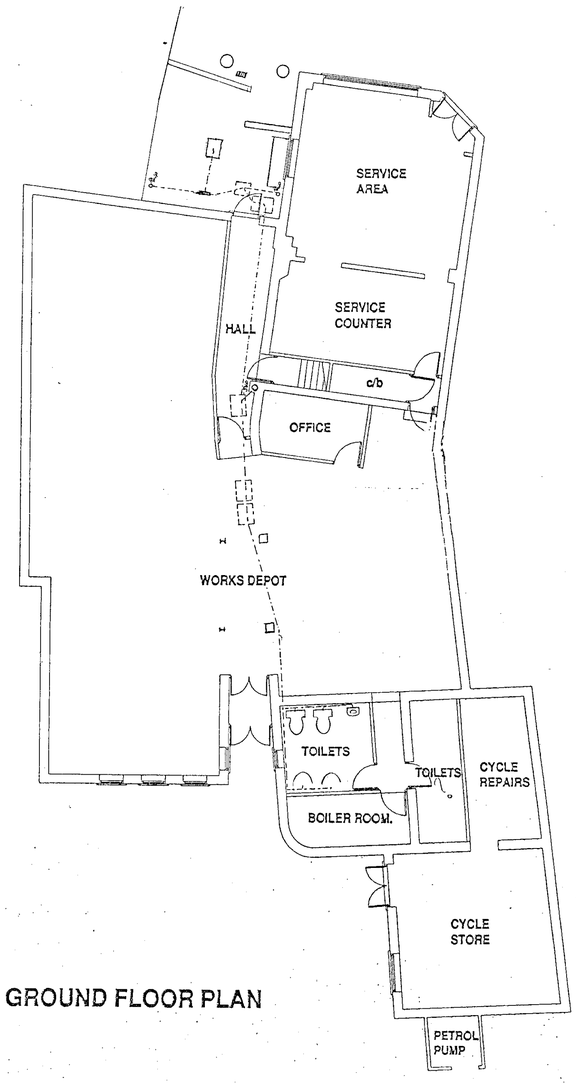
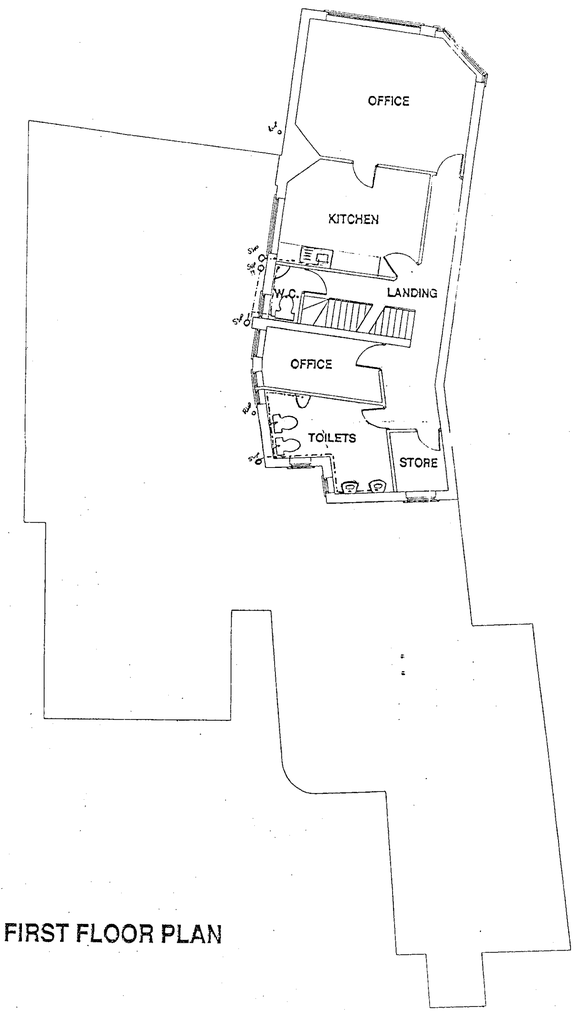
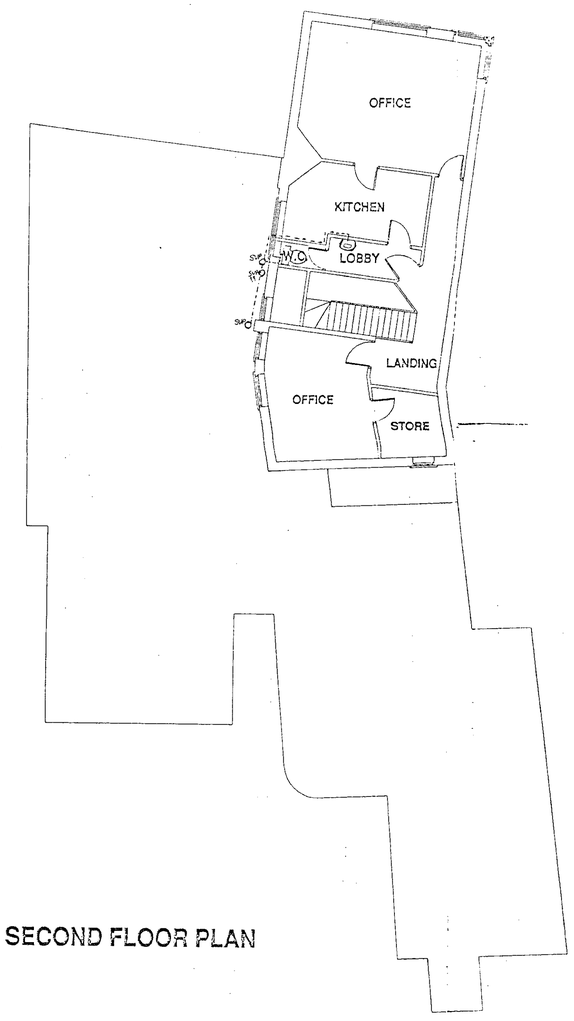


GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ANDREW FRENCH

EXISTING

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411303 (fax 01491 410129)

client: Michael Schemilt

job title: Twyford Post Office

drawing title: Existing plans (as amended)

scale: 1:50, 100

drawn by: AGF MAS RJB

date: October 1999

drg no: AGF.99.2431 rev

~~SUPERSEDED~~

Revision: Date: Notes:

The KEEN Partnership
Culham House, 122 Castle Street
Reading, Berks RG1 7RJ

Client: CENTURY GALLERIES & T.V.H.A.

Job Title: Shops (A1+A2), Workshops (B1) & Residential Housing at: 9 High Street, Twyford.

Drawing Title: EXTG. FLOOR PLANS.

Scale: 1/100. A1

Date: Oct. 98. Drawn By: P.J.M.

Drawing No.: 1698-98-10.

Tel: 0118 9510855 Fax:0118 9510866
E-mail: keen.partnership@virgin.net

SOUND PROOFING

Type 3B: Sound Reducing Raft Floor

- take up existing floor
- *Floating Layer:* , min 18mm tongue & groove floorboard joints glued and spot bonded to 19mm plasterboard substrate nailed or screwed to 45 x 45mm timber battens laid over joists.
- *Resilient Strip* 25 mm mineral fibre (density 80-140 kg/m^3 between battens and joists
- *Floor base:* joist as detailed elsewhere
- *Absorbant blanket:* 100mm unfaced rock fibre 10 kg/m^3 density
- *ceiling under.* as specified elsewhere
- Provide additional support by fixing a timber batten to the wall around the perimeter with a foam strip along the top edge

WALLS - Junction to floating floor (to flat)

- Leave min 3mm gap between bottom of skirting and floating layer.
- Seal gap between wall and floating layer by fitting 25mm mineral fibre (80-140 kg/m^3 density) resilient edge strip (glued to timber frame wall).
- Junction sealed with tape or caulking where joists run 90^0 to wall 19mm x 215mm.

SUSPENDED TIMBER FLOOR JOISTS

- Double up joists under stud partitions Where the partition runs at right angles to the floor joists, solid bridging pieces fixed between the joists on the line of the partition.
- Joist to be doubled up and bolted together under bath legs.

FIREPROOFING

- All exposed soffits to underside of stairs to first floor are to be underlined to provide full 1 hour fire protection with two layers of 12.7mm vapour check plasterboard with 5mm gypsum plaster skim over to give 1 hour fire protection
- Any construction around the stair well is to be taken to underside ceiling and fire stopped with intumescent material. Any pipes or wires running through the wall are to be likewise fire stopped. the ceiling to the staircase enclosure is to be min 2 layer of 12.7mm vapour check plasterboard with staggered joints and 5mm gypsum plaster skim over.
- **Fire Doors** All doors (except final exit and flat front door) off the stairwell are to be FD30SC with intumescent seals, 25mm smoke stops and cold smoke brushes: [N.B. no closer where lockable]
- Fire door signs
  - Provide sign to each self closing fire door - Fire Door - Keep Shut
  - Provide sign to each cupboard fire door - Fire Door - Keep Locked Shut

STUD WALL (one hour fire resisting)

- Construct new studwork around stairwell as follows:
  Framing at least 44mm wide (37mm may be suitable if non-loadbearing) and spaced at not more than 600mm centres. Lined each side with 2 layers of 12.5mm plasterboard, each layer to be separately nailed, with joists staggered and exposed joints taped and filled. Skim in lightweight plaster

STUD WALL (half hour fire resisting)

- New general and 1/2 hour fire resisting wall as follows
  Form new stud wall in 100 x 50mm tanalised softwood framing to positions shown on drawings, with sole plate, top plate and studs at 600mm centres. Noggins behind horizontal joints at max. 1220mm centres. Provide additional noggins to stud walling to support shelving, radiators, etc. Min two nails per joints. Pack between with studs with 100mm mineral wool. Line each side with 12.7mm vapour check plasterboard with 50mm nails at 300m centres. exposed joints taped and filled. Skim in lightweight plaster

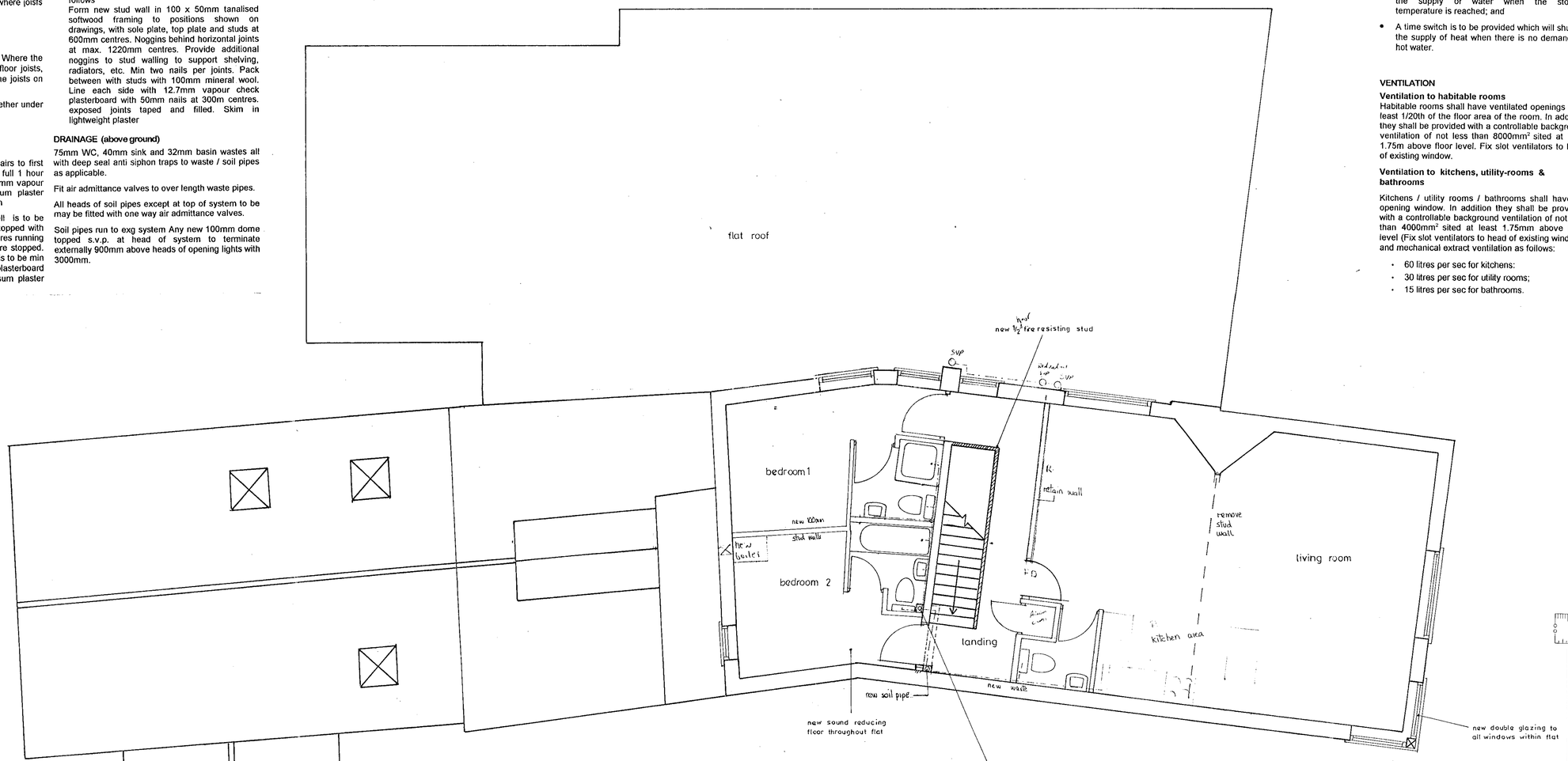
DRAINAGE (above ground)

75mm WC, 40mm sink and 32mm basin wastes all with deep seal anti siphon traps to waste / soil pipes as applicable.

Fit air admittance valves to over length waste pipes.

All heads of soil pipes except at top of system to be may be fitted with one way air admittance valves.

Soil pipes run to exg system Any new 100mm dome topped s.v.p. at head of system to terminate externally 900mm above heads of opening lights with 3000mm.



GAS-FIRED HOT WATER CENTRAL HEATING SYSTEM

- Supply all necessary equipment to extend and reorganise steel radiator, central heating and hot water system to provide (external temp at 0^{0}c) working temperature as detailed below

Operating temperatures		
Kitchen	18^{0}c.	
Hall	16^{0}c	
Landing	16^{0}c	
bathroom	21^{0}c	
Living	21^{0}c	
Bedroom	16^{0}c	

- New powered flue combi storage back inlet boiler to each flat
- Thermostatic valves to be fitted to all new radiators (or other equivalent form of sensing device, to control the output from the heating system)
- The heat exchanger in storage vessel to comply with BS 1566, BS 3198 or equivalent;
- A thermostat is to be provided which shuts off the supply of water when the storage temperature is reached; and
- A time switch is to be provided which will shut off the supply of heat when there is no demand for hot water.

VENTILATION

Ventilation to habitable rooms

Habitable rooms shall have ventilated openings of at least 1/20th of the floor area of the room. In addition they shall be provided with a controllable background ventilation of not less than 8000mm^2 sited at least 1.75m above floor level. Fix slot ventilators to head of existing window.

Ventilation to kitchens, utility-rooms & bathrooms

Kitchens / utility rooms / bathrooms shall have an opening window. In addition they shall be provided with a controllable background ventilation of not less than 4000mm^2 sited at least 1.75mm above floor level (Fix slot ventilators to head of existing window.) and mechanical extract ventilation as follows:

- 60 litres per sec for kitchens:
- 30 litres per sec for utility rooms;
- 15 litres per sec for bathrooms.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

© Copyright

PLANNING SERVICES: DPT; POL: TLS; DC: ENC; APP: ; CS: ; 10 JAN 2000; CORRECTED

Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: Michael Schemilt

job title: Twyford Post Office

drawing title: Proposed Second floor: Flat 2

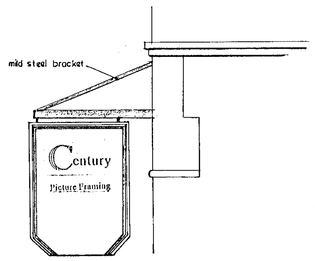
SUPERSEDED

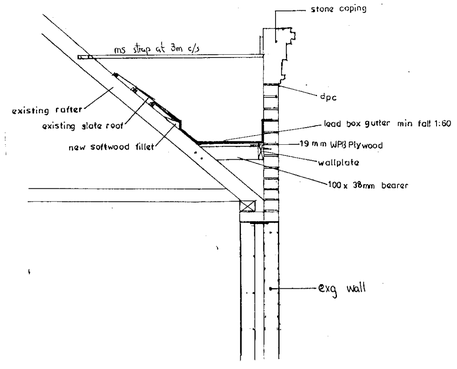
scale: 1:50

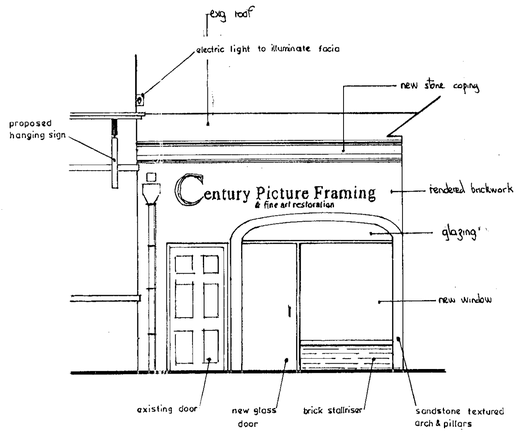
drawn by: AGF MAS RJB

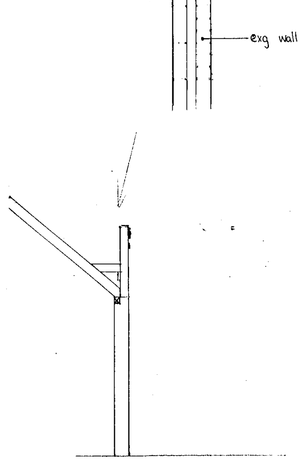
date: October 1999

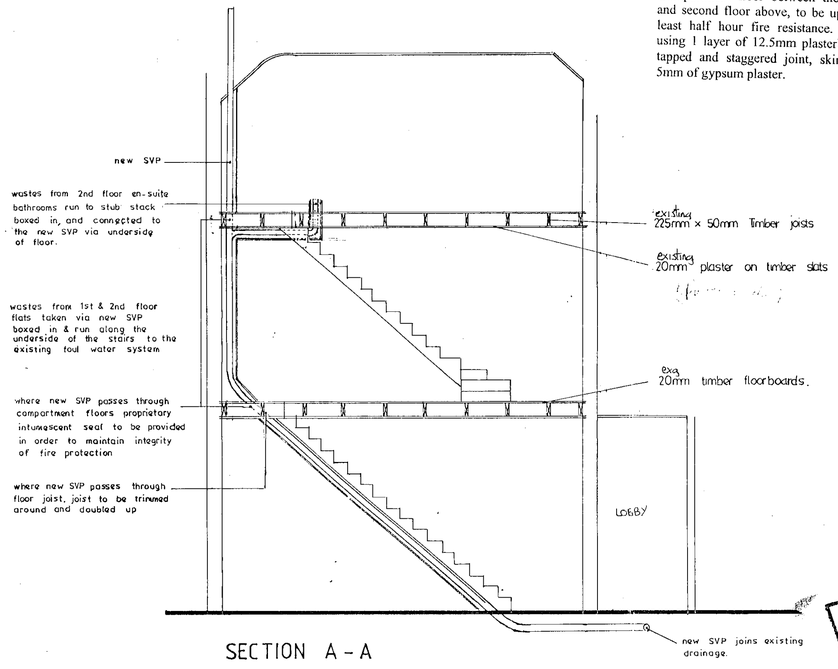
drg no: AGF.99.243.4 rev











SECTION A - A

Compartment floor between the ground floor and first floor above, to be uprated to provide 1 hour fire resistance. Achieved using two layers of 12.5mm plasterboard, with tapped and staggered joints, skimmed with 5mm of gypsum plaster to provide min 30mm cover of gypsum plaster.

Compartment floor between the first floor and second floor above, to be uprated to at least half hour fire resistance. Achieved using 1 layer of 12.5mm plasterboard, with tapped and staggered joint, skimmed with 5mm of gypsum plaster.

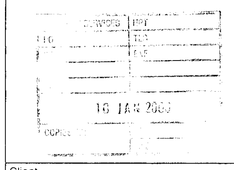
NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

© Copyright





Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: Michael Schemilt

job title: Twyford Post Office

drawing title: Proposed sections & elevation

SUPERSEDED

scale: 1:50, 100

drawn by: AGF MAS RJB

date: October 1999

drg no: AGF.99.243.5 rev

A PRODUCT OF THE LINO RANGE - ARCHITECT CAT No 7311

594 x 841mm A1

SOUND PROOFING

Type 3B: Sound Reducing Raft Floor

- take up existing floor
- *Floating Layer:* , min 18mm tongue & groove floorboard joints glued and spot bonded to 19mm plasterboard substrate nailed or screwed to 45 x 45mm timber battens laid over joists.
- *Resilient Strip* 25 mm mineral fibre (density 80-140 kg/m³ between battens and joists
- *Floor base:* joist as detailed elsewhere
- *Absorbent blanket:* 100mm unfaced rock fibre 10 kg/m³ density
- *ceiling under.* as specified elsewhere
- Provide additional support by fixing a timber batten to the wall around the perimeter with a foam strip along the top edge

WALLS - Junction to floating floor (to flat)

- Leave min 3mm gap between bottom of skirting and floating layer.
- Seal gap between wall and floating layer by fitting 25mm mineral fibre (80-140 kg/m³ density) resilient edge strip (glued to timber frame wall).
- Junction sealed with tape or caulking where joists run 90° to wall 19mm x 215mm.

SUSPENDED TIMBER FLOOR JOISTS

- Double up joists under stud partitions Where the partition runs at right angles to the floor joists, solid bridging pieces fixed between the joists on the line of the partition.
- Joist to be doubled up and bolted together under bath legs.

FIREPROOFING

- All exposed soffits to underside of stairs to first floor are to be underlined to provide full 1 hour fire protection with two layers of 12.7mm vapour check plasterboard with 5mm gypsum plaster skim over to give 1 hour fire protection
- Any construction around the stair well is to be taken to underside ceiling and fire stopped with intumescent material. Any pipes or wires running through the wall are to be likewise fire stopped. the ceilling to the staircase enclosure is to be min 2 layer of 12.7mm vapour check plasterboard with staggered joints and 5mm gypsum plaster skim over.

- **Fire Doors** All doors (except final exit and flat front door) off the stairwell are to be FD30SC with intumescent seals, 25mm smoke stops and cold smoke brushes: [N.B. no closer where lockable]
- Fire door signs
  - Provide sign to each self closing fire door - Fire Door - Keep Shut
  - Provide sign to each cupboard fire door - Fire Door - Keep Locked Shut

STUD WALL (one hour fire resisting)

- Construct new studwork around stairwell as follows:
  Framing at least 44mm wide (37mm may be suitable if non-loadbearing) and spaced at not more than 600mm centres. Lined each side with 2 layers of 12.5mm plasterboard, each layer to be separately nailed, with joists staggered and exposed joints taped and filled. Skim in lightweight plaster

STUD WALL (half hour fire resisting)

- New general and 1/2 hour fire resisting wall as follows
  Form new stud wall in 100 x 50mm tanalised softwood framing to positions shown on drawings, with sole plate, top plate and studs at 600mm centres. Noggins behind horizontal joints at max. 1220mm centres. Provide additional noggins to stud walling to support shelving, radiators, etc. Min two nails per joints. Pack between with studs with 100mm mineral wool. Line each side with 12.7mm vapour check plasterboard with 50mm nails at 300m centres. exposed joints taped and filled. Skim in lightweight plaster

DRAINAGE (above ground)

75mm WC, 40mm sink and 32mm basin wastes all with deep seal anti siphon traps to waste / soil pipes as applicable.

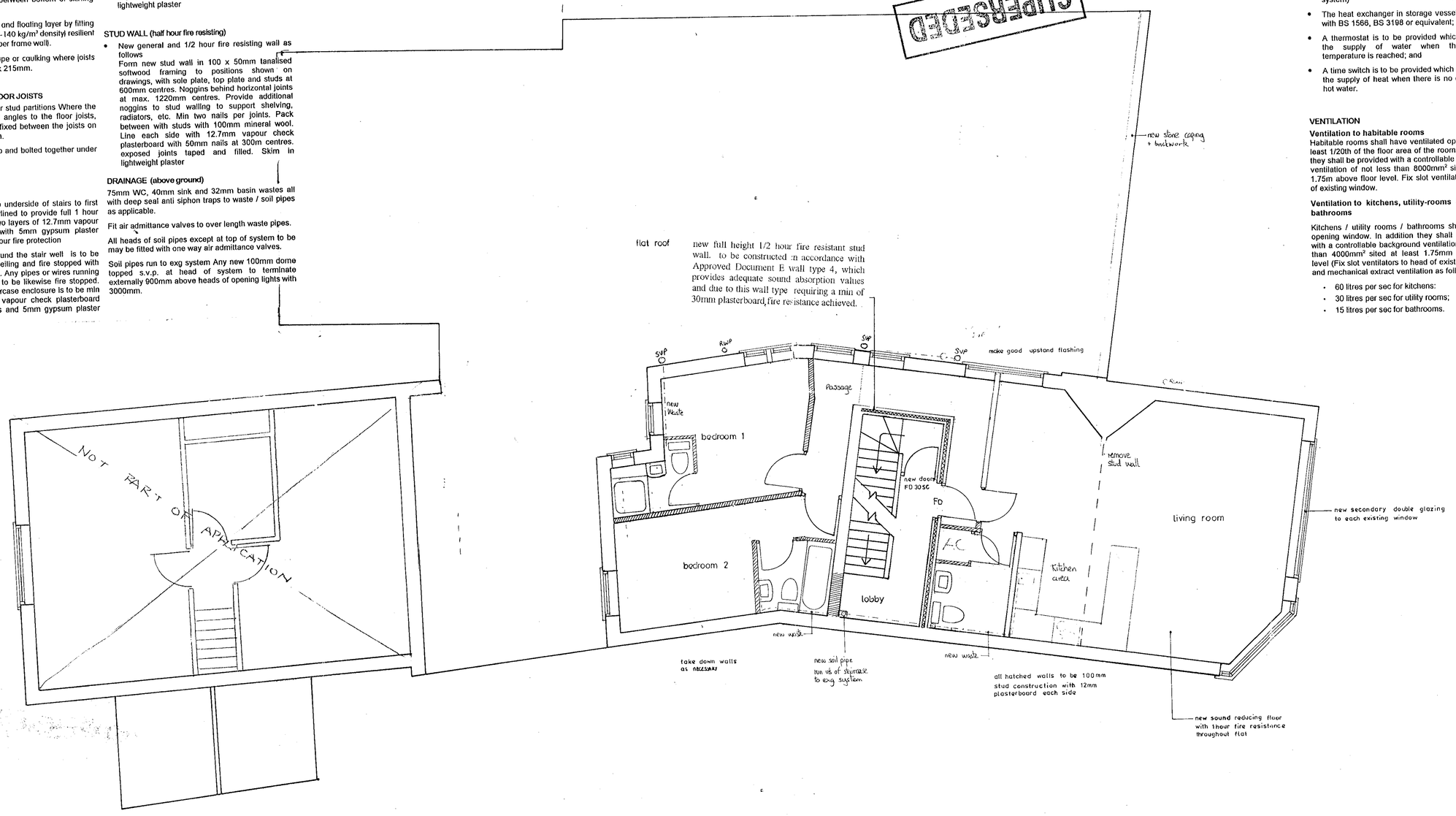
Fit air admittance valves to over length waste pipes.

All heads of soil pipes except at top of system to be may be fitted with one way air admittance valves.

Soil pipes run to exg system Any new 100mm dome topped s.v.p. at head of system to terminate externally 900mm above heads of opening lights with 3000mm.

APPROX OUTLINE OF TV HOUSING DEVELOPMENT

SUPERSEDED



Compartment floor between the first floor and second floor above, to be uprated to at least half hour fire resistance. Achieved using 1 layer of 12.5mm plasterboard, with tapped and staggered joint, skimmed with 5mm of gypsum plaster.

GAS-FIRED HOT WATER CENTRAL HEATING SYSTEM

- Supply all necessary equipment to extend and reorganise steel radiator, central heating and hot water system to provide (external temp at 0°c) working temperature as detailed below

Operating temperatures		
Kitchen	18°c.	
Hall	16°c	
Landing	16°c	
bathroom	21°c	
Living	21°c	
Bedroom	16°c	

- New powered flue combi storage back inlet boiler to each flat
- Thermostatic valves to be fitted to all new radiators (or other equivalent form of sensing device, to control the output from the heating system)
- The heat exchanger in storage vessel to comply with BS 1566, BS 3198 or equivalent;
- A thermostat is to be provided which shuts off the supply of water when the storage temperature is reached; and
- A time switch is to be provided which will shut off the supply of heat when there is no demand for hot water.

VENTILATION

Ventilation to habitable rooms

Habitable rooms shall have ventilated openings of at least 1/20th of the floor area of the room. In addition they shall be provided with a controllable background ventilation of not less than 8000mm² sited at least 1.75m above floor level. Fix slot ventilators to head of existing window.

Ventilation to kitchens, utility-rooms & bathrooms

Kitchens / utility rooms / bathrooms shall have an opening window. In addition they shall be provided with a controllable background ventilation of not less than 4000mm² sited at least 1.75mm above floor level (Fix slot ventilators to head of existing window.) and mechanical extract ventilation as follows:

- 60 litres per sec for kitchens:
- 30 litres per sec for utility rooms;
- 15 litres per sec for bathrooms.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

Mr Sita called

A	Date	Revisions

© Copyright

Client

Job Title

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: Michael Schemilt

job title: Twyford Post Office

drawing title: Proposed first floor: Flat 1

SUPERSEDED

scale 1:50

drawn by AGF MAS RJB

date October 1999

drg no AGF.99.243.3 rev A

594 x 841mm

DRAINAGE (below ground)

Soil pipes run to S.G.S.W. pipes with flexible joints laid at 1:40 in pea shingle connecting to existing inspection chambers.

All new pipes and fitting to be 100mm salt glazed stoneware pipes laid in accordance with the manufacturers instructions to minimum falls of 1:40. Care to be taken to avoid large stones in immediate back filling of trenches.

Gullies: Provide and fix on concrete base all necessary gullies with cast iron gratings. Gullies to be 150 x 150mm stoneware back trap type. Provide and fix pre-cast concrete gully kerbs around.

Inspection Chambers: Construct inspection chamber 600 x 450mm as shown with 225mm brick surround on 150mm concrete base. Bench up channels and render to height of walls. Bed frames in cement mortar and provide and fix medium weight cast iron covers painted in bitumastic paint.

Any Pipes laid within concrete oversite, steel reinforcing mesh laid over in concrete floor. Make good to floor to floor with sand cement screed, steel float finished,

Fix sealable screw down cast iron cover to manholes located with building.

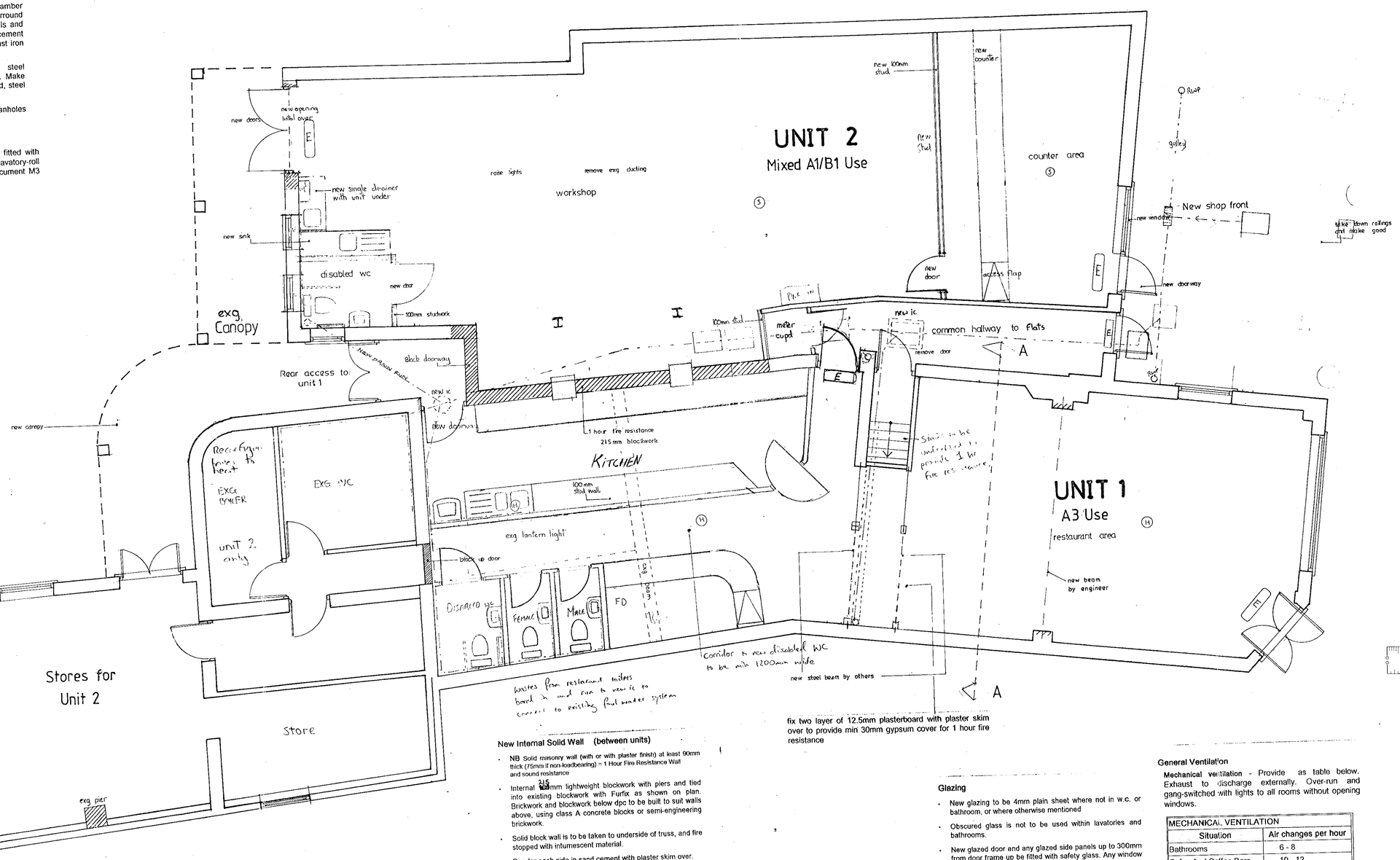
Disabled W.C.

finished dimensions 1500 x 2000mm: To be fitted with wc, basin, support rails, pull rails, mirror, lavatory-roll holder, etc. in accordance with approved document M3 section 4.16 and BS5810:1978.

Shop & Workshop: hot water & central heating system

- reorganise radiators and feeds to existing system as necessary

Compartment floor between the ground floor and first floor above, to be uprated to provide 1 hour fire resistance. Achieved using two layers of 12.5mm plasterboard, with tapped and staggered joints, skimmed with 5mm of gypsum plaster to provide min 30mm cover of gypsum plaster.



Restaurant: hot water & central heating system

- New gas fired powered flue boiler with all necessary cwst and expansion tanks and hwc

Controls

- Thermostatic valves to be fitted to all new radiators (or other equivalent form of sensing device, to control the output from the heating system) (Thermostatic valves or approved other)
- The heat exchanger in storage vessel to comply with BS 1566, BS 3198 or equivalent;
- A thermostat is to be provided which shuts off the supply of water when the storage temperature is reached; and
- A time switch is to be provided which will shut off the supply of heat when there is no demand for hot water.

Plasterwork

To be two coat 13mm gypsum plasterwork with expanded metal lathing.

Lintols

Supply, hoist and fix lintols to new windows and door openings as shown on plan. Catnic galvanised mild steel lintols *or approved equivalent* throughout. Lintols to have min 150mm bearing each end. All steel lintols in external, walls to be insulated with polystyrene foam insulation *to avoid cold bridging*.
NB Floor joist above should not bear onto lintol but be supported on joist hangers built into blockwork.

- CN7 2 course boot lintol cavity construction
- CN8 3 Course boot lintol cavity construction
- CN71 2 course boot lintol solid constr
- CN81 3 Course boot lintol solid constr
- CN102 solid internal walls non load bearing
- CN52 box lintol solid walls load bearing 100 x 75mm dp
- CN5X box lintol solid walls load bearing 100 x 143mm dp
- CN6X box lintol solid walls load bearing 100 x 219mm dp

New Internal Solid Wall (between units)

- NB Solid masonry wall (with or with plaster finish) at least 90mm thick (75mm if non-loadbearing) = 1 Hour Fire Resistance Wall and sound resistance
- Internal 215mm lightweight blockwork with piers and tied into existing blockwork with Furfix as shown on plan. Brickwork and blockwork below dpc to be built to suit walls above, using class A concrete blocks or semi-engineering brickwork.
- Solid block wall is to be taken to underside of truss, and fire stopped with intumescent material.
- Render each side in sand cement with plaster skim over.
- Internal 215mm lightweight blockwork with piers and tied into existing blockwork with Furfix as shown on plan. Brickwork and blockwork below dpc to be built to suit walls above, using class A concrete blocks or semi-engineering brickwork.

Trench Foundation (for wall above)

Trench-fill foundations min 600mm below ground level,

100mm wall to be 300mm thick. N.B. Internal block walls to be 600mm below ground level but in anycase to a suitable load bearing sub-soil. Concrete to be of strength 21N mm² @ 28 days. Blockwork below dpc to be built in cavity or single skin to suit walls above, using class A concrete blocks or semi-engineering brickwork.

Trench-fill foundations min 600mm below ground level,

fix two layer of 12.5mm plasterboard with plaster skim over to provide min 30mm gypsum cover for 1 hour fire resistance

100mm wall to be 415mm thick. N.B. Internal block walls to be 600mm below ground level but in anycase to a suitable load bearing sub-soil. Concrete to be of strength 21N mm² @ 28 days. Blockwork below dpc to be built in cavity or single skin to suit walls above, using class A concrete blocks or semi-engineering brickwork.

Fire Doors

All fire doors to be FD30SC with intumescent seals, 25mm smoke stops and cold smoke brushes: *excepting* Fire Doors - FD30 lockable cupd door as previously described:

Glazing

- New glazing to be 4mm plain sheet where not in w.c. or bathroom, or where otherwise mentioned
- Obscured glass is not to be used within lavatories and bathrooms.
- New glazed door and any glazed side panels up to 300mm from door frame up be fitted with safety glass. Any window glazing less than 800mm from finished floor level to be fitted with safety glazing, which is to be min 6mm annealed safety glass.
- New double glazing as shown on plan

Emergency Escape Doors

All emergency exit doors are to be easily openable, without a key, in the direction of escape. Each door is to be fitted with push-pads.

Fire Door Signs

- Provide sign to each self closing fire door - "Fire Door Keep Shut"
- Provide sign to each cupboard fire door - "Fire Door Keep Locked Shut"
- Supply and fix sign above head of emergency fire exit doors "fire exit push bar to open"

General Ventilation

Mechanical ventilation - Provide as table below. Exhaust to discharge externally. Over-run and gang-switched with lights to all rooms without opening windows.

MECHANICAL VENTILATION	
Situation	Air changes per hour
Bathrooms	6 - 8
Cafes And Coffee Bars	10 - 12
Hotel Bars	6 - 10
Kitchens (Commercial)	15 - 20
Kitchens (Domestic)	10 - 15
Lavatories	10 - 15
Living Rooms	4 - 6

The following table should be taken as a guide only. It is better to estimate on the high side rather than risk poor ventilation. NB Higher figures quoted should be used for smoky conditions.

rapid ventilation New Windows to have opening areas in excess of 5% of habitable room areas.

background ventilation - Provide hit/miss trickle ventilator to each new windows of each room.
Habitable rooms to be 8000mm²
Non-Habitable rooms to be 4000mm²

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

Fire Detection & Warning System
for commercial premises

Extend the maintained fire detection and alarm system to comply with a type L system in accordance with B.S. 5839: Part 1: 1988

- L1 throughout
- L2 high risk areas bedrooms kitchens etc in pubs and hotels
- L3 corridors and escape routes etc

Photo electric Smoke detector or heat detectors as shown on plan.

Remote detector indicator to relevant detectors for cupds, stores.

All areas to be covered by detectors except voids of less than 800mm in height.

Smoke Alarms to be fitted as recommendations B.S. 5588: Part 1: 1990 Appendix D

All external (final exit) fire escape doors on escape rotes marked ' E ' to have push pressure pad mechanism for easy opening.

Fire-Fighting To Commercial Kitchen

- Fire-fighting equipment to be provided by tenant in accordance with B.S. 5306 to commercial kitchen.
  - 1no fire blanket
  - 1no DP extinguisher
- Signage in accordance with Health and Safety (Signs and Signage) Regs 1996

Emergency Lighting for commercial premises

Emergency lighting will be installed in the dining room and bar area in accordance with BS. 5266.

Fire exit signs will be installed in accordance with BS.5499 Illuminated Emergency Exit pictograms to be provided in positions marked ' E ' on the plan.

Emergency Lighting to include all areas of over 60m²

	Date	Revisions
A		

© Copyright

EMERGENCY LIGHTING

E EMERGENCY LIGHT EXIT PICTOGRAM

H HEAT DETECTOR

S SMOKE DETECTOR

PLANNING
PDL
DC
APP
GS
10 JAN 2000
COPIES TO:
CTC
BC

Client

ANDREW FRENCH

PROPOSED

(Market Place Mews, Henley-on-Thames, OXON. telephone & fax (1300 (fax 01491 410129)

Client

Michael Schemilt

job title

Twyford Post Office

drawing title

Proposed Ground floor

scale 1:50

drawn by AGF MAS RJB

date October 1999

drg no AGF.99.243.2 rev 2

594 x 841mm A1

BASED ON RIBA PLAN OF WORK 1999 RIBA ARCHITECTS CAT No 7311

DRAINAGE (below ground)

Soil pipes run to S.G.S.W. pipes with flexible joints laid at 1:40 in pea shingle connecting to existing inspection chambers.

All new pipes and fitting to be 100mm salt glazed stoneware pipes laid in accordance with the manufacturers instructions to minimum falls of 1:40. Care to be taken to avoid large stones in immediate back filling of trenches.

Gullies: Provide and fix on concrete base all necessary gullies with cast iron gratings. Gullies to be 150 x 150mm stoneware back trap type. Provide and fix pre-cast concrete gully kerbs around.

Inspection Chambers: Construct inspection chamber 600 x 450mm as shown with 225mm brick surround on 150mm concrete base. Bench up channels and render to height of walls. Bed frames in cement mortar and provide and fix medium weight cast iron covers painted in bitumastic paint.

Any Pipes laid within concrete oversite, steel reinforcing mesh laid over in concrete floor. Make good to floor to floor with sand cement screed, steel float finished,

Fix sealable screw down cast iron cover to manholes located with building.

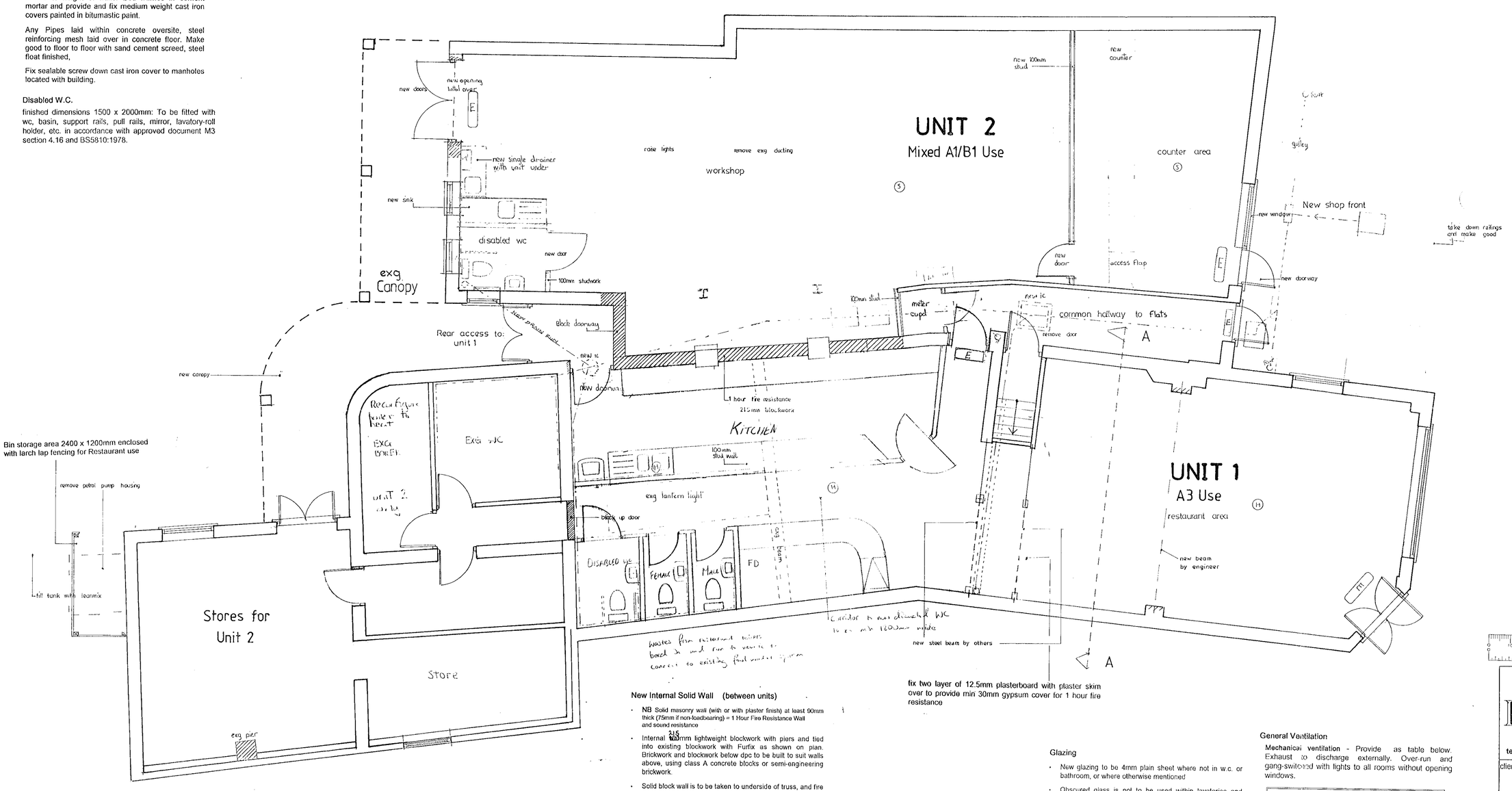
Disabled W.C.

finished dimensions 1500 x 2000mm: To be fitted with wc, basin, support rails, pull rails, mirror, lavatory-roll holder, etc. in accordance with approved document M3 section 4.16 and BS5810:1978.

Shop & Workshop: hot water & central heating system

- reorganise radiators and feeds to existing system as necessary

Compartment floor between the ground floor and first floor above, to be uprated to provide 1 hour fire resistance. Achieved using two layers of 12.5mm plasterboard, with tapped and staggered joints, skimmed with 5mm of gypsum plaster to provide min 30mm cover of gypsum plaster.



Restaurant: hot water & central heating system

- New gas fired powered flue boiler with all necessary cwst and expansion tanks and hws

Controls

- Thermostatic valves to be fitted to all new radiators (or other equivalent form of sensing device, to control the output from the heating system) (Thermostatic valves or approved other)
- The heat exchanger in storage vessel to comply with BS 1566, BS 3198 or equivalent;
- A thermostat is to be provided which shuts off the supply of water when the storage temperature is reached; and
- A time switch is to be provided which will shut off the supply of heat when there is no demand for hot water.

Plasterwork

To be two coat 13mm gypsum plasterwork with expanded metal lathing.

Lintols

Supply, hoist and fix lintols to new windows and door openings as shown on plan. Catnic galvanised mild steel lintols *or approved equivalent* throughout. Lintols to have min 150mm bearing each end. All steel lintols in external, walls to be insulated with polystyrene foam insulation *to avoid cold bridging.*
NB Floor joist above should not bear onto lintol but be supported on joist hangers built into blockwork.

- CN7 2 course boot lintol cavity construction
- CN8 3 Course boot lintol cavity construction
- CN71 2 course boot lintol solid constr
- CN81 3 Course boot lintol solid constr
- CN102 solid internal walls non load bearing
- CN52 box lintol solid walls load bearing 100 x 75mm dp
- CN5X box lintol solid walls load bearing 100 x 143mm dp
- CN6X box lintol solid walls load bearing 100 x 219mm dp

New Internal Solid Wall (between units)

- NB Solid masonry wall (with or with plaster finish) at least 90mm thick (75mm if non-loadbearing) = 1 Hour Fire Resistance Wall and sound resistance
- Internal 215mm lightweight blockwork with piers and tied into existing blockwork with Furfix as shown on plan. Brickwork and blockwork below dpc to be built to suit walls above, using class A concrete blocks or semi-engineering brickwork.
- Solid block wall is to be taken to underside of truss, and fire stopped with intumescent material.
- Render each side in sand cement with plaster skim over.

- Internal 215mm lightweight blockwork with piers and tied into existing blockwork with Furfix as shown on plan. Brickwork and blockwork below dpc to be built to suit walls above, using class A concrete blocks or semi-engineering brickwork.

Trench Foundation (for wall above)

Trench-fill foundations min 600mm below ground level,

100mm wall to be 300mm thick. N.B. Internal block walls to be 600mm below ground level but in anycase to a suitable load bearing sub-soil. Concrete to be of strength 21N mm² @ 28 days. Blockwork below dpc to be built in cavity or single skin to suit walls above, using class A concrete blocks or semi-engineering brickwork.

Trench-fill foundations min 600mm below ground level,

fix two layer of 12.5mm plasterboard with plaster skim over to provide min 30mm gypsum cover for 1 hour fire resistance

100mm wall to be 415mm thick. N.B. Internal block walls to be 600mm below ground level but in anycase to a suitable load bearing sub-soil. Concrete to be of strength 21N mm² @ 28 days. Blockwork below dpc to be built in cavity or single skin to suit walls above, using class A concrete blocks or semi-engineering brickwork.

Fire Doors

All fire doors to be FD30SC with intumescent seals, 25mm smoke stops and cold smoke brushes: *excepting* Fire Doors - FD30 lockable cupd door as previously described;

Glazing

- New glazing to be 4mm plain sheet where not in w.c. or bathroom, or where otherwise mentioned
- Obscured glass is not to be used within lavatories and bathrooms.
- New glazed door and any glazed side panels up to 300mm from door frame up be fitted with safety glass. Any window glazing less than 800mm from finished floor level to be fitted with safety glazing, which is to be min 6mm annealed safety glass.
- New double glazing as shown on plan

Emergency Escape Doors

All emergency exit doors are to be easily openable, without a key, in the direction of escape. Each door is to be fitted with push-pads.

Fire Door Signs

- Provide sign to each self closing fire door - **"Fire Door Keep Shut"**
- Provide sign to each cupboard fire door - **"Fire Door Keep Locked Shut"**
- Supply and fix sign above head of emergency fire exit doors **"fire exit push bar to open"**

General Ventilation

Mechanical ventilation - Provide as table below. Exhaust to discharge externally. Over-run and gang-switched with lights to all rooms without opening windows.

MECHANICAL VENTILATION	
Situation	Air changes per hour
Bathrooms	6 - 8
Cafes Ant. Coffee Bars	10 - 12
Hotel Bars	6 - 10
Kitchens (Commercial)	15 - 20
Kitchens (Domestic)	10 - 15
Lavatories	10 - 15
Living Rooms	4 - 6

The following table should be taken as a guide only. It is better to estimate on the high side rather than risk poor ventilation. NB Higher figures quoted should be used for smoky conditions.

rapid ventilation New Windows to have opening areas in excess of 5% of habitable room areas.

background ventilation - Provide hit/miss trickle ventilator to each new windows of each room.
Habitable rooms to be 8000mm²
Non-Habitable rooms to be 4000mm²

NOTES:

All dimensions must be checked on site and not scaled from this drawing

Fire Detection & Warning System
for commercial premises

Extend the maintained fire detection and alarm system to comply with a type L system in accordance with B.S. 5839: Part 1: 1988

- L1 throughout
- L2 high risk areas bedrooms kitchens etc in pubs and hotels
- L3 corridors and escape routes etc

Photo electric Smoke detector or heat detectors as shown on plan.

Remote detector indicator to relevant detectors for cupds, stores.

All areas to be covered by detectors except voids of less than 800mm in height.

Smoke Alarms to be fitted as recommendations B.S. 5588: Part 1: 1990 Appendix D

All external (final exit) fire escape doors on escape rotes marked 'E' to have push pressure pad mechanism for easy opening.

Fire-Fighting To Commercial Kitchen

- Fire-fighting equipment to be provided by tenant in accordance with B.S. 5306 to commercial kitchen.
  - 1no fire blanket
  - 1no DP extinguisher
- Signage in accordance with Health and Safety (Signs and Signage) Regs 1996

Emergency Lighting **for commercial premises**

Emergency lighting will be installed in the dining room and bar area in accordance with BS. 5266.

Fire exit signs will be installed in accordance with BS.5499 Illuminated Emergency Exit pictograms to be provided in positions marked 'E' on the plan.

Emergency Lighting to include all areas of over 60m²

A		
	Date	Revisions

© Copyright

EMERGENCY LIGHTING

E EMERGENCY LIGHT EXIT PICTOGRAM

H HEAT DETECTOR

S SMOKE DETECTOR

Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client
Michael Schemilt

job title
Twyford Post Office

drawing title
Proposed Ground floor

scale 1:50

drawn by AGF MAS RJB

date October 1999

drg no AGF.99.243.2 rev 2

A PRODUCT OF THE UNO RANGE ARCHITECT CAT No 7511

SOUND PROOFING

Type 3B: Sound Reducing Raft Floor

- take up existing floor
- *Floating Layer:* , min 18mm tongue & groove floorboard joints glued and spot bonded to 19mm plasterboard substrate nailed or screwed to 45 x 45mm timber battens laid over joists.
- *Resilient Strip* 25 mm mineral fibre (density 80-140 kg/m³ between battens and joists
- *Floor base:* joist as detailed elsewhere
- *Absorbent blanket:* 100mm unfaced rock fibre 10 kg/m³ density
- *ceiling under:* as specified elsewhere
- Provide additional support by fixing a timber batten to the wall around the perimeter with a foam strip along the top edge

WALLS - Junction to floating floor (to flat)

- Leave min 3mm gap between bottom of skirting and floating layer.
- Seal gap between wall and floating layer by fitting 25mm mineral fibre (80-140 kg/m³ density) resilient edge strip (glued to timber frame wall).
- Junction sealed with tape or caulking where joists run 90° to wall 19mm x 215mm.

SUSPENDED TIMBER FLOOR JOISTS

- Double up joists under stud partitions Where the partition runs at right angles to the floor joists, solid bridging pieces fixed between the joists on the line of the partition.
- Joist to be doubled up and bolted together under bath legs.

FIREPROOFING

- All exposed soffits to underside of stairs to first floor are to be underlined to provide full 1 hour fire protection with two layers of 12.7mm vapour check plasterboard with 5mm gypsum plaster skim over to give 1 hour fire protection
- Any construction around the stair well is to be taken to underside ceiling and fire stopped with intumescent material. Any pipes or wires running through the wall are to be likewise fire stopped. the ceiling to the staircase enclosure is to be min 2 layer of 12.7mm vapour check plasterboard with staggered joints and 5mm gypsum plaster skim over.

- **Fire Doors** All doors (except final exit and flat front door) off the stairwell are to be FD30SC with intumescent seals, 25mm smoke stops and cold smoke brushes: [N.B. no closer where lockable]
- Fire door signs
  - Provide sign to each self closing fire door - Fire Door - Keep Shut
  - Provide sign to each cupboard fire door - Fire Door - Keep Locked Shut

STUD WALL (one hour fire resisting)

- Construct new studwork around stairwell as follows:
  Framing at least 44mm wide (37mm may be suitable if non-loadbearing) and spaced at not more than 600mm centres. Lined each side with 2 layers of 12.5mm plasterboard, each layer to be separately nailed, with joists staggered and exposed joints taped and filled. Skim in lightweight plaster

STUD WALL (half hour fire resisting)

- New general and 1/2 hour fire resisting wall as follows
  Form new stud wall in 100 x 50mm tanalised softwood framing to positions shown on drawings, with sole plate, top plate and studs at 600mm centres. Noggins behind horizontal joints at max. 1220mm centres. Provide additional noggins to stud walling to support shelving, radiators, etc. Min two nails per joints. Pack between with studs with 100mm mineral wool. Line each side with 12.7mm vapour check plasterboard with 50mm nails at 300m centres. exposed joints taped and filled. Skim in lightweight plaster

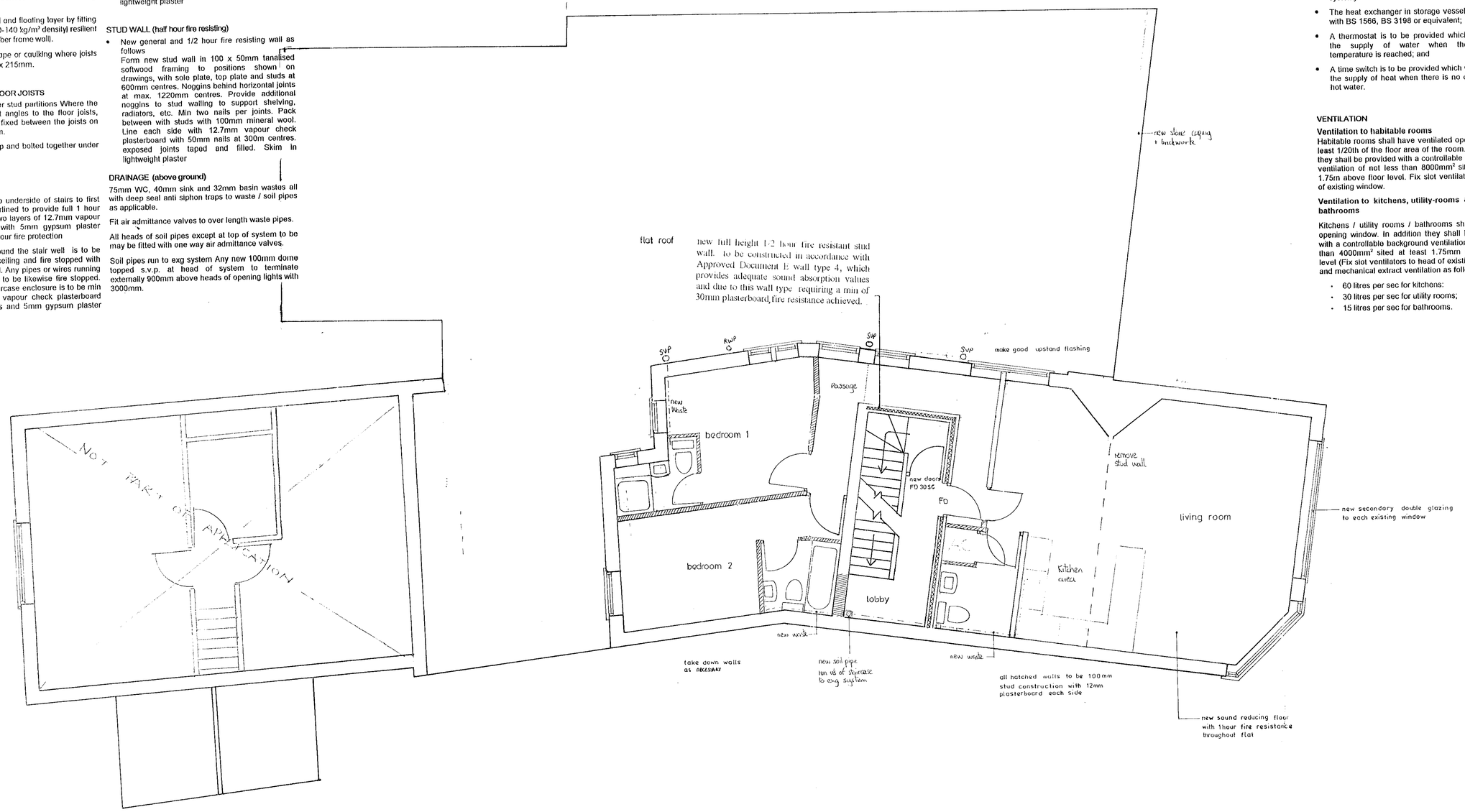
DRAINAGE (above ground)

75mm WC, 40mm sink and 32mm basin wastes all with deep seal anti siphon traps to waste / soil pipes as applicable.

Fit air admittance valves to over length waste pipes.

All heads of soil pipes except at top of system to be may be fitted with one way air admittance valves.

Soil pipes run to exg system Any new 100mm dome topped s.v.p. at head of system to terminate externally 900mm above heads of opening lights with 3000mm.



Compartment floor between the first floor and second floor above, to be uprated to at least half hour fire resistance. Achieved using 1 layer of 12.5mm plasterboard, with tapped and staggered joint, skimmed with 5mm of gypsum plaster.

GAS-FIRED HOT WATER CENTRAL HEATING SYSTEM

- Supply all necessary equipment to extend and reorganise steel radiator, central heating and hot water system to provide (external temp at 0°c) working temperature as detailed below

Operating temperatures		
Kitchen	18°c.	
Hall	16°c	
Landing	16°c	
bathroom	21°c	
Living	21°c	
Bedroom	16°c	

- New powered flue combi storage back inlet boiler to each flat
- Thermostatic valves to be fitted to all new radiators (or other equivalent form of sensing device, to control the output from the heating system)
- The heat exchanger in storage vessel to comply with BS 1566, BS 3198 or equivalent;
- A thermostat is to be provided which shuts off the supply of water when the storage temperature is reached; and
- A time switch is to be provided which will shut off the supply of heat when there is no demand for hot water.

VENTILATION

Ventilation to habitable rooms

Habitable rooms shall have ventilated openings of at least 1/20th of the floor area of the room. In addition they shall be provided with a controllable background ventilation of not less than 8000mm² sited at least 1.75m above floor level. Fix slot ventilators to head of existing window.

Ventilation to kitchens, utility-rooms & bathrooms

Kitchens / utility rooms / bathrooms shall have an opening window. In addition they shall be provided with a controllable background ventilation of not less than 4000mm² sited at least 1.75mm above floor level (Fix slot ventilators to head of existing window.) and mechanical extract ventilation as follows:

- 60 litres per sec for kitchens:
- 30 litres per sec for utility rooms;
- 15 litres per sec for bathrooms.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A	Date	Revisions

© Copyright

Client

Job Title

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: Michael Schemilt

job title: Twyford Post Office

drawing title: Proposed first floor: Flat 1

scale: 1:50

drawn by: AGF MAS RJB

date: October 1999

drg no: AGF.99.243.3 rev

594 x 841mm A1

A PRODUCT OF THE UNO RANGE ARCHITECT CAT No 7911

SOUND PROOFING

Type 3B: Sound Reducing R aft Floor

- take up existing floor
- *Floating Layer:* , min 18mm tongue & groove floorboard joints glued and spot bonded to 19mm plasterboard substrate nailed or screwed to 45 x 45mm timber battens laid over joists.
- *Resilient Strip* 25 mm mineral fibre (density 80-140 kg/m^3 between battens and joists
- *Floor base:* joist as detailed elsewhere
- *Absorbent blanket:* 100mm unfaced rock fibre 10 kg/m^3 density
- *ceiling under:* as specified elsewhere
- Provide additional support by fixing a timber batten to the wall around the perimeter with a foam strip along the top edge

WALLS - Junction to floating floor (to flat)

- Leave min 3mm gap between bottom of skirting and floating layer.
- Seal gap between wall and floating layer by fitting 25mm mineral fibre (80-140 kg/m^3 density) resilient edge strip (glued to timber frame wall).
- Junction sealed with tape or caulking where joists run 90° to wall 19mm x 215mm.

SUSPENDED TIMBER FLOOR JOISTS

- Double up joists under stud partitions Where the partition runs at right angles to the floor joists, solid bridging pieces fixed between the joists on the line of the partition.
- Joist to be doubled up and bolted together under bath legs.

FIREPROOFING

- All exposed soffits to underside of stairs to first floor are to be underlined to provide full 1 hour fire protection with two layers of 12.7mm vapour check plasterboard with 5mm gypsum plaster skim over to give 1 hour fire protection
- Any construction around the stair well is to be taken to underside ceiling and fire stopped with intumescent material. Any pipes or wires running through the wall are to be likewise fire stopped. the ceiling to the staircase enclosure is to be min 2 layer of 12.7mm vapour check plasterboard with staggered joints and 5mm gypsum plaster skim over.
- **Fire Doors** All doors (except final exit and flat front door) off the stairwell are to be FD30SC with intumescent seals, 25mm smoke stops and cold smoke brushes: [N.B. no closer where lockable]
- Fire door signs
  - Provide sign to each self closing fire door - Fire Door - Keep Shut
  - Provide sign to each cupboard fire door - Fire Door - Keep Locked Shut

STUD WALL (one hour fire resisting)

- Construct new studwork around stairwell as follows:
  Framing at least 44mm wide (37mm may be suitable if non-loadbearing) and spaced at not more than 600mm centres. Lined each side with 2 layers of 12.5mm plasterboard, each layer to be separately nailed, with joists staggered and exposed joints taped and filled. Skim in lightweight plaster

STUD WALL (half hour fire resisting)

- New general and 1/2 hour fire resisting wall as follows
  Form new stud wall in 100 x 50mm tanalised softwood framing to positions shown on drawings, with sole plate, top plate and studs at 600mm centres. Noggins behind horizontal joints at max. 1220mm centres. Provide additional noggins to stud walling to support shelving, radiators, etc. Min two nails per joints. Pack between with studs with 100mm mineral wool. Line each side with 12.7mm vapour check plasterboard with 50mm nails at 300m centres. exposed joints taped and filled. Skim in lightweight plaster

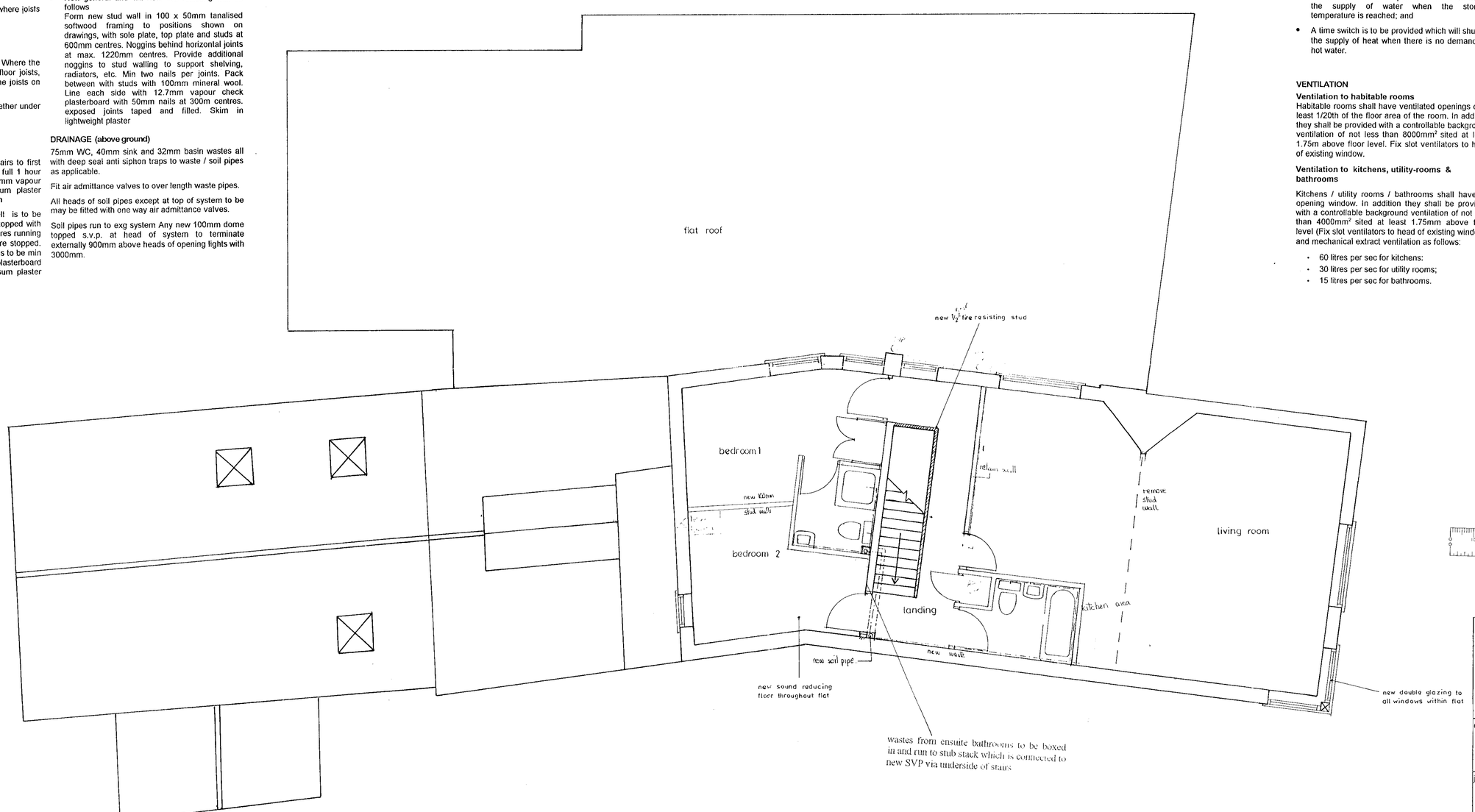
DRAINAGE (above ground)

75mm WC, 40mm sink and 32mm basin wastes all with deep seal anti siphon traps to waste / soil pipes as applicable.

Fit air admittance valves to over length waste pipes.

All heads of soil pipes except at top of system to be may be fitted with one way air admittance valves.

Soil pipes run to exg system Any new 100mm dome topped s.v.p. at head of system to terminate externally 900mm above heads of opening lights with 3000mm.



GAS-FIRED HOT WATER CENTRAL HEATING SYSTEM

- Supply all necessary equipment to extend and reorganise steel radiator, central heating and hot water system to provide (external temp at 0°c) working temperature as detailed below

Operating temperatures		
Kitchen	18°c.	
Hall	16°c	
Landing	16°c	
bathroom	21°c	
Living	21°c	
Bedroom	16°c	

- New powered flue combi storage back inlet boiler to each flat
- Thermostatic valves to be fitted to all new radiators (or other equivalent form of sensing device, to control the output from the heating system)
- The heat exchanger in storage vessel to comply with BS 1566, BS 3198 or equivalent;
- A thermostat is to be provided which shuts off the supply of water when the storage temperature is reached; and
- A time switch is to be provided which will shut off the supply of heat when there is no demand for hot water.

VENTILATION

Ventilation to habitable rooms

Habitable rooms shall have ventilated openings of at least 1/20th of the floor area of the room. In addition they shall be provided with a controllable background ventilation of not less than 8000mm^2 sited at least 1.75m above floor level. Fix slot ventilators to head of existing window.

Ventilation to kitchens, utility-rooms & bathrooms

Kitchens / utility rooms / bathrooms shall have an opening window. In addition they shall be provided with a controllable background ventilation of not less than 4000mm^2 sited at least 1.75mm above floor level (Fix slot ventilators to head of existing window.) and mechanical extract ventilation as follows:

- 60 litres per sec for kitchens:
- 30 litres per sec for utility rooms;
- 15 litres per sec for bathrooms.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

1	14.1.2000	Re arrange bathrooms
A		
	Date	Revisions

© Copyright

Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: Michael Schemilt

job title: Twyford Post Office

drawing title: Proposed Second floor: Flat 2

scale: 1:50

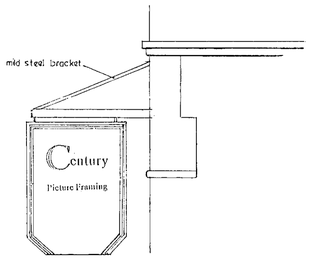
drawn by: AGF MAS RJB

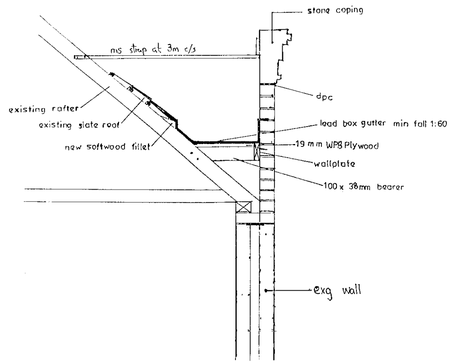
date: October 1999

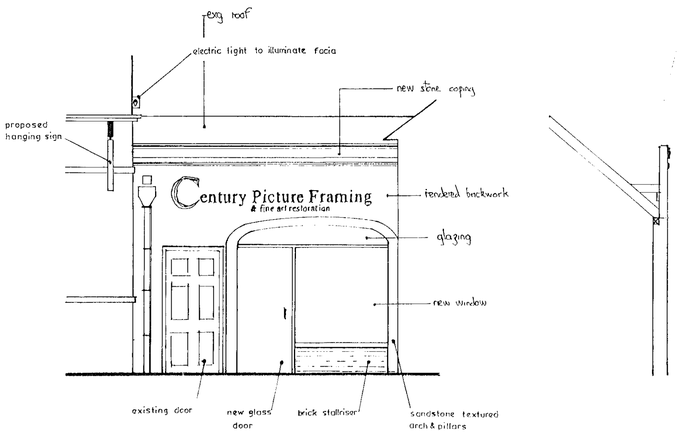
drg no: AGF.99.243.4 rev 1

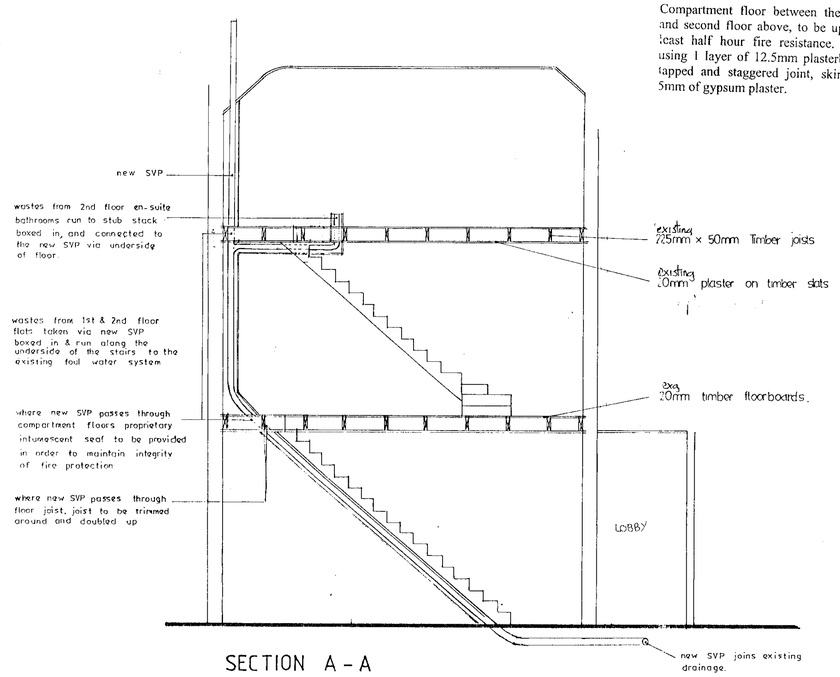
A PRODUCT OF THE UNO HANGE ARCHITECT CAT No 7311

594 x 841mm A1









SECTION A - A

Compartment floor between the ground floor and first floor above, to be uprated to provide 1 hour fire resistance. Achieved using two layers of 12.5mm plasterboard, with tapped and staggered joints, skimmed with 5mm of gypsum plaster to provide min 30mm cover of gypsum plaster.

Compartment floor between the first floor and second floor above, to be uprated to at least half hour fire resistance. Achieved using 1 layer of 12.5mm plasterboard, with tapped and staggered joint, skimmed with 5mm of gypsum plaster.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

	Date	Revisions
1	14.1.2000	Moved end floor joists back.
A		

© Copyright

Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: Michael Schemilt

job title: Twyford Post Office

drawing title: Proposed sections & elevation

scale: 1:50, 100

drawn by: AGF MAS RJB

date: October 1999

drg no: AGF.99.243.5 rev 1

A PRODUCT OF THE UNO RANGE ARCHITECT CAT No 7311

594 x 841mm A1