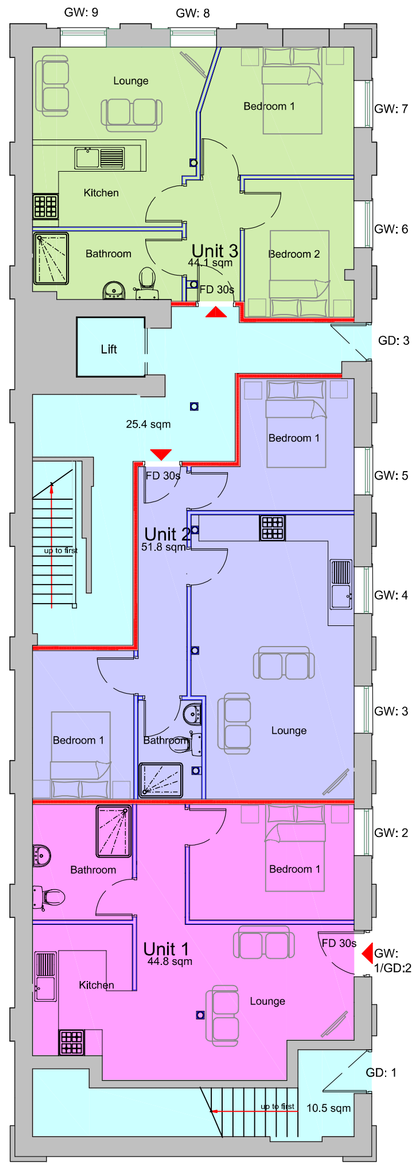


Ground floor plan

Scale

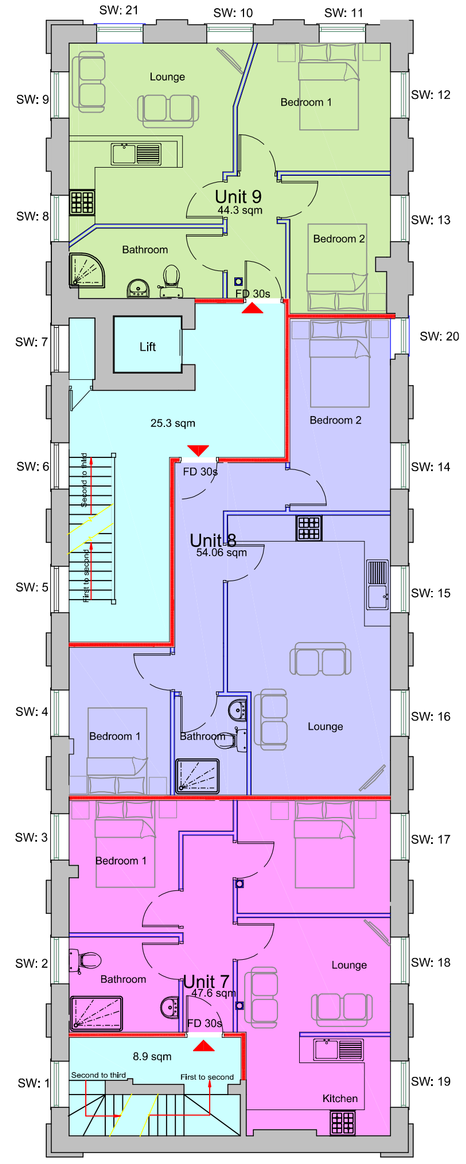
0 1 2 3 4 5



First floor plan

Scale

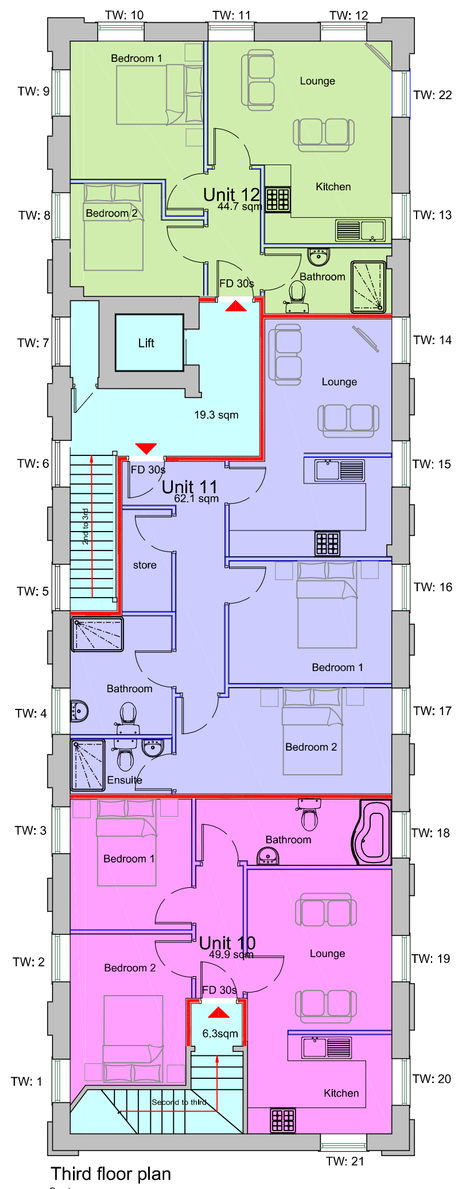
0 1 2 3 4 5



Second floor plan

Scale

0 1 2 3 4 5



Third floor plan

Scale

0 1 2 3 4 5

Schedule of accommodation											
Unit no.	No. of bed	Area (m²)	Unit no.	No. of bed	Area (m²)	Unit no.	No. of bed	Area (m²)	Unit no.	No. of bed	Area (m²)
Unit 1	1	48.8	Unit 5	2	49.4	Unit 9	2	44.3	Unit 13	1	37.8
Unit 2	2	51.8	Unit 6	2	44.3	Unit 10	2	49.9	Unit 14	1	46.9
Unit 3	2	44.1	Unit 7	2	47.6	Unit 11	2	62.1			
Unit 4	2	44.8	Unit 8	2	54.0	Unit 12	2	44.7			

WALL TYPES

Partition walls formed in apartments:
British Gypsum Gyproc drywall stud partition 70 S 50 'C' stud lined both sides with 12.5mm thick soundblock and skim finish with min 50mm acoustic mineral fibre insulation batts fitted tightly between studs

Party walls formed between apartments:
British Gypsum Gyproc staggered stud partition 60 / 72 'I' stud alternative staggered on 72 C 50 floor and ceiling channelfixed 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 lines on metal stud incorporating a 100mm nominal thickness Knauf Insulation Crown Ditherm 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 se frame and9.5mm plasterboard and skim. All Soil stacks vented via pipe terminating above roof
vent where practical or fitted with air 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 boss connection, 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.
Rain Pathway to connect into neighbors soil stacks externally serving the former bedsit style ensuite shower rooms

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

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2. All dimensions to be checked on site before proceedings.

3. 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.

Rev	Date	Description
E	03.11.17	Minor amendments
D	03.11.17	Minor amendments
C	31.08.17	Minor amendments
B	17.08.17	Minor amendments
A	16.08.17	Minor amendments

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Well Street Mill,
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Renovation of residential accommodation on all floors

Floor plans as proposed

Stage	Planning		
Size	A2	Date	11.07.17
Scale	1:100	Job No	1724+100

Drawing Number PL04E