH INTERLINKED HEAT AND SMOKE DETECTORS TO BE DESIGNED AND INSTALLED BY SPECIALIST AND APPROVED BY BUILDING INSPECTOR

672 SIGNS AND NOTICES
ALL FIRE EXIT SIGNAGE TO BE SPECIFIED AS EDGE LIT GLASS

WORKMANSHIP
ALL WORKS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS, CURRENT EDITIONS AND AMENDMENTS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.
ALL WORKS TO COMPLY WITH CDM 2015 REGULATIONS



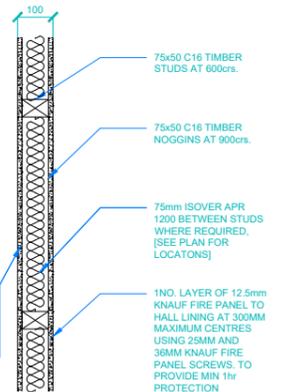
SKIRTING AND ARCHITRAVE

WALL TYPE 01

TYPICAL SECTION THROUGH 100mm TIMBER STUD WALL (INSULATED)

COMPRISED OF 75 x 75mm SW C16 HEAD AND SOLE PLATES, 75 x 50mm STUDS AT 600mm C/C, 75 x 50mm NOGGINS AT 900mm C/C, STAGGERED 450mm IN ALTERNATE BAYS, (WITH 75mm ISOVER APR 1200 BETWEEN STUDS WHERE REQUIRED [SEE PLAN FOR LOCATIONS]), WITH 1NO. LAYER OF 12.5mm KNAUF FIRE PANEL, WITH SKIM AND 2 COATS OF MATT WHITE EMULSION.

ADDITIONAL NOTE: ADD 12.5MM KNAUF AQUA PANEL PLASTERBOARD TO TIMBER STUDS TO ROOMS SUCH AS: WC/BATHROOM/SHOWER ROOM, UTILITY ROOM, SAUNA ROOMS

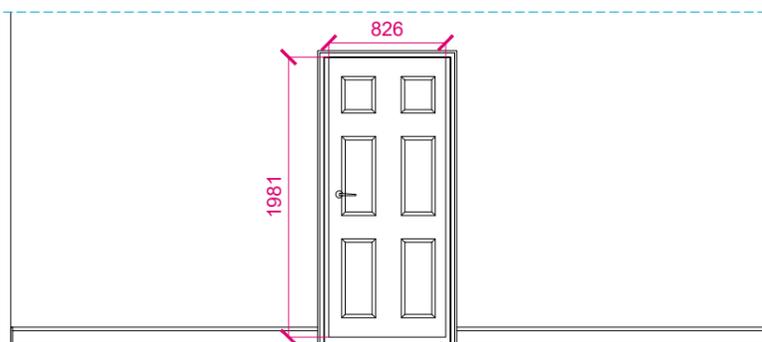
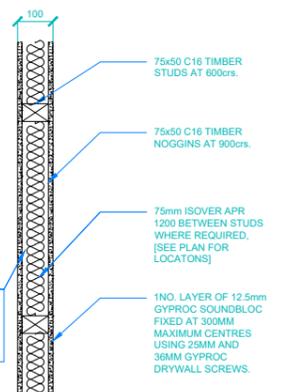


WALL TYPE 02

TYPICAL SECTION THROUGH 100mm TIMBER STUD WALL (INSULATED)

COMPRISED OF 75 x 75mm SW C16 HEAD AND SOLE PLATES, 75 x 50mm STUDS AT 600mm C/C, 75 x 50mm NOGGINS AT 900mm C/C, STAGGERED 450mm IN ALTERNATE BAYS, (WITH 75mm ISOVER APR 1200 BETWEEN STUDS WHERE REQUIRED [SEE PLAN FOR LOCATIONS]), WITH 1NO. LAYER OF 12.5mm GYPROC SOUNDBLOC, WITH SKIM AND 2 COATS OF MATT WHITE EMULSION.

ADDITIONAL NOTE: ADD 12.5MM KNAUF AQUA PANEL PLASTERBOARD TO TIMBER STUDS TO ROOMS SUCH AS: WC/BATHROOM/SHOWER ROOM, UTILITY ROOM, SAUNA ROOMS



INTRNAL DOOR ELEVATION

KUFIC ARCHITECTS

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Tel: 01924 694 404
info@kufic.co.uk
www.kufic.co.uk

PROJECT:
23-25 BRADFORD ROAD
DEWSBURY
WF13 2DU

TITLE:
CONVERSION OF EXISTING BUILDING TO APARTMENTS

DESCRIPTION:
GROUND AND FIRST FLOOR PLANS

DATE: 13/03/23
SCALE: 1:100 @ A3
DRAWN: HD
CHECKED: YA

DRAWING REF: REV:
22270-D04-A