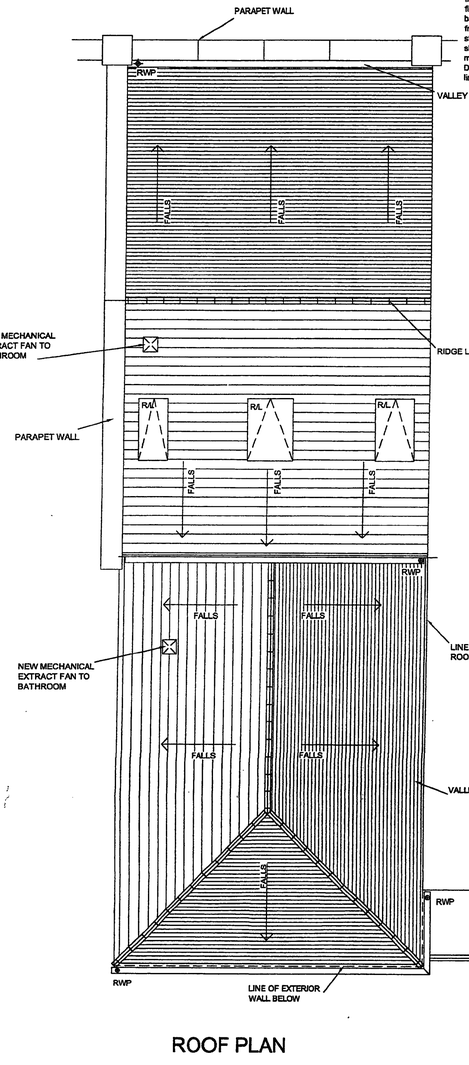
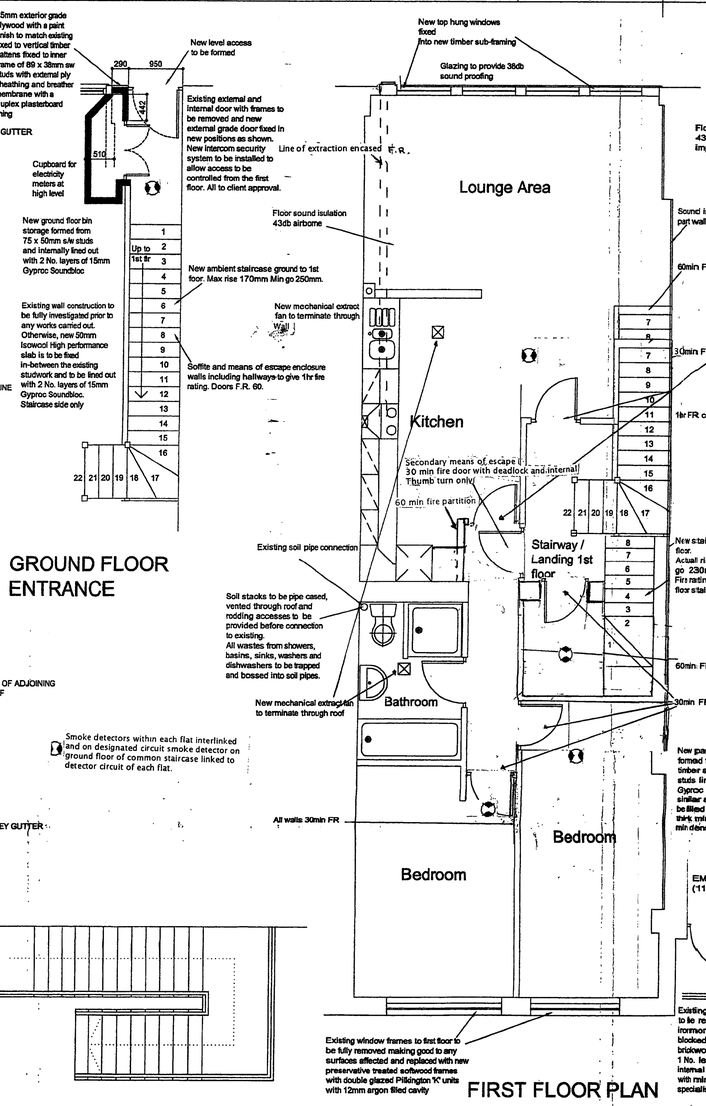
RevNo	Revision note	Date	Signature	Checked



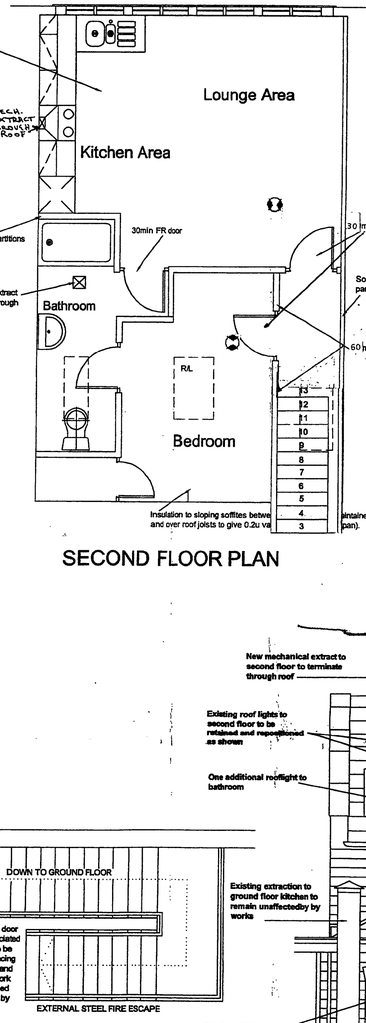
ROOF PLAN



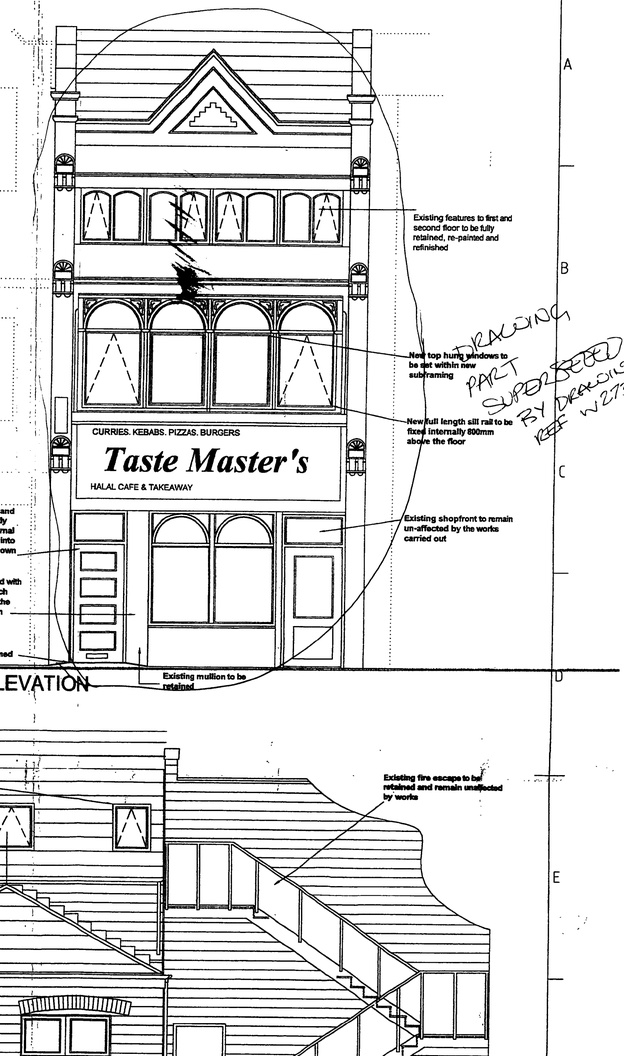
GROUND FLOOR ENTRANCE

Smoke detectors within each flat interlinked and on designated circuit smoke detector on ground floor of common staircase linked to detector circuit of each flat.

FIRST FLOOR PLAN

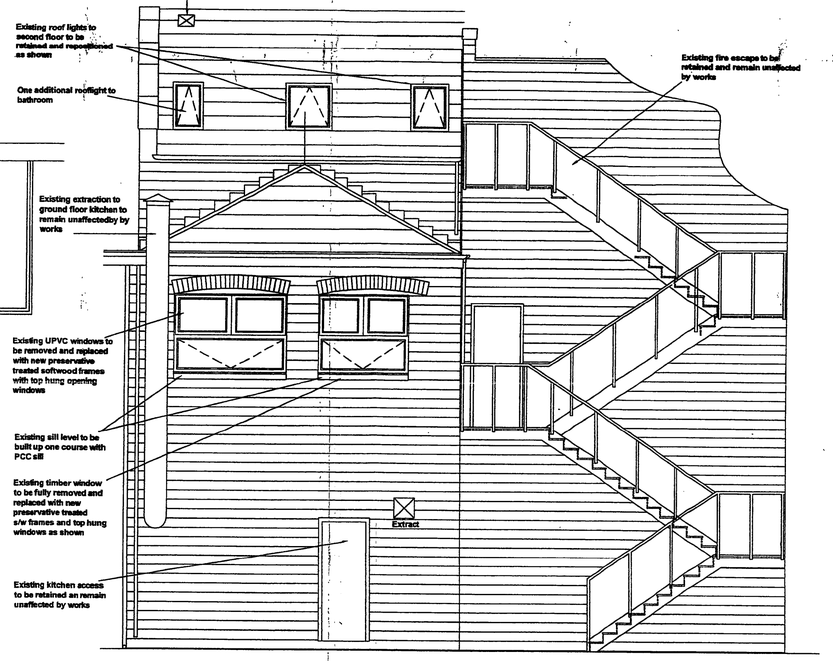


SECOND FLOOR PLAN



FRONT ELEVATION

DRAWING PART SUPERSEDED BY DRAWING REF W273/04 - C



REAR ELEVATION

Floors

First Floor
The existing timber floor joists are to be fully retained with new 21mm s/w floorboarding over Gyproc Plank on SIF floor channels. 100mm Isowool is to be laid into the floor cavity. U/S of ceiling to be retained if deemed suitable otherwise U/S of the existing floor is to be upgraded to 20kg/m2 with 1 No. layer of 15mm Gyproc Soundbloc fixed to existing plasterboard.
New floor finish to client approval.

NOTE: The existing floor construction is to be fully investigated by the contractor prior to any works.

Second Floor

A Access Stairs
Existing timber access strairs from ground to first to be fully retained and generally improved and made good where necessary. New stair covering to client approval. New Handrail to be fixed at 900mm max. above the pitch of the stair.

At ground floor level, new 75 x 50mm s/w studs at max. 450 centres are to be fixed to the U/S of the existing plasterboard face staircase with 100mm Isowool APR 1200 fixed in-between the new studs. All to be under-drawn with 2 No. layers of 12.5mm Gyproc Wallboard and achieve a min. 1hr fire resistance

B Spiral Staircase
Existing timber staircase to be removed and new internal spiral staircase by specialist manufacturer fixed in place.

Foul Drainage

To comply with BS 8301 1985 - Building Drainage
Form drainage runs to suit proposed layout ensuring all above and below ground drainage is fully rodddable. Allow for access points above ground at all changes in direction and each floor level. Deep seal traps to all fittings

Foul Drainage
All new drainage runs are to connect into the existing system to be fully established and investigated on site prior to any works. .
Any new below ground drainage to be formed in 110 vitrified clay and installed in accordance with manufacturers specification and recommendations. Max. fall 1/4.
Inspection chambers to be proprietary polypropylene nominally 900 dia. c/w heavy-duty cover and frame to be installed in accordance with manufacturers specification and recommendations.

Existing soil pipe to be retained.

WC's to be fitted with 25mm overflows and where located away from outside walls to be fitted with integral overflows.

Soil stacks to be fitted with intumescant collars with 1 hour fire resistance where passing through compartment floors.
Stacks to be encased with 50x50 s/w framing with 12.5mm plasterboard.
Pack around pipe rockwool to improve sound insulation.

Deep seal traps to all fittings.
75mm seal to sinks, baths and washbasins, 50mm fo WC's.

Party walls/ Partitions

A Staircase seperating wall
Existing seperating partition between the staircase and takeaway premises is to be upgraded with 50mm Isowool High performance slab fixed in-between the existing studs and lined out with 2 No. layers of 15mm Gyproc Soundbloc (staircase side). Wall construction to achieve a minimum 1hr. fire resistance.

B Internal partitions
To be formed with 70mm metal studwork or 75mm timber studwork at 600 c/c with 12.7mm plasterboard with taped joints.
Allow for 12.7mm moisture resistant plasterboard to all wet areas including Bathrooms, Utility Areas and Kitchens.
All board edges to be nogged to maintain the integrity of the board.
Install minimum 25mm thick mineral wool batts of min density 10kg/m3 in all partitions.

Windows and Glazing

A Windows to be presevative treated sw with paint finish
Oldham street elevation to have fixed glazing in existing decorative sub-frames (subframes to be re-stored and re-finished as necessary). Oldham street glazing to be 6/12/10 acoustic glazing with low e glass and argon filled cavity.
Other windows to have opening lights equal to 1/20th floor area of room served and low e argon filled double glazing with 12mm cavity.
Opening lights to be factory stripped

B To comply with relevant codes iof practice including BS 6262 - '1982 Code of Practice for glazing in buildings', BS 6206 - '1981 Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings'
BS 5544 - 1978 'specification for anti-bandit glazing (Glazing resistant to manual attack), BS 5357 - 1995 'Code of Practice for installation and security glazing'.

C Windows to be supplied with all necessary ironmongery which must be of robust construction, handles in particular should be suitable for heavy use.

Rooflights
Existing rooflights to "bed deck" area to be fully retained and generally improved where necessary.

Doors

Provide FD30S doors to main entrance and FD20 to all internal doors.

Electrical Installation
To be carried out in accordance wth the current amendment of the Electrical Regulations.
New electrical supply to be provided with meter in new enclosure at ground floor level as indicated on drawings.
New wiring and accessories throughout apartment and to common areas.

Heating Installation
Hot water storage to be by combination storage tank insulated with minimum 35mm thick PU foam.
Heating system to be an electrical heating system. System to have zone controls and timing controls.

Fire Protection & Means of Escape
To comply with part B of the current building regulations and with reference to the following codes of practice:
Including the relevant sections of BS5588: Fire Precautions in the design, construction, and use of buildings.
BS 5266: Emergency Lighting
BS 5499: Fire Safety Signs, notices and graphic symbols
BS 5839: Fire detection and alarm systems for buildings.

Disabled Access
To comply with part M of the building regulations and with the requirements and recommendations of the Disability Discrimination Act 1995 as defined in BS 5800.

ENERGY EFFICIENCY

A Energy efficient light fittings to be installed in compliance with part L1 of the Building Regulations, full guidance given in leaflet 'GIL20' issued by BRECSU.

B A minimum of 2 number low energy light fittings are to be provided within apartment of between 4 and 8 rooms.
(Suggested rooms,, hall, living room.)

D Low energy fittings to be installed in common areas and should be automatically exstinguished when not required at night (i.e. activation by movement detector or similar).

VENTILATION

Kitchen - mechanical extract ventilation min. 60 litres/sec or 30 litres/sec if incorporated within a cooker hood, plus background ventilation of 4000m2.
NOTE: Cooker to have a permanent air supply either wth an openable window and or night vents installed in the window frame.
Bathroom and En-suites - mechanical extract ventilation, fan rate 15 litres/sec plus opening window, plus background ventilation of 4000m2.
All mechanical extract fans where positioned over a bath or shower to be low voltage.
Bedroom to have window trickle ventilation of 8000m2.
Lounge/Dining/Bed Deck area to have acoustically attenuated mechanical ventilation with balanced supply and extract and attenuated with a weighted normalised level difference of 30db.

SMOKE DETECTORS TO EACH FLOOR
Designed to BS. 5446 Part 7:1990 permanently wired to separately fused circuit at distribution board.

Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference
Designed by S.C		Checked by M.A	Approved by - date M.A 10/01/07	Filename	Date 31/10/06 / Scale 1:50 @ A1
Proposed First and Second Floor Development 119 Oldham Street, Nothern Quarter Manchester					Oakglade Property Group Ltd
Proposed Floor Plans & Elevations					1001 Rev. C. / Edition 0 / Sheet 1/1