

# Proposed 1 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 COMPITENT TO DO SO IS TO BE PROVIDED ON COMPLETION
- 4/ 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

## 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

## 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

## 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

## 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

## NOISE AND FIRE PROTECTION

18mm THK FLOOR FINISH ON TOP OF ACOUSTILAY 15 FLOORING UNDERLAY SYSTEM

ON TOP OF EXISTING FLOOR BOARDS CTRS WITH 150 TK F.G QUILT INSULATION BETWEEN JOIST WITH RESILIENT BAR UNDERNEATH THE FLOOR JOISTS

## 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

## SOUND PROOFING DETAILS

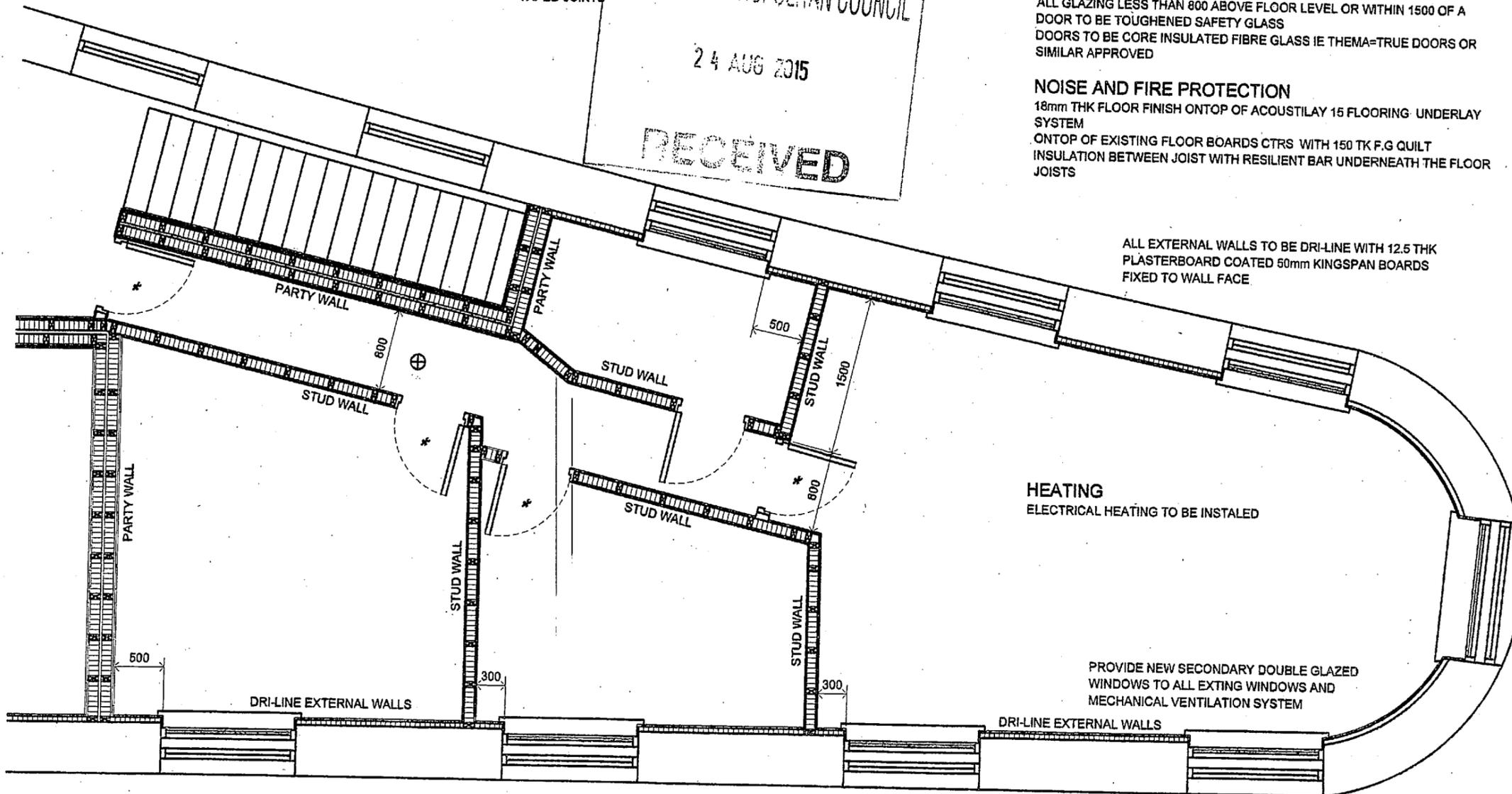
BEFORE WORK STARTS ON SITE A COMPETENT SOUND ENGINEER MUST BE ENGAGED TO ENSURE THAT ALL DETAILS SHOWN ON THESE PLANS WILL PASS THE REGULATORY SOUND CHECK

## 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



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

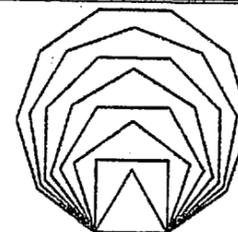
HEATING  
ELECTRICAL HEATING TO BE INSTALLED

PROVIDE NEW SECONDARY DOUBLE GLAZED WINDOWS TO ALL EXTING WINDOWS AND MECHANICAL VENTILATION SYSTEM

Client: Mr Firas Fadhily  
17 Wellington Road  
Dewsbury  
WF?

Project :- Proposed Office Conversion  
Drawing Title:- Proposed Second Floor Plan Details  
Drawing Number:- 11A of 15  
Scale :- 1-50  
Drawing Size = A3  
**Building Details**

**P**  
**E**  
**L**  
Paddick  
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