

CEILING
Existing delapidated suspended ceilings and hangers to be carefully exposed and removed where necessary and soffit cleaned and restored
New ceiling construction to conform with approved Document A11 Part B Table B2 of the Regulations

New suspended ceiling to be 150mm deep O/A
75x50mm grade 16 galvanised timber or aluminium horizontal grid suspended on S/S cable hangers from U/S existing floor structure above 100mm
Rockwool Insulation fixed in depth of grid and either 2 layers of 12.5mm plasterboard fixed to underside using staggered joints taped and skimmed or 1 layer 15mm
Fireline board giving 1 hour fire resistance

MECHANICAL AND ELECTRICAL

All mechanical and electrical work shown is indicative only and it is the responsibility of the relevant sub-contractors to source and install plant in compliance with current Building Regulations and relevant industry standards.

Installing, certification, maintenance manuals and safe operating instructions to be provided by NICEIC approved installer.

Low energy lighting to be used throughout to satisfy Table 4 of Approved Document of Part L of the Building Regulations.

Mechanical ventilation to be provided to all confined rooms with 5 ach discharging to outside.
Light switch operated to WCs with 20 sec. overrun,
Kitchen 60 l/s, Bathrooms 15 l/s minimum mechanical ventilation rates.

EXTERNAL DOORS
Good exterior quality H/W timber or uPVC outward opening panel door with vision panels as shown, fire exit ironmongery and signage to be fitted.

NEW PARTITION WALLS BETWEEN APARTMENTS AND TO CORRIDORS AND STAIRWELLS
250mm O/A wide with 2x 100mm timber or metal studs with min. 50mm clear gap between, 50mm semi-rigid mineral wool batts between studs both sides foil backed, 2x 13mm BG wallboard or 1x 15mm BG Fireline board on 4mm plaster dabs to both faces, all partitions to be full height to U/S of structural soffit above and horizontally to fire compartments, 1 hour fire resisting, acoustic sound reduction to comply with approved document E, table 1a of building regulations performance standards

PLUMBING AND DRAINAGE
All plumbing to comply with CP 5572:1978
Sinks to have 42mm dia. plastic waste pipes with
75mm deep seal bottle traps

BM ARCHITECTURAL DESIGNS
APARTMENT 8
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

CLIENT: CASSEL AND FLETCHER PROPERTY
MANAGEMENT LTD.

SCALE 1:20@A1 DATE: 06/ 2023 DRAWN: BM

DRAWING NO: BM/0623/BAILLIE/ BR8 REV:

