

STAIRCASE

Staircase within Flat 2 to be purpose made in softwood to the design as indicated. Staircase total rise is to be 3010mm with 15No. equal risers of 200.6mm. Treads to staircase to be 223mm. Angle of pitch to be 42° maximum. Flight to be 750mm wide. Treads are to be out of 30mm minimum thick softwood. Stringers are to be out of 330mm x 30mm minimum section softwood. Provide handrail to flight set at 900mm above nosings, handrail to be supported on balustrade or fixed to walls. Balustrade is to be formed out of softwood turned balusters. Balustrade supporting handrail is to be positioned at intervals restricting the passage of a 100mm diameter ball. Provide newel posts out of 90mm x 90mm section softwood at changes in direction of handrail. Stairs to have 2000mm clear vertical headroom throughout. *Contractor to check floor to floor height prior to manufacturing of staircase*

STUD PARTITIONS

Stud framed partitions are to comprise 12.5mm plasterboard, minimum mass per unit area of at least 10kg/m² fixed to both sides of 75mm x 50mm softwood stud framing set at 400mm centres. Framework is to be formed on 75mm x 50mm softwood soleplate. Addition framing to be installed where required i.e., around openings. All joints in boards are to be filled and skimmed prior to application of skim plaster. New partition studwork & plasterboard to be moulded around existing internal features and sealed. Allow for absorbent layer of 25mm thick wire reinforced mineral wool quilt to be suspended in cavity of stud framing to walls as indicated on floor plans.

COMPARTMENT STUD PARTITIONS

Stud framed partitions are to comprise 2no. layers of 12.5mm thick plasterboard fixed to 2no. skins of 75mm x 50mm softwood stud framing set at 400mm centres. Framework is to be formed on 75mm x 50mm softwood soleplate. Addition framing to be installed where required i.e., around openings. All joints in boards are to be filled and skimmed prior to application of 5mm thick skim plaster finish (26kg/m). New partition studwork & plasterboard to be moulded around existing internal features and sealed with intumescent fire strips. Allow for absorbent layer of 60mm thick wire reinforced mineral wool quilt (density 10kg/m³) to be suspended in cavity of stud framing to walls as indicated on floor plans and detail. Any service pipes ducting through walls to be fitted with fire collars to ensure sufficient fire break is achieved between flats.

VELUX WINDOW

Velux windows to be 1180mm x 1140mm GGL Smoke Ventilation System or similar rooflights. Windows are to comprise sealed double glazed units with 16mm minimum air gap and Low-E (soft-coated). Rooflight to be fitted in strict accordance with manufacturers instruction with recommended flashing kit to ensure weather tight construction. Windows not to exceed a U-value of 1.6W/m²K.

PLASTERING

Existing internal plasterwork to be inspected for signs of damage. Any defective plasterwork to be repaired and made good with a lime plaster finish.

EXISTING DOORS

Existing doors to be inspected for any defective timbers. Defective timber to be examined to determine if it needs replacing or if the bad areas can be cut out and treated/filled. Where applicable, timber is to be treated with some form of preservative to ensure they are fully protected from the elements. Ironmongery on the doors to be suitably cleaned and overhauled by a method that would not damage or corrode any of the fittings. All works on site to be done by hand to minimise damage to the building. Contractor to make good where necessary.

IRONMONGERY

All ironmongery throughout the building is to be suitably cleaned and overhauled by a method that would not damage or corrode any of the fittings. Any parts that are missing are to be replaced with new fittings to match existing and to Local Authority Conservation Officers approval. All works in relation to ironmongery to be specified by specialist manufacturer.

MASONRY WALL CONSTRUCTION

Existing walls are to be inspected by a Structural Engineer to assess for structural damage. Any structural damage to be fixed in accordance with the structural engineer specifications. Following inspection by the Structural Engineer, the extent of any structural works, the methodology and specification of repair to be approved by Local Authority Conservation Officer. Where possible works to be done by hand to reduce the damage to the existing brickwork. Where new brickwork is to be installed, contractor to use brickwork to match existing. Brickwork to be pointed to give a flush finish. The cracks that are of a structural issue will need to be fixed from a safety point of view. If left, the crack could deteriorate further, which could lead to collapse of the building. Existing mortar to be raked out where showing signs of decay to a minimum depth of 25mm. Rake-out to be done by hand to avoid damage to brickwork. All re-pointing to be completed in a lime and sand mix to local authority approval. A sample area of measured mortar mix to be prepared for approval from the Local Authority Conservation officer prior to commencement. New pointing to have a flush finish.

TIMBER FLOOR CONSTRUCTION

Both first floor (above Public House) and second floor (between flats) constructions to be inspected by nominated contractor for adequacy. Floor joists to be retained as far as possible and repaired where applicable. Joists can be spliced in or metal plates attached to ensure joists are structurally sound rather than replacement. If required to be replaced, contractor to install timber floor joists on a strictly like for like basis. *Structural Engineer to be consulted for advice to ensure floor constructions are structurally sound*. All existing floor joists that are structurally sound are to be treated with a dual purpose fungicide/insecticide applied by a BBA approved specialist contractor in accordance with the relevant British Standard and the Agreement Board Certificate relating to the manufacturer's system. This work is to carry a 30 year term, assurance backed guarantee covering workmanship and materials. Contractor to double up existing floor joists below new compartment/stud partition walls. Existing ceilings to remain in place and over boarded with 2no. layers of 12.5mm plasterboard, ensuring joints are overlapped, with 3mm nominal skim to provide 1/2hr minimum fire protection to habitable rooms above. Existing floorboards to be lifted to allow for new sound prevention materials as per sound proofing details. Gypframe SIF1 Floor Channels and 19mm thick Gyproc Planks to be installed as per specialist manufacturer's details. Minimum 100mm thick mineral wool (density 10kg/m³) installed between existing joists. Floorboards to be replaced after new sound prevention materials are installed. *All works in relation to sound prevention to be specified by Specialist Manufacturer*

Contractor to install BOX/K-150 lintels in positions as indicated. Wall construction below to be removed down to FFL. Existing wall thickness to be checked prior to ordering lintels specified. New internal door to be installed within opening to Kitchen. Where applicable, existing opening to be partly blocked up with blockwork. Contractor to make good where necessary.

Kitchen sink drainage to be reinstated into existing drainage system. Drains to connect to anti syphon trap prior to connecting to existing drainage.





Existing door to be removed. Frame to remain in situ. Opening to be blocked up with studwork as indicated. Contractor to make good where necessary.

Existing door to be removed. Frame to be remain in situ and repaired as required. Contractor to make good where necessary.

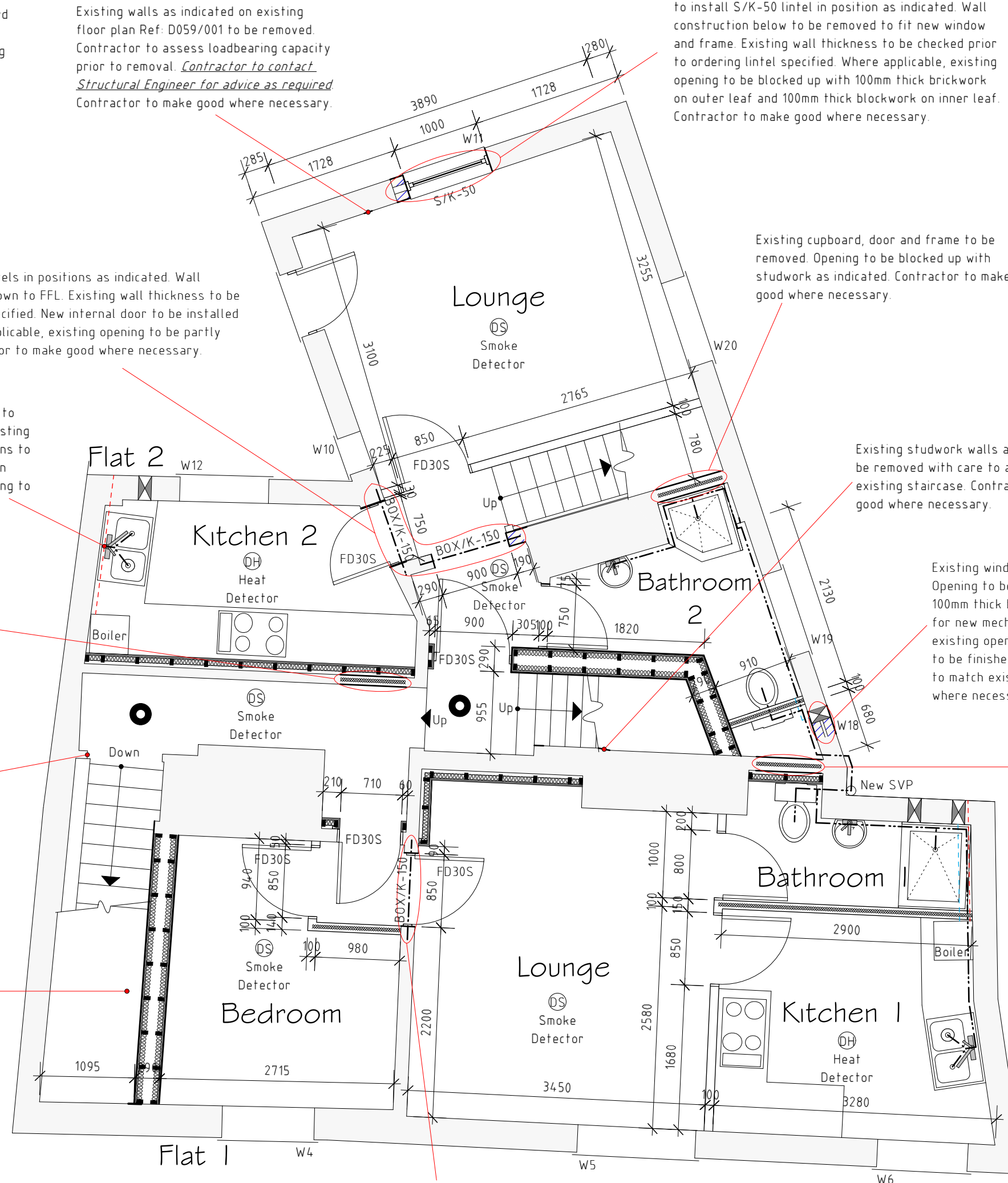
All dimensions are taken from brickwork/blockwork face and plasterboard face and to be checked on site prior to commencing work.

Where lintels and foundations are to be subjected to additional loading, they are to be exposed by contractor and checked by the Building Control officer for there adequacy prior to introduction of new loads.

Key

-  Indicates position of exit point for mechanical ventilation
-  Indicates position of ducting for mechanical ventilation
-  Indicates position of ducting for gas boiler
-  Emergency Lighting Point

Existing walls and cupboard as indicated on existing floor plan Ref: D059/001 to be removed. Contractor to assess loadbearing capacity prior to removal. Contractor to contact Structural Engineer for advice as required. Contractor to make good where necessary.



First Floor Plan

Contractor to install BOX/K-150 lintel in position as indicated. Wall construction below to be removed down to FFL to fit new door and frame. Wall thickness to be checked prior to ordering lintel specified. Contractor to make good where necessary.

Existing window and frame to be removed. Contractor to install S/K-50 lintel in position as indicated. Wall construction below to be removed to fit new window and frame. Existing wall thickness to be checked prior to ordering lintel specified. Where applicable, existing opening to be blocked up with 100mm thick brickwork on outer leaf and 100mm thick blockwork on inner leaf. Contractor to make good where necessary.

Existing cupboard, door and frame to be removed. Opening to be blocked up with studwork as indicated. Contractor to make good where necessary.

Existing studwork walls around stairs to be removed with care to avoid damage to existing staircase. Contractor to make good where necessary.

Existing window and frame to be removed. Opening to be blocked up with 2no. skins of 100mm thick blockwork. Contractor to allow for new mechanical ventilation fan within existing opening. External leaf of blockwork to be finished with a sand and cement render to match existing. Contractor to make good where necessary.

Existing door and frame to be removed. Opening to be blocked up with blockwork as indicated. Contractor to make good where necessary.

FD30 fire doors with self-closer (FD30S) to be installed in position as indicated on floor plan. Fire doors to be classified in accordance with BS EN 13501-2:2003.

PLEASE READ IN CONJUNCTION WITH LISTED BUILDING JUSTIFICATION STATEMENT (LBJS).

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

Please read in conjunction with Engineer's Specification and SAP Assessor's Report

A	01/16	Building Regulation Amends	S.M.E.
Rev	Date	Detail	Initial

Project:
Proposed Alterations at
The Commercial Pub,
11 College Street,
Wrexham, LL13 8LU.

Title: First Floor Plan **Scale:** (A2) 1:50

Drawn By: S M Eltham **Date:** Oct 2015

Drawing No: D059/010 **Sheet:** 2 of 5

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