

Proposed 2 Bed apartment

WATER SUPPLY

- 1/ WHOLESOME WATER SUPPLY TO BE PROVIDED BY THE LOCAL WATER SUPPLY UNDERTAKER
- 2/ CALCULATIONS DEMONSTRATING A WATER USE FOR THE DWELLING OF 125 LITRES/DAY (OR LESS) IS TO BE PROVIDED ON COMPLETION BY THE WATER SERVICES ENGINEER USING THE CALCULATIONS FOLLOWED IN THE GUIDANCE IN THE WATER EFFICIENCY CALCULATOR FOR NEW BUILDINGS
- 3/ A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED AND ISSUED BY A PERSON WHO IS COMPETENT TO DO SO IS TO BE PROVIDED ON COMPLETION FOR NEW DWELLINGS ALL BATHS ARE TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE HOT WATER TEMPERATURE TO A MAXIMUM OF 48° C
- 5/ HOT WATER TAPS ARE TO BE INSTALLED ON THE LEFT HAND SIDE

NEW SOUND PROOF CEILING

ALL ROOMS TO BE CEILINGS AS FOLLOWS:-
 LEAVE 300mm GAP FROM EXISTING CEILING
 150 x 50 JOISTS x 400 CTRS ON JOISTS HANGERS FROM EXISTING MASONRY WALLS WITH 150 THK F.G. QUILT INSULATION BETWEEN JOISTS AND 2 No LAYERS OF 12.5 THK P.B AND SKIM FINISH TO CEILINGS COMPLETE WITH STAGGERED TAPED JOINTS

WINDOWS & EXTERNAL DOORS

ALL NEW WINDOW AND DOOR FRAMES ARE TO BE MANUFACTURED FROM TIMBER OR U.P.Vc WITH 24mm MIN GAP ARGON FILLED LOW 'E' GLAZING TO DOUBLE GLAZED UNITS
 GLASS TO HAVE A LOW EMISSIVITY COATING SUCH AS PILKINGTON 'K' OR SIMILAR TO GIVE 1.8 MAX U VALUE
 ALL GLAZING LESS THAN 800 ABOVE FLOOR LEVEL OR WITHIN 1500 OF A DOOR TO BE TOUGHENED SAFETY GLASS
 DOORS TO BE CORE INSULATED FIBRE GLASS IE THEMA=TRUE DOORS OR SIMILAR APPROVED

SOUND PROOFING DETAILS

BEFORE WORK STARTS ON SITE A COMPETENT SOUND ENGINEER MUST BE ENGAGED TO ENSURE THAT ALL DETAILS SHOWN ON THESE PLANS WILL PASS THE REGULATORY SOUND CHECK

FIRE PROTECTION

DOORS MARKED * TO BE F.D 30 SC, DOORS WITH SMOKE SEALS AND 25mm REBATED FRAME

⊕ DENOTES MAINS WIRED SMOKE DETECTOR

[H.D] DENOTES MAINS WIRED HEAT DETECTOR

PARTY WALLS SOUND / FIRE CHECK

PARTY WALLS TO BE CONSTRUCTED AS FOLLOWS:-
 CONSTRUCT 2 No STUD PARTITION FRAMES FROM 100 x 50 STUDS x 400 CTRS
 100 x 50 HEAD PLATES, SOLE PLATES AND MID SPAN NOGGINS
 THESE STUDS FRAMES MUST HAVE A 25mm MIN GAP BETWEEN WITH NO CONNECTION BETWEEN FRAMES
 2 No LAYERS OF 12.5 THK FIRELINE PLASTERBOARD EACH SIDE WITH STAGGERED TAPED JOINTS AND 6mm PLASTER SKIM TO OUTSIDE FACE
 50mm F.GLASS QUILT INSULATION TO BE PROVIDED BETWEEN STUD FRAME TO ONE SIDE OF CONSTRUCTION

GENERAL NOTES

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE THE WORK STARTS ON SITE
 NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SERIES
 ALL WORK MUST BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER
 ANY SOFT SPOTS FOUND DURING EXCAVATIONS ARE TO BE REPORTED TO THE LOCAL AUTHORITY BUILDING CONTROL OFFICER
 ALL STRUCTURAL TIMBER TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE
 ALL PROPRIETY ITEMS TO BE FITTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS

ELECTRICAL WORKS

ALL WORK UNDERTAKEN ON THIS PROJECT MUST COMPLY WITH THE LATEST REVISIONS OF THE I.E.E REGULATIONS
 THE CONTRACTOR CARRYING OUT THESE WORKS MUST BE REGISTERED WITH ONE OF THE RECOGNIZED ELECTRICAL COMPITENT PERSON SCHEMES AND MUST SELF CERTIFY THAT THE EXISTING BUILDING AND THE NEW WORKS COMPLY WITH PART 'P' OF THE BUILDING REGULATIONS 2005 TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER
 LIGHT SWITCHES ARE TO BE 1 200mm MAX FROM F.F.L
 POWER PLUG SOCKETS ARE TO BE BETWEEN 450mm AND 1200mm FROM F.F.L
 ALL NEW LIGHTS AND FITTINGS ARE TO BE ENERGY EFFICIENT DESIGN

VENTILATION

MECHANICAL VENTILATION SYSTEM TO BE INSTALLED FOR RAPID VENTILATION
 KITCHENS AND UTILITY ROOMS TO HAVE A FAN CAPABLE OF EXTRACTING 60L/SEC
 BATHROOMS AND W.Cs TO HAVE A FAN CAPABLE OF EXTRACTING 15L/SEC
 ALL FANS ARE TO BE WIRED TO OPERATE WHEN LIGHTS ARE SWITCHED ON AND MUST HAVE A MIN 15 MINUTE RUN ON AFTER USE
 ALL FANS MUST BE DUCTED TO OUTSIDE AIR
 FOR BACKGROUND VENTILATION A TRICKLE VENTILATOR OF NOT LESS THAN 8000 sq mm IS REQUIRED FOR HABITABLE ROOMS AND 4000 sq mm FOR ALL OTHER ROOMS POSITIONED TO AVOID DRAUGHTS

NOISE AND FIRE PROTECTION

18mm THK FLOOR FINISH ONTOP OF ACOUSTILAY 15 FLOORING UNDERLAY SYSTEM
 ONTOP OF EXISTING FLOOR BOARDS CTRS WITH 150 TK F.G QUILT INSULATION BETWEEN JOIST WITH RESILIENT BAR UNDERNEATH THE FLOOR JOISTS

SOUND PROOFING DETAILS

BEFORE WORK STARTS ON SITE A COMPETENT SOUND ENGINEER MUST BE ENGAGED TO ENSURE THAT ALL DETAILS SHOWN ON THESE PLANS WILL PASS THE REGULATORY SOUND CHECK

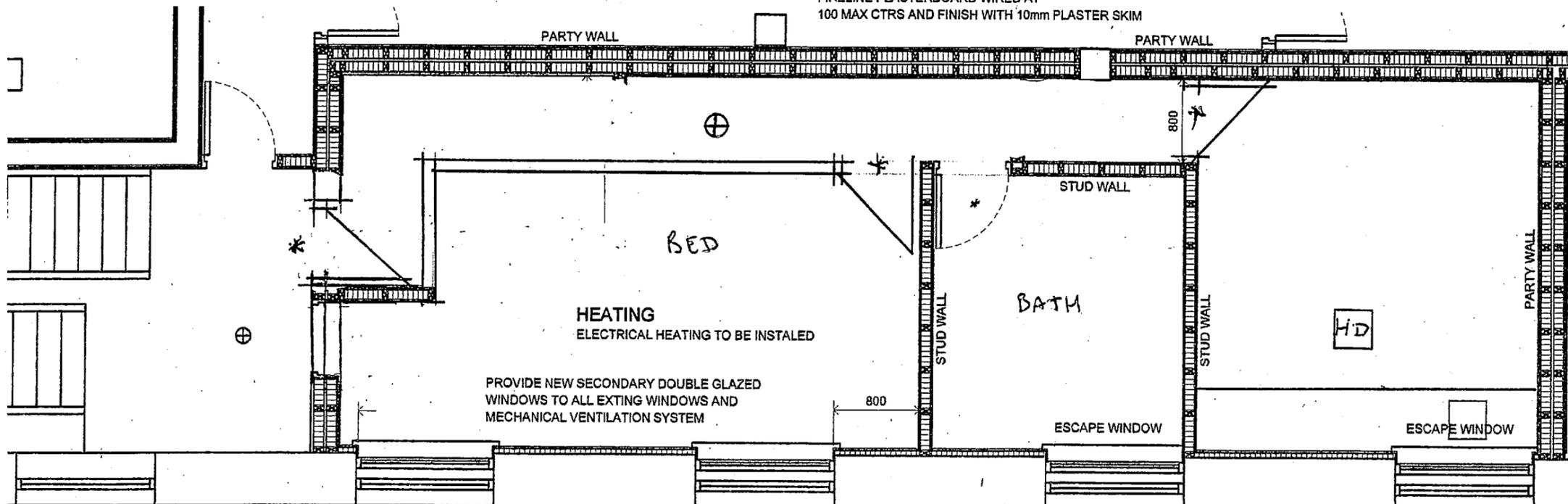
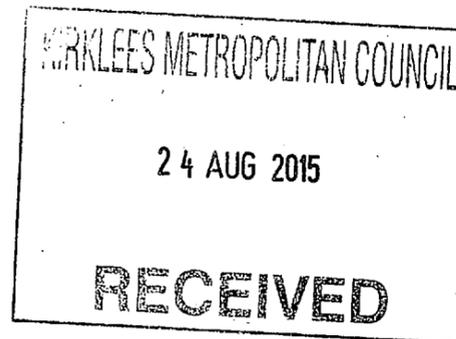
STUD PARTITION WALLS

TO BE 75 x 50 STUDS x 400 CTRS, 75 x 50 HEAD PLATE, SOLE PLATE AND MID SPAN NOGGINS WITH 75mm 10 KG/M SQ INSULATION BETWEEN STUDS 12.5 THK PLASTERBOARD AND PLASTER SKIM TO BOTH SIDES WITH ALL JOINTS AND NAIL HEADS TAPED OVER BEFORE PLASTER SKIM IS APPLIED

INSULATION INSTALLATION

THE CONTRACTOR MUST ENSURE THAT THE INSULATION IS OVERLAPPED TO PROVIDE A CONTINUATION OF THE INSULATION AT THE FLOOR/WALL AND THE WALL/CEILING INTERFACES TO ELIMINATE COLD BRIDGING AT THESE AREAS

EXACT POSITION OF SUPPORT COLUMNS TO BE DETERMINED ON SITE BEFORE WORK STARTS ON SITE
 COLUMNS TO BE ENCASED IN 12.5 THK FIRELINE PLASTERBOARD WIRED AT 100 MAX CTRS AND FINISH WITH 10mm PLASTER SKIM

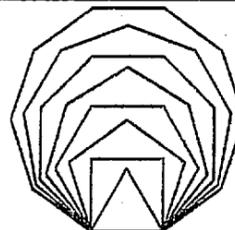


ALL EXTERNAL WALLS TO BE DRI-LINE WITH 12.5 THK PLASTERBOARD COATED 50mm KINGSPAN BOARDS FIXED TO WALL FACE

Client: Mr Firas Fadhily
 17 Wellington Road
 Dewsbury
 WF?

Project :- Proposed Office Conversion
 Drawing Title:- Proposed First Floor Plan Details
 Drawing Number:- 6A of 15
 Scale :- 1-50
 Drawing Size = A3
Building Details

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