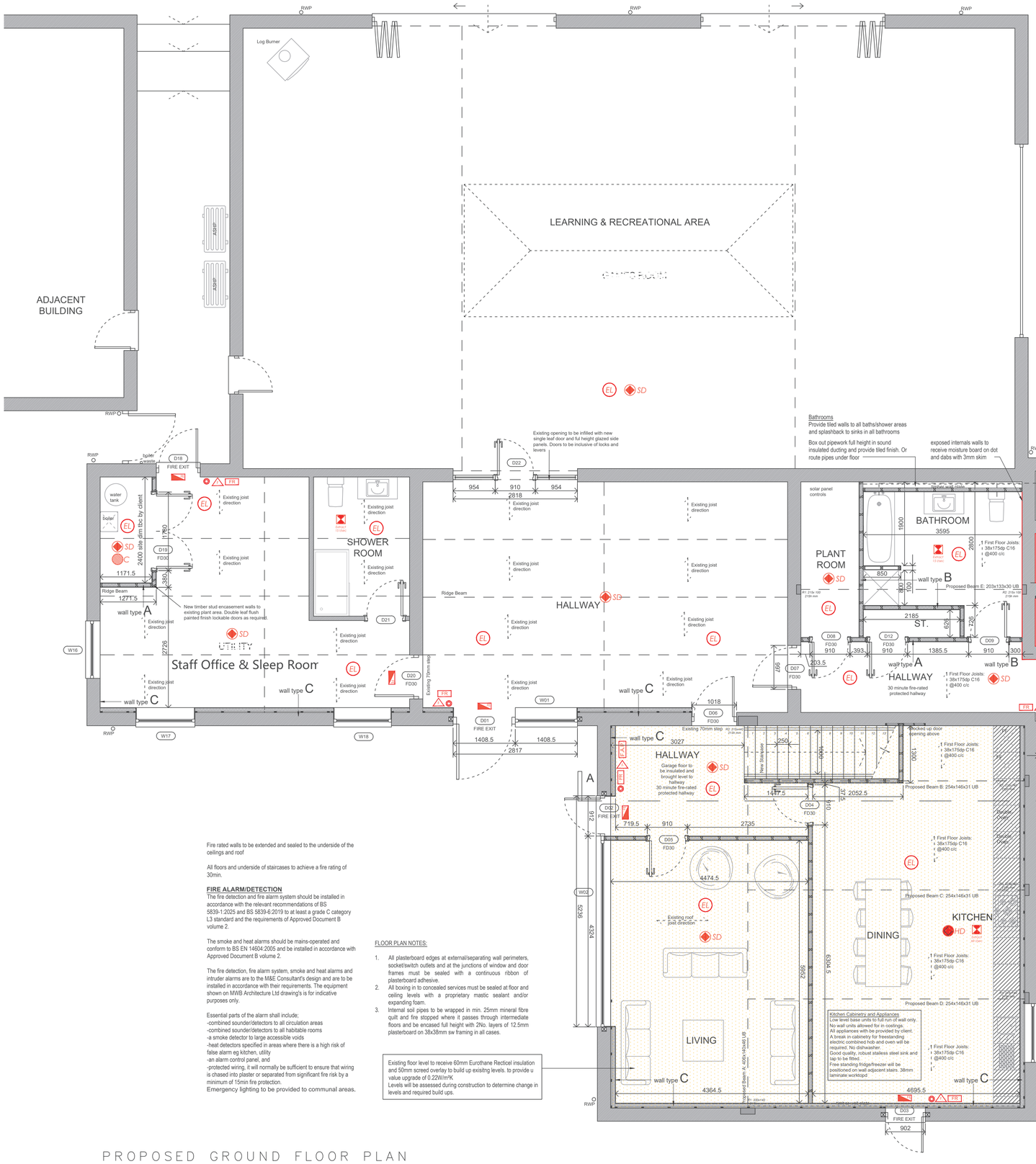
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This drawing is meant for design intent only.
This drawing should not be scaled from.
All dimension are to be checked and confirmed by the contractors prior to construction.
MWBArchitecture accepts no responsibility for construction.

REV	DATE	NOTES
P01	01/10/2025	Initial Issue



Fire rated walls to be extended and sealed to the underside of the ceilings and roof

All floors and underside of staircases to achieve a fire rating of 30min.

FIRE ALARM/DETECTION
The fire detection and fire alarm system should be installed in accordance with the relevant recommendations of BS 5839-1:2025 and BS 5839-6:2019 to at least a grade C category L3 standard and the requirements of Approved Document B volume 2.

The smoke and heat alarms should be mains-operated and conform to BS EN 14604:2005 and be installed in accordance with Approved Document B volume 2.

The fire detection, fire alarm system, smoke and heat alarms and intruder alarms are to the M&E Consultant's design and are to be installed in accordance with their requirements. The equipment shown on MWB Architecture Ltd drawing's is for indicative purposes only.

Essential parts of the alarm shall include;
-combined sounder/detectors to all circulation areas
-combined sounder/detectors to all habitable rooms
-a smoke detector to large accessible voids
-heat detectors specified in areas where there is a high risk of false alarm eg kitchen, utility
-an alarm control panel, and
-protected wiring, it will normally be sufficient to ensure that wiring is chased into plaster or separated from significant fire risk by a minimum of 15min fire protection.
Emergency lighting to be provided to communal areas.

FLOOR PLAN NOTES:

1. All plasterboard edges at external/separating wall perimeters, socket/switch outlets and at the junctions of window and door frames must be sealed with a continuous ribbon of plasterboard adhesive.
2. All boxing in to concealed services must be sealed at floor and ceiling levels with a proprietary mastic sealant and/or expanding foam.
3. Internal soil pipes to be wrapped in min. 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2No. layers of 12.5mm plasterboard on 38x38mm sw framing in all cases.

Existing floor level to receive 60mm Eurothane Recticel insulation and 50mm screed overlay to build up existing levels. to provide u value upgrade of 0.22W/m²K
Levels will be assessed during construction to determine change in levels and required build ups.

MAIN STAIRCASE
15no. risers to 2528mm at 168.53mm, each going 250mm giving a pitch no greater than 42 degrees and a relationship between rise and going whereby twice the rise plus the going is between 550 and 750 mm.
Balustrades to flights and landings to have vertical rails with a maximum spacing of 100mm. Handrails to be terminated by newel posts which do not project into the route of travel. Height of handrail to be 900mm measured vertically above the pitch-line and 900mm at landings. Handrails to be continuous and to be provided to each side of stair. Headroom to be min. 2000mm measured vertically above pitch-line/landing.

WINDOWS DOORS AND FRAMES
All external window frames to be TIMBER thermally broken sections, all main frame sections should meet the weather resistance in accordance with BS 7412. All screws, nuts, rivets and other fastenings shall be of corrosion resistant materials. Window handles shall be espagnollette operating, cranked polyester powder coated.
24mm Pilkington 'K' laminated double glazing, argon filled, in accordance with Building Regs. part 'K' and BS 5713 parts 1&2 to give a U-value of 1.2Wm2k, all beading to be internal. Manually adjustable trickle ventilators provided to give minimum 8000mm2 free area to each window opening (per room) , and to head of patio doors where necessary.
Ventilation provided to be min. 1/20th floor area.

Safety glazing to areas below 800mm in accordance with Approved Doc. K and BS6206.

HEATING
To be designed and installed by specialist Contractor
Provide Electrical Heating throughout by way of dimplex radiators or similar type or by adapting existing gas central heating

SMOKE ALARM
A mains-operated self-contained smoke alarms/heat detector to be designed and installed B.S 5839: Part 6, and is to be wired to the lighting circuit, and have a rechargeable battery back up. Wiring must be in accordance with I.E.E. Regulations but need have no special fire surviving properties.

LIGHTING
The parts of the building detailed below must have escape lighting emergency lighting to the standards specified in BS5266-1:2016 lighting-part 1: code of practice for the emergency lighting of premises.

Illuminated running man - fire exit signage
FR Fire routine notice wall mounted
Fire extinguisher location
A Fire alarm sounder to achieve 55dB at bed head
Break glass / call point
F.A.P. Fire alarm panel

DOORS
All doors separating rooms from the main circulation space to be fire resistant doors grade FD30. All fire doors to be fitted with a positive self-closing device and smoke seals where indicated Rising butt hinges are not acceptable.

Provide a sign with the words "FIRE DOOR KEEP SHUT" to all resisting self closing doors. These are to be fitted on both sides of the door at approximately eye level

All exits affording, or giving access to, means of escape (other than exits in ordinary use) are to be distinctively and conspicuously marked by a "FIRE EXIT" sign above each of the doors concerned.

DOORSETS

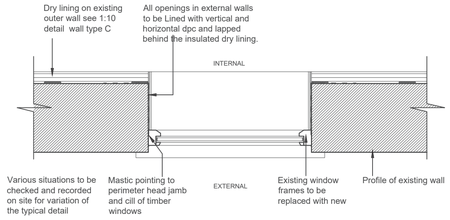
Any doorsets between separating corridors and bedrooms are to have good perimeter seals and a minimum mass per unit area of 25kg/sq metre and achieve a minimum sound reduction index of 29dB

Astroflame intumescent fire and smoke seal Type to be used in 30 minute fire doors is Product Ref AF1004FS profile size 10mm x 4mm to BS476 part 22&31.1

FIRE-STOPPING
Service pipes, ducts,conduits or cable which pass through any part of a fire separating element should be fire stopped in accordance with ADP B Volume 2

NOTES:

- All Steelwork is to be treated with an approved and certified Intumescent paint or incased in 15mm fire line board accordance with manufacturers details to achieve min 30mins Fire Protection
- Emergency Fire detection equipment is to be wired into the 'whole building' detection system and is operable from pre occupancy of the building.



TYPICAL JAMB DETAIL scale 1:20



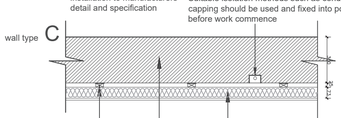
Wall type 'A' to be timber stud or metal 'C' section partitions comprising:-
15mm thick Soundbloc plasterboard and skim finish each side of 75 x 50mm timber studs at max. 600mm Vertical and horizontal centres. 75mm Isover Acoustic Partition Roll (APR 1200) between studs.

SEPARATING WALL BETWEEN UNITS scale 1:20 (NEW BUILD)

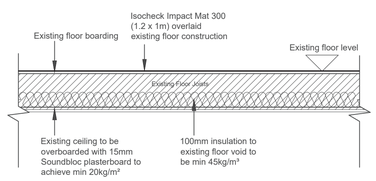


Wall type 'B' to be timber stud or metal 'C' section partitions comprising:-
15mm thick Soundbloc plasterboard and skim finish to one side, 15mm Soundbloc moisture resistant plasterboard and skim finish to the other side of 75 x 50mm timber studs at max. 600mm Vertical and horizontal centres. 75mm Isover Acoustic Partition Roll (APR 1200) between studs.

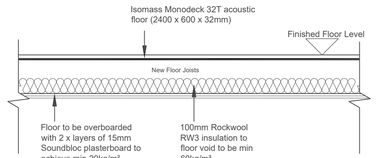
STUD WALL BETWEEN KITCHEN / UTILITY / BATHROOMS scale 1:20



DRY LINING UPGRADING WORKS TO EXISTING EXTERNAL WALLS (HABITABLE ROOMS ONLY) scale 1:20



EXISTING SEPARATING FLOOR CONSTRUCTION (DETAIL 1) scale 1:20



PROPOSED SEPARATING FLOOR CONSTRUCTION (DETAIL 2) scale 1:20

PROPOSED GROUND FLOOR PLAN

MWBARCHITECTURE

N

1:50 scale
0m 1m 2m 3m 4m 5m

1:20 scale
0m 1m 2m

TRAY ASHES FARM, ASH LANE, WA8 8JS
MR NICK PRESCOTT

Status: CONSTRUCTION

Proposed Ground Floor Plan
388 – 04101

Scale: 1:20/50@A1 Date: 01.10.2025
Drawn: MB Checked: --
Status: C1 Revision: P01