



1 PROPOSED THIRD FLOOR PLAN (LEVEL 03)
Scale: 1:50

Key

FIRE KEY

- FD F30 (30 minute rated fire door)
- F30S (30 minute rated fire door fitted with self closing device & smoke seals)
- F30V (self closing with vision panel)
- F30K (keep lock)
- FD30 (keep lock)
- Exit door - complete with push bar and / or panic release system
- FD 30+ - complete with magnetic release catches
- Break glass for FIRE ALARM

FIRE KEY Cont.

- Fire extinguisher position
- Emergency Lighting
- Exit Signage
- Smoke Detector
- Rising Heat Detector
- Primary Fire Escape Route
- Area of fire compartmentation / protected area

NOTE

All electrical installation work to comply with the current edition of the IEE Wiring Regulations. Existing wiring to be checked & modified / upgraded as necessary.

New electric consumer unit feed & individual meters to each room to be installed & approved by utilities specialists. Any YELL upgrade to be approved and undertaken by main contractor. Contractor to allow for full compliance of installation.

SEPARATING WALL CONSTRUCTION REF (W1):

METAL STUD FRAME CONSTRUCTION

150mm overall thick partition between plasterboard external faces to be formed from Gyproc® Resistor system or equal proprietary metal stud acoustic separating partition and plasterboard lining system by other manufacturer, comprising Gyproc® 75 50°C studs spaced at 600mm centres with Gyproc® R81 Resistor Bar at 600mm centres to one side. Metal frames to be lined with 2 No. layers of 12.5mm thick Gyproc® SoundBloc Plasterboard - 50mm thick Isoacoustic Acoustic Partition Roll (APR 1200) or an equivalent 60mm minimum thick cellular mineral wool batts (density 33-40kg/m³) by other manufacturers offering equal or better performance. It is to be fixed in the cavity for the full partition height between metal studs in accordance with manufacturer's recommendations.

Lining on both sides are to comprise an inner layer of 12.5mm thick Gyproc® SoundBloc plasterboard fixed vertically onto metal stud and an outer layer of 12.5mm thick Gyproc® SoundBloc plasterboard fixed horizontally. Outer plasterboard layers are to be finished over with scum and plaster skim finish.

Separating walls to be taken up underside of self levelling floor screed and fire stopped with Gyproc® Intumescent gap sealer or compressed mineral wool as required.

Partition construction to achieve a sound reduction value of 62dB and a minimum one-hour (60 minutes) fire resistance.

INTERNAL PARTITION WALLS REF (W2)

100mm non-void overall thick comprising non-void Gyproc® 70 S 50°C Studs spaced @ 400 600mm centres and lined on both sides with 12.5mm thick Gyproc® WallBoard, scum and plaster skim. Sound resisting partitions to have min 50mm thick acoustic-qui between studs (density in excess of 15kg/m³).

Alternatively all internal stud partitions may be finished with 15mm thick Gyproc® SoundBloc plasterboard and skim finish to both sides without sound attenuating quilt inlaid.

EXTERNAL WALL TREATMENT REF (W3):

Internal face of all existing external walls to be lined with 150mm thick Superior GYPCO® external wall insulation system comprising 25mm thick G1 Gyproc® Living Channel fixed to internal face of existing external walls. 25mm thick Superior GYPCO® is to be fixed to living channels behind a second layer of 25mm thick G1 Gyproc® Living Channel are installed, followed by a second layer of 25mm thick Superior GYPCO® is to be fixed to living channels. Third layer of 25mm thick G1 Gyproc® Living Channels are then to be installed, followed by 12.5mm thick Gyproc® WallBoard, scum and plaster skim.

All fixing methods are to strictly comply with Sapefrol Manufacturer's installation details.

Thermal upgrade of external walls to achieve a U-value of 0.30 W/m²K or better.

TREATMENT TO EXISTING RETAINED/REPT INTERNAL PARTITION WALLS (W4):

Existing internal masonry partition walls where retained/rept are to be lined with an acoustic lining to be installed over the whole face of retained internal partition walls forming separating walls between apartments and the corridor i.e. on the apartment side face of the proposed separating walls.

Acoustic lining to comprise 25mm x 47mm timber metal studs fixed to apartment side face of existing internal wall. Gyproc® R81 Resistor Bar at 600mm centres are to be fixed to timber metal studs, finished with 12.5mm thick Gyproc® SoundBloc plasterboard & skim plaster.

Fire Spread

- Ceilings - to 12.5mm plasterboard and Arax or skim and scum finish unless otherwise noted.
- Fire protection around steel beams to comprise 2 No. layers of 12.5 mm thick plasterboard, with diagonal jutting between each layer. The minimum 1 hour fire resistance, outermost layer to be finished with scum plaster skim.

Above Ground Drainage:

All work to comply with Approved Document H1 and BS EN 12056-2:2000. Waste pipe sizes to be:

- Washbasins and Bidets 32 diam with 75mm deep trap;
- Baths & Showers 40 diam with 50mm deep trap;
- Sinks, Washing Machines 40 diam with 75mm deep trap;
- WC Pans (only) 75 diam with 50mm deep trap.

All traps to be re-usable. Sanitary fittings at ground floor level may connect directly into the drainage system providing that the vent from the floor to the drain is less than 1300mm. Branch discharge pipes to stacks to be at least 450mm above vent of last drain.

Mechanical Ventilation

MVRHS system to provide both supply and extract air to all studio apartments and ensuite. Supply and extract vent locations to be determined. MVE Engineer to detail duct runs and sizes to conform to Part F Building Regulations with Chartered Institution of Building Services Engineers (CIBSE) guidance. Air inlets are to be provided to Bedrooms where there are no opening window glights equivalent to 5% of floor area of the relevant room present, e.g. 10mm gap under doors.

SMOKE SHAFTS FOR MOE

This shaft is detailed in ADB volume 2: 2006 clause 2.26 and in BS 9991. The smoke shaft should have a minimum cross section of 1.0m² and a minimum dimension of 0.5m. It should be open to atmosphere at roof level at least 0.5m above any structure within 2m. The shaft should extend at least 2.5m above the ceiling of the top storey served. Vents from each corridor, the vent at the head of the shaft and any safety grilles should have a minimum free area of 1.0m². Vents from the corridor should have their top edge as high as practicable and at least as high as the top edge of the stair doors. They should have a fire-resistance of at least E30.

The shaft should be constructed from non-combustible material and should be vertical from base to head, with no more than 4m at an inclined angle of no more than 30°.

The stairway should be ventilated by a 1m² vent at the head of the stairs (stairwell ventilator). Upon smoke detection in the corridor the vent on the floor, the vent at the top of the smoke shaft and the vent at the head of the stairwell should all open simultaneously. The vents at all other floors should remain closed.

Note that while ADB allows the lobby vents in multi-storey buildings to be manual (with parallel automatic opening of the stairwell vent), BS 9991 recommends automatic operation in all buildings.

APARTMENT ENTRY DOORSETS

All apartment entry doors allowing direct access in each apartment shall be certified to meet the security requirements of British Standards publication PAS 24: 2016. Enhanced security performance requirements for doors and windows in the UK, through compliance either with the traditional UK PAS 24 test methodology, or

- with BS EN 1627: 2011 Resistance Class 3 (which references BS EN 1628: 1628 and 1633), with additional test criteria to address known critical methods of entry within the UK (which are not catered for within the European Standards).

Note: Doorsets setting other standards that provided similar or better performance are also acceptable and these include:

- BS 2011 issue 5: 2013
- LPS 1175 issue 1 (2014) Security Rating 2+
- STS 302 issue 3 (2011) Burglary Rating 2+
- LPS 2081 issue 1 (2015) Burglary Rating 2+

Each apartment entry door will be fitted with PAS 24:2016 DKT hardware, this being lockable hardware with key operation from the outside with non-key lockable hardware on the inside e.g. thumb-turn in order for occupants to facilitate unlocking the door from the inner face without a key when the doors are the only means of escape from each apartment. The lockable hardware shall be an cylinder lock to BS 10821 and certified to either 451 Axiomark or 451 TRADA Q Mark.

There will be a manual override facility internally on the front door to facilitate ease of evacuation/escape in an emergency from the building.

All apartment entry doors must be fit for purpose and shall be certified to the relevant material standard in BS 644:2009 (timber) and meet the performance requirements of and certified to BS 6375 Part 1, 2 and relevant sections of Part 3.

All apartment entry doors installed with SBD developments shall be certified under one of the following qualified third party Certification Authorities as previously described for Secured External Door (S201).

Each apartment entry door shall be provided with door weatherstripe suitable for timber doors as a means of weeping catches. Door weeners are to meet the requirements with Door & Hardware Federation Technical Specification 002 (TS 002) and must be fitted between 1200mm and 1500mm high from the bottom of each door.

Each apartment entry door shall be fitted with a door chain or door limiter meeting the requirements with Door & Hardware Federation Technical Specification 003 (TS 003). All such devices to suit fitting to timber doors and be installed in accordance with the manufacturer's recommendations.

All designed to BS 7550: 1997 and be BS/BBA Certified.

Each apartment entry doorset frame is to be mechanically fixed to the structure of the building in strict accordance with the doorset manufacturer's installation instructions.

Lightweight steel twin framed separating/partitioning walls are to incorporate resilient layers to reduce the risk of impact breaking through the wall and accessing the locking system for each apartment entry door. The resilient layer should be expanded metal or similar resilient material fixed behind plasterboard. The resilient layer should be to the full height for each apartment entry door and extend onto 600mm either side of each apartment entry door.

Each apartment entry door is to be a 30-minute (half-hour) fire rated door certified under BWF CERTIFIRE Scheme comprising a door leaf, a door frame fitted with intumescent fire seals, and fire rated rooming-in having the same minimum fire rating in order to maintain the overall fire integrity. All entry doors are to be fitted with self-closing devices.

NEW FIRE RATED DOORSETS

New and replacement fire rated doorsets are to be certified under BWF CERTIFIRE Scheme as offering either at least 30 minutes (half hour) or 60 minutes (one hour) where noted.

Each fire-rated doorset is to consist of a door leaf, a door frame fitted with intumescent fire seals, and fire rated rooming-in having the same minimum fire rating in order to maintain the overall fire integrity.

Intumescent fire seals are to be fitted in a continuous uninterrupted groove cut into the entire frame where possible or in the head and stile of the door.

Where smoke seals are needed in addition to the fire seals, these need to be intumescent fire seals fitted with integral nylon pile brush strips appropriate to the required fire rating of the doorset.

Vision panels are to be fitted with glass panels offering at least the same fire resistance and integrity as the fire rating of the doorset.

Essential immongomy to all doors to include hinges, door closing devices, locks and latches all manufactured to have a minimum fire rating equal to that for manufactured both fire-rated door leaf and door frames.

Half-hour rated Fire Doorset

30-minute rated fire doorsets (FD30S) are to have timber doors at least 44mm thick in softwood timber frames. Intumescent fire seals fitted into doorsets are to be at least 150mm x 4mm in size.

Half-hour rated fire doors with vision panels are to be glazed with either Georgian wired glass or a proprietary protection glass offering at least 30 minutes fire integrity (E), as advised by Building Control, to BS EN 13501-2 e.g. Pilkington Pyrostop or equivalent by other glass manufacturers offering the same performance.

All half-hour fire rated rooming-in including fire door hinges may be in brass or stainless steel grade 1 to BS EN 1305:2002. At least 3 No. hinges must be used for each door.

N.B. Upon completion, Contractor to undertake compartment sound testing between party walls & floors as required under Part E of Building Regulations.

N.B. Upon completion, Contractor to arrange compliance sound testing to ensure compliance is achieved.

N.B. Prior to commencement, Contractor to arrange for the comparison sound testing to establish required level of sound insulation between floors to achieve compliance as required under Part E of Building Regulation.

N.B. Drainage design layout to M & E Engineer's details.

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N.B. Upon commencement, Contractor to arrange for SANS calculations to be done.

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Headoffice Limited accepts no responsibility for any loss, injury or damage whatsoever arising from these drawings, specifications and related documents. All measurements and dimensions are to be taken on the site before construction and any discrepancy is to be reported to the Project Manager. The drawings are to be used in accordance with the contract documents and any variation to the contract documents must be approved in writing by the Project Manager. The drawings are to be used in accordance with the contract documents and any variation to the contract documents must be approved in writing by the Project Manager. The drawings are to be used in accordance with the contract documents and any variation to the contract documents must be approved in writing by the Project Manager.

Rev	Description	Date	Author	Checked
01	Issue for design	08/12/22	JA	JC
02	Window opening blocking note added to the window schedule drawing package	07/12/22	JA	JC
03	Drawings updated to suit documents made in Fire Solutions Document	30/11/22	JA	JC
04	Provision & handling of Cyl cupboard & entrance doors added to suit comments made by HOD during DTM	25/11/22	JA	JC
05	Final preliminary drawing	11/11/22	JA	JC

Project Address
The Old Building,
41 Great Horton Road
Bradford BD7 1AH

Client
City Wide

Status
Preliminary

Project
The Old Building

Title
Proposed Third Floor Plan (Level 03)

Scale at A0
1:50

Date
11/11/2022

Drawing No.
P00056 - A/03/03-05-P5

Revision