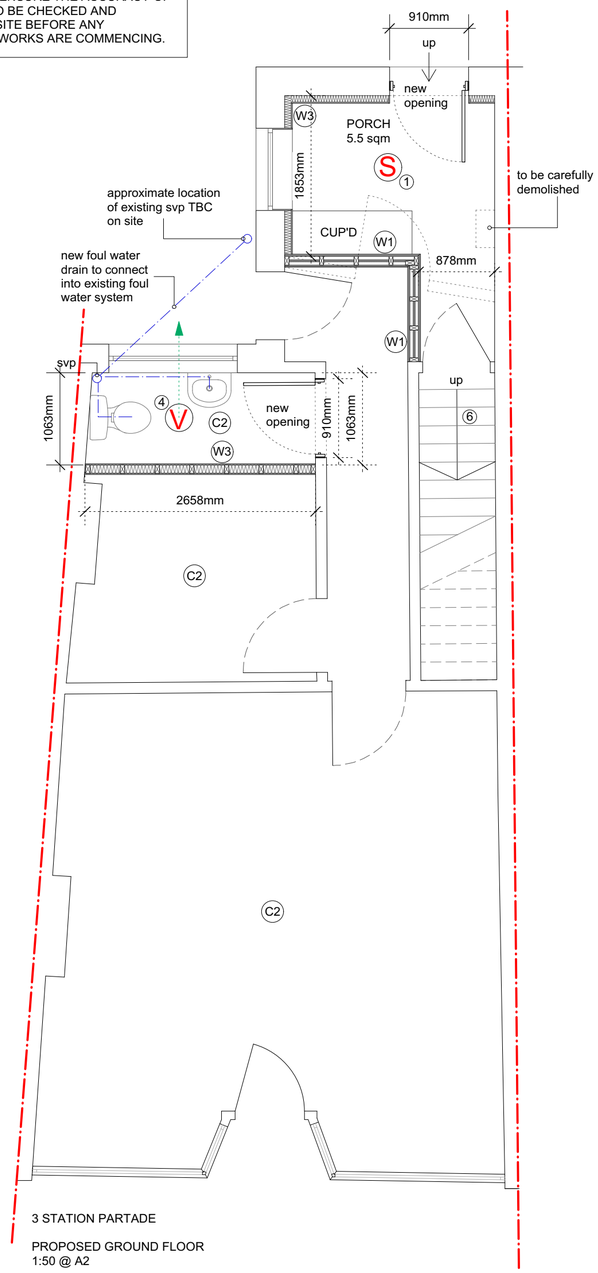
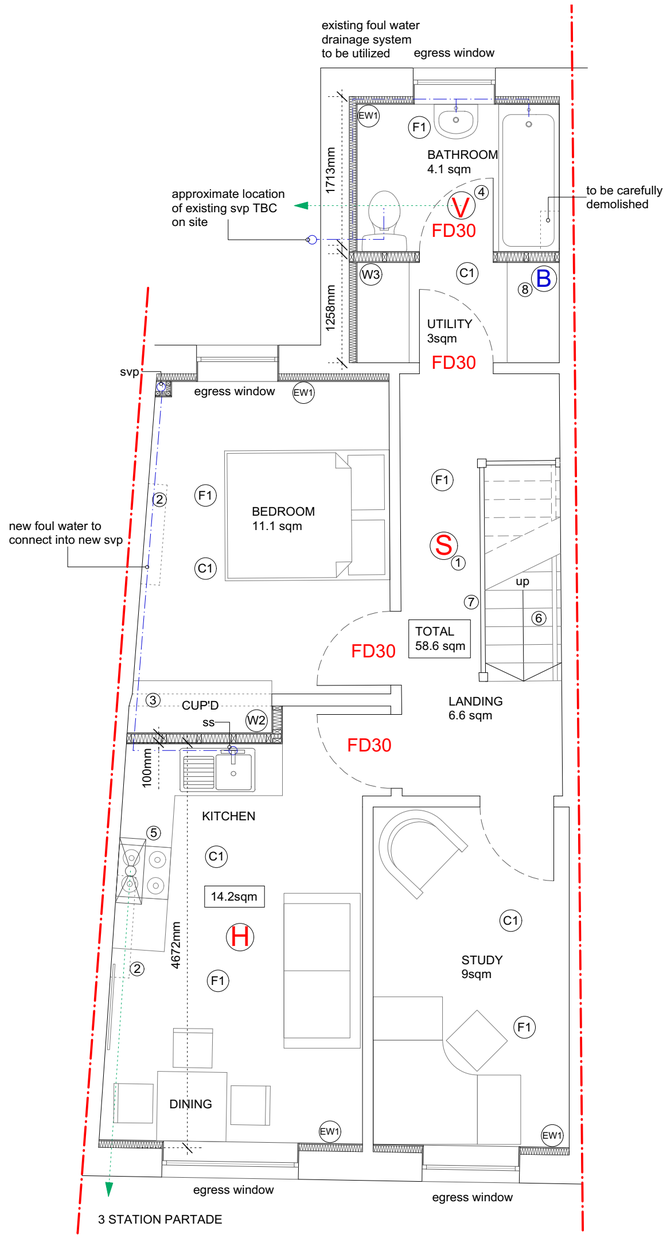
NOTE: SURVEY DRAWINGS WERE PRODUCED USING SITE CHECK DIMENSIONS ONLY TAKEN DURING THE INITIAL VISIT. DETAILED SURVEY IS REQUIRED TO ENSURE THE ACCURACY OF THE PLAN. ALL TO BE CHECKED AND CONFIRMED ON SITE BEFORE ANY CONSTRUCTION WORKS ARE COMMENCING.



3 STATION PARTADE

PROPOSED GROUND FLOOR
1:50 @ A2

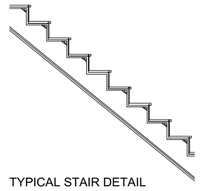


3 STATION PARTADE

PROPOSED FIRST FLOOR
1:50 @ A2

LEGEND

- S — Smoke detector
- H — Heat detector
- V — Extractor fan
- Demolition
- Existing wall
- Vent runs
- Drainage runs
- Escape route
- FD30 — Fire Door
- B — Boiler



TYPICAL STAIR DETAIL
1:50 @ A2

WALLS:
W1 - Separating walls to afford 60 min. fire resistance and be as follows: 100X50mm TSW stud partition with 25mm Earthwool Acoustic roll insulation by Knauf or similar to meet Approved Document Part E standards (min RW43dB). Both faces to receive 1x15mm thick Knauf Drywall Fire Panel (provides 49 RWdB and 60 min fire resistance) - joints taped, skimmed and finished as specified.

W2 - New internal wall to be constructed as follows: 50x100mm TSW studs lined with 12.5mm plasterboard board, 100mm thick mineral wool insulation to be friction fitted between studs. Both faces finished as specified by the client.

W3 - New internal wall to be constructed as follows: both faces to be lined with 12.5mm thick wallboard plasterboard or GTEC moisture board on bathroom side, fixed to 100x50mm TSW stud, 100mm thick mineral wool friction fitted between studs - plasterboard joints to be taped, skimmed and finished as specified.

FLOOR:
F1 - Where existing party floor finishes are to be retained, gaps between timber floor boards to be sealed and overlaid with 7mm thick GypFloor Silent floor system by British-Gypsum or similar approved and finished as specified. Where tiling is to be used, DITRA mat or similar to be installed.

CEILING:
C1 - Existing ceiling is to be retained. Where ceiling is disturbed during the construction new 12.5mm thick plasterboard to be installed (12.5mm thick GTEC moisture board in bathrooms), joints taped, skimmed and finished as specified by the employer.

C2 - Upgrading existing timber floor with new ceiling. Hardboard fixed over existing timber boarding on existing timber joists (assumed 220mm), existing ceiling to be retained. 25mm clear air gap to be created to new independent ceiling below. Independent timber joists (depth tbc by st. eng.), 100mm Earthwool Acoustic Roll friction fitted between joists. Two layers of 12.5mm Knauf Fire Panel (staggered) to be installed on the underside - joints taped, skimmed and finished as specified. (Acoustic requirements 43dB airbourne (min), 64dB impact (max) and 60 min fire rating).

1 - Smoke & Heat Detectors: Automatic smoke/heat alarms and detectors are to be incorporated where illustrated on the plans. All to be inter-connected, mains-wired with a battery back-up, incorporate sounders, and installed in accordance with BS 5839-6:2004. Fire detection system is to be a Grade D category LD1 system as described in BS 5839-6:2019, with detectors sited in accordance with the recommendations of BS 5839-1:2017.

2 - Existing fire places to be blocked up, chimney breast and hearths carefully removed. Contractor to ensure level FFL is maintained through out the rooms.

3 - Existing wall to be carefully demolished, affected areas to be made good following the associated works.

4 - Extractor fan in the bathroom to be ceiling mounted, ducted into the clean air through the wall or roof, to have an extraction rate of 30 l/s and be mains wired, should have a sound rating of 35dB or lower. If vent passes through the roof, proprietary lead flashing to be fitted. Ensure that 50mm clear space is maintained around the vent.

5 - Cocker hood extractor vent to discharge into the clean air at the rate of 60 l/s and to be installed within the ceiling void.

6 - Existing stairs to be retained, repaired if/where required. Underside to receive 2no layers of 15mm thick Knauf Drywall Fire Panel (joints staggered) and to afford 60min. fire resistance - joins taped, skimmed and finished as specified.

7 - Balustrade to be installed at 1100mm above FFL, to be set out no more than 100mm centres as not to allow the passage of 100mm dia. sphere.

8 - New combi boiler to be installed, flue to be ducted through the roof, proprietary lead flashing to be fitted. Ensure that 50mm clear space is maintained around the vent.

EW1- It is assumed that the existing construction of the external walls are cavity construction, approximately 300mm thick, with an uninsulated cavity. It is proposed for all external walls on the first floor to be thermally upgraded with Celotex PL4060 (60+12.5mm) (72.5mm) boards or similar approved joints tapped, skimmed and painted. The calculation produced by the manufacturer confirms the upgraded wall will achieve a U-Value of 0.26 W/m2K.

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Figured dimensions to have precedence over scaling. Check all site dimensions prior to fabrication. Refer any discrepancies found to Stickland Wright.

Revisions:

			Checked
A	2021-03-18	FLOOR LAYOUT REVISED AS REQUESTED	
B	2021-04-01	STAIR DETAIL AND ADDITIONAL NOTES ADDED	

SCALE BAR 1:50 @ A2

1:50 | 1m | 2 | 3

Dwg No. 20078-C-101-B

Drawing Title Proposed Floor Plans
Address South Street, Lancing
Client Justin Huxtable
Scale 1:50 @ A2
Stage Planning/Building Regulations
Drawn by sb
Checked by ns

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