

South Elevation

KEY
(MAIN FIRE DETECTION)

Portable 6 Hydro litre Powder Extinguisher

Portable 2 Kilogram Carbon Dioxide type extinguisher.

Portable 6 Kilogram Foam Extinguisher

Sounder
(linked to main building)

© CO2 Detector

Heat detector

(linked to remainder of domestic circuit)

(linked to remainder of domestic circuit)

Smoke detection

Fire Detection
(linked to remainder of building)

Fire call point

Emergency lighting

Fire exit signage

Fire signs and notices are to be positioned in accordance with the requirements of BS 5499 Pt 1: 2002 and should be of a pictogram style in accordance with The Health and Safety (Signs and Signal) Regulations 1996.

inside, without the use of a key, whenever the premises are occupled.

All escape routes are to have adequate artificial lighting. Escape

All exit doors should be easily and immediately openable from the

All escape routes are to have adequate artificial lighting. Escape lighting installed in accordance with BS 5266: Part 1: 2011 is to be provided to illuminate the routes in the event of failure of the main supply.

The automatic fire detection and alarm system should comply with BS 5839: Part 1: 2013. To L3 standard with break glass call points

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Systems designed to give warning of fire at an early enough stage to enable all occupants other than, possibly those in the room of fire oright, to escape safely, before the escape routes are impassable due to thepresence of fire, smoke or toxic gases. Fire detectors need to be installed in all rooms or areas that open onto the escape routes.

New Doors:
All doors timber construction. Fire doors rated where indicated with smoke seals and intumescent strips

WALL TYPES

Partition walls formed in apartments; 3ritish Gypsum Gypwall classic stud partition 70 S 50 °C' stud line both sides with 12.5mm thick wallboard and skim finish with min 50mm acoustic mineral fibre insulation batts fitted tightly betweer

Party walls formed between apartments:
British Gypsum Gypwall staggered stud partition 60 / 72 'l' stud
alternative staggered on 72 C 50 floor and celling channellined both
sides with 2no 12.5mm thick Soundbloc and skim finish with min
50mm
acoustic mineral fibre Insulation batts fitted tightly between studs.
Compartment fire walls to be taken to underside of the concrete
slab above and fire stopped

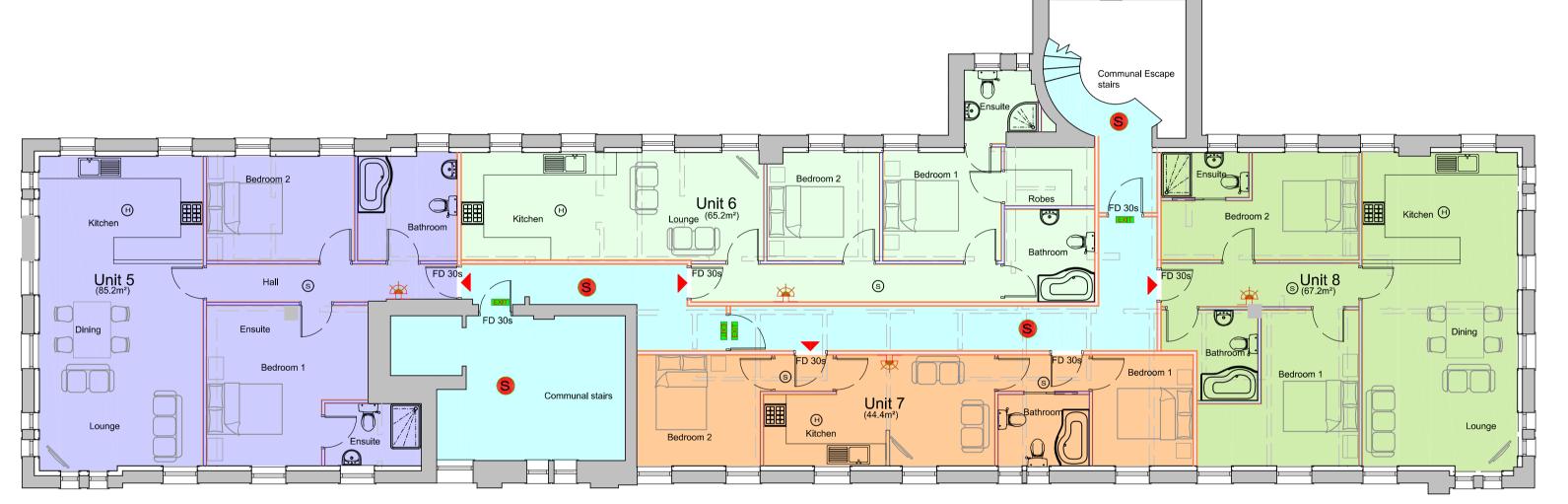
External walls:

External walls are generally dry lined without insulation on metal stud frame - to be stripped back to brickwork and dry Ines on metal stud incorporating a 100mm nominal thickness Knauf Insulation Crown Dritherm Cavity slab insulation batts (32kg/m3 density) and over boarded with 12.5mm thick plasterboard and skim finish.

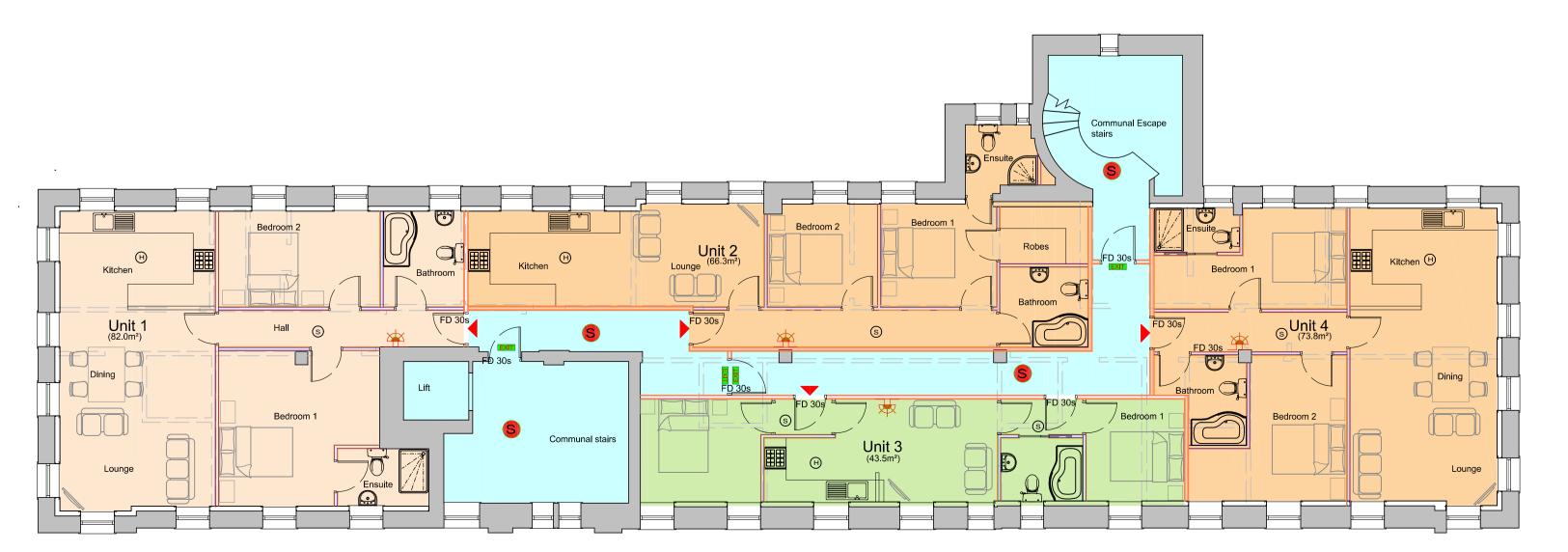
All electric and plumbing to be formed in trunking behind the drylining - no external drainage pipes.

External walls:
Above ground drainage.
Sanitary fittings and waste pipes to BS EN12056, soil pipes to be 100mm uPVC & boxed in using 38x38 sw frame and9.5mm plasterboard and skim. All Soil stacks vented via pipe terminating at ridge/fille vent where practical or fitted with alr admittance (Durgo valve). Baths, sinks and showers fitted with 40mm waste & 75mm deep waterseal traps, wash basins 32mm pipes with 75mm deep seal traps. Waste pipes connected to Soil pipe via collar box sconnection. 40mm waste upstands provided for washing machine & Dishwasher outlets.
Rodding points provided in stacks above spillover level. Fire collars to be installed where pipes penetrate compartment walls. All drainage to connect into redundant soil stacks internally serving the former bed-sit style en-sutte shower rooms

Ceilings:
Gyproc Gyptyner ceiling metal frame system overlaid with 100mm thick acoustic mineral quilt insulation and lined with 2no layers 15mm thick soundbloc plasterboard with staggered joints, all gaps sealed with acoustic rated flexible sealant and to perimeter and skim finish



Top floor (GIFA 308m² excluding communal stairs)



Second floor (GIFA 294m² excluding communal stairs)



Proposed conversion of top two floors into residential apartment style dwellings:

External appearance to be retained, existing inward opening hopper style windows to be replaced with powder coated aluminium frame double glazed windows having similar proportion to existing, with inward opening hopper style casements

NOTE: Original windows were large single glazed units approx 10mm thick, mortar fixed to joints/ small reveals in the brickwork.

Proposed colour of the replacement windows to be BS 12 C 39 'Leek Green' matching bollards and railings within the district



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2. All dimensions to be checked on site before

 Contractor to check/adjust dimensions of new work to suit existing conditions.
 Do not assume existing structure or details are plumb, square or level.

4. Contractor must notify the architect of any discrepancies before proceeding.5. All drawings to be read in conjunction with all other

consultants drawings and specs.





Proposed floor plans and South elevation

Stage: Planning
Size: A1 Date: 12.08.15 Job No: 1565-100

Drawling Number: PL 05B