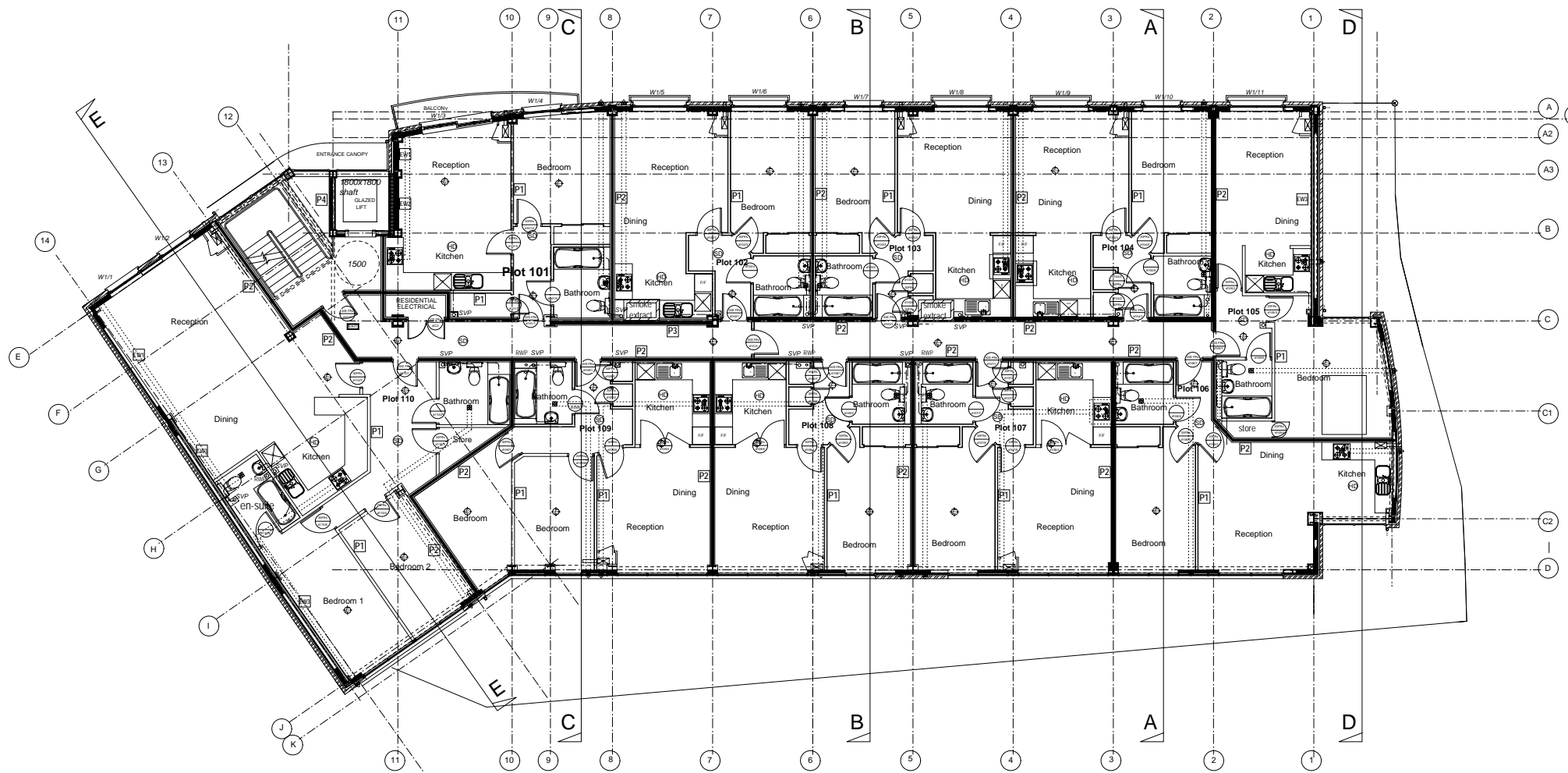


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FIRST FLOOR PLAN

**GENERAL NOTES**

**Doors**  
 Door Nos & types are indicated on plan thus . All doors in compartment walls are to be 1/2hr fire doors with smoke seals & self closing devices noted as 30S FRs. Doors in communal corridors & lobbies to be 30S FRs with vision panels. Doors within dwellings to be 1/2hr fire doors with self closing devices & noted 30 FRs.

**Partitions**  
 Partition types indicated on floor plans thus and description of types shown on Dwg No.2404/ All partitions to be constructed using 'Gyframe' or similar metal studs & have a minimum 1/2hr fire resistance. Compartment walls between dwellings or corridors & lobbies to be 1hr fire resistant.

**Fire**  
 Smoke detectors are to be provided in all dwelling lobbies and heat detectors in kitchen. Smoke detectors also to be provided within communal corridors & lobbies as indicated on floor plans.

**Wastes & Drainage**  
 All drainage above & below ground to be carried in compliance with the current Building regulations & Codes of Practice. Soil & vent pipes within the building above first floor level to be in Upvc with intumescent fire stop collars where passing thro' compartment floors or walls & ducts. Boxings around SVP's to be filled with 'rockwool' fibre sound insulation. Drainage from dwellings to be run horizontally below first floor slab and dropped to lower ground floor as indicated and be in Cast-iron by 'Ensign' or similar. Stacks to be provided with rodding access above each floor. Waste runs to be min 32mm dia for basins & showers, 40mm dia for Baths, but increased to 50mm dia for runs longer than 3m & where joined into same pipe before stack. Traps to be min 75mm seal for basins, washing machines or dish washers, and min 50mm seal for baths & showers. Below ground drainage to be in 'Superseve' or similar flexible joint pipes laid in accordance with manufacturers recommendations. Manholes/ inspection chambers to be provided with double seal screw down covers when within the building.

**Flooring**  
 Floor finishes to be agreed with client but laid on 18mm tk flooring grade 1 & g chipboard on 45mm swd battens on 'Monarfloor' acoustic cradles or similar @ 450mm cts max. In bathrooms & kitchens battens should be spaced at 300mm cts with cradles @ 400mm cts max. At perimeters a continuous run of battens should be installed 50mm from walls/partitions and to prevent flanking sound transmission the floor decking should be separated from the walls with 'Monarfloor' flanking band or similar.

**Ceilings**  
 Ceilings to be 12.5mm tk plasterboard & skim coat on 'Gyproc Gyplyner' suspended metal batten ceiling system suspended 150mm below slab and with 50mm tk 'Rockwool' or similar sound insulation laid over plasterb'd. Edges of ceiling boards to be stop just short of walls/partitions & sealed with an acoustic sealant.

**Sound insulation**  
 All walls / partitions to be separated from floors & ceilings using a resilient strip such as polyethylene min 5mm tk.

**Glazing**  
 Windows to be double glazed and any glazing that is below 800mm in windows & 1500mm in doors to be in toughen or laminated safety glass.

**Timberwork**  
 All structural timber work to be carried out in SC3 grade unless otherwise noted and treated with wood preservative prior to construction. Connections between all structural timbers to be made using galvanised steel timber connectors or framing anchors. (Catic or similar)

**Heating & Hot water**  
 To be provided by a room sealed gas condensing boiler & radiators, Systems to be designed & installed by a qualified heating installer & a certificate of safety issued with each system.

**Electrical installation**  
 All electrical work to be carried out by a qualified electrician and in accordance with the latest IEE regulations and certificates of safety issued with each dwelling.

**Smoke extraction**  
 Smoke extract system from corridors to be designed by specialists - Fire Design Solutions

**Ventilation**  
 All windows to be provided with trickle vents to give 8000mm2 free area. Cloaks, Shower room and Utility room to be provided with extract fans to give a minimum of 3 air changes per hour or 30L/sec and connected to the light switch and to have a 15 minute over run. Greenwood Airvac EL100HTR or centrifugal fan EL90 Kitchen to be provided with a cooker hood to extract at a rate of 30L per sec. or 60L per sec. positioned elsewhere.

Revisions		
A	6-9-06	General amendments & Notes added

PREVIOUSLY ISSUED WITH SECOND FLOOR GENERAL ARRANGEMENT PLAN AS NUA DRAWING NO 2404.204 REVISION C

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Project: Magdalen Street  
 Drawing title: Proposed First Floor Plan  
 Drg. NO.: 2404/212A  
 Scale: 1:100 Date August 2006