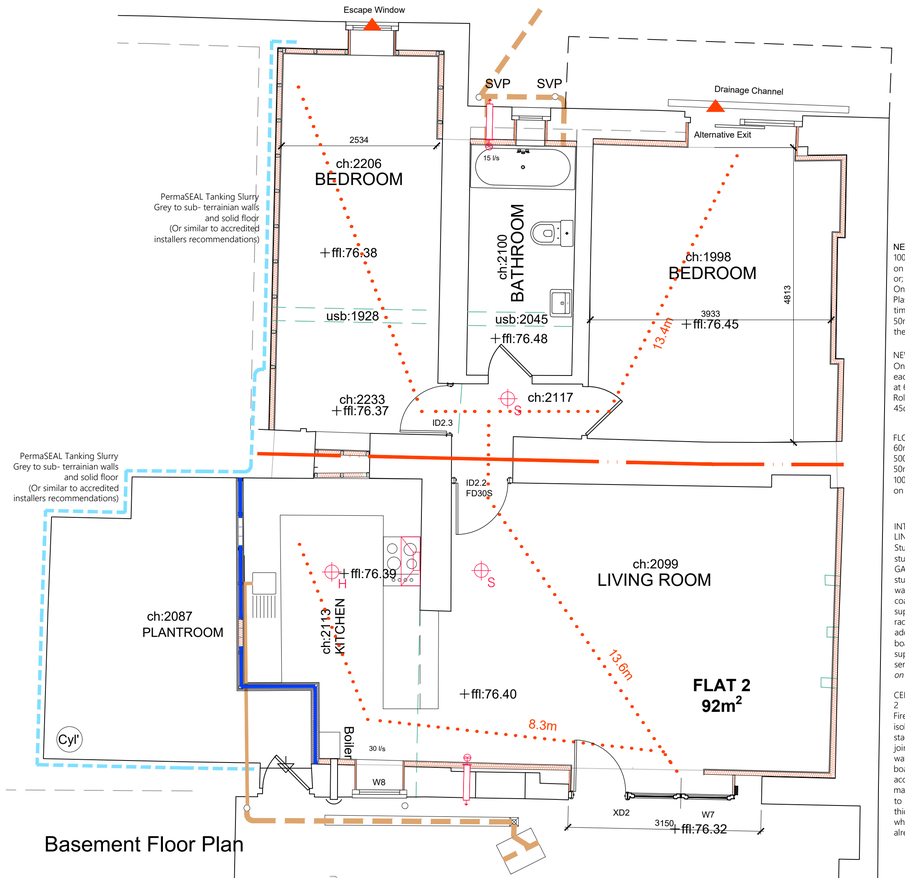
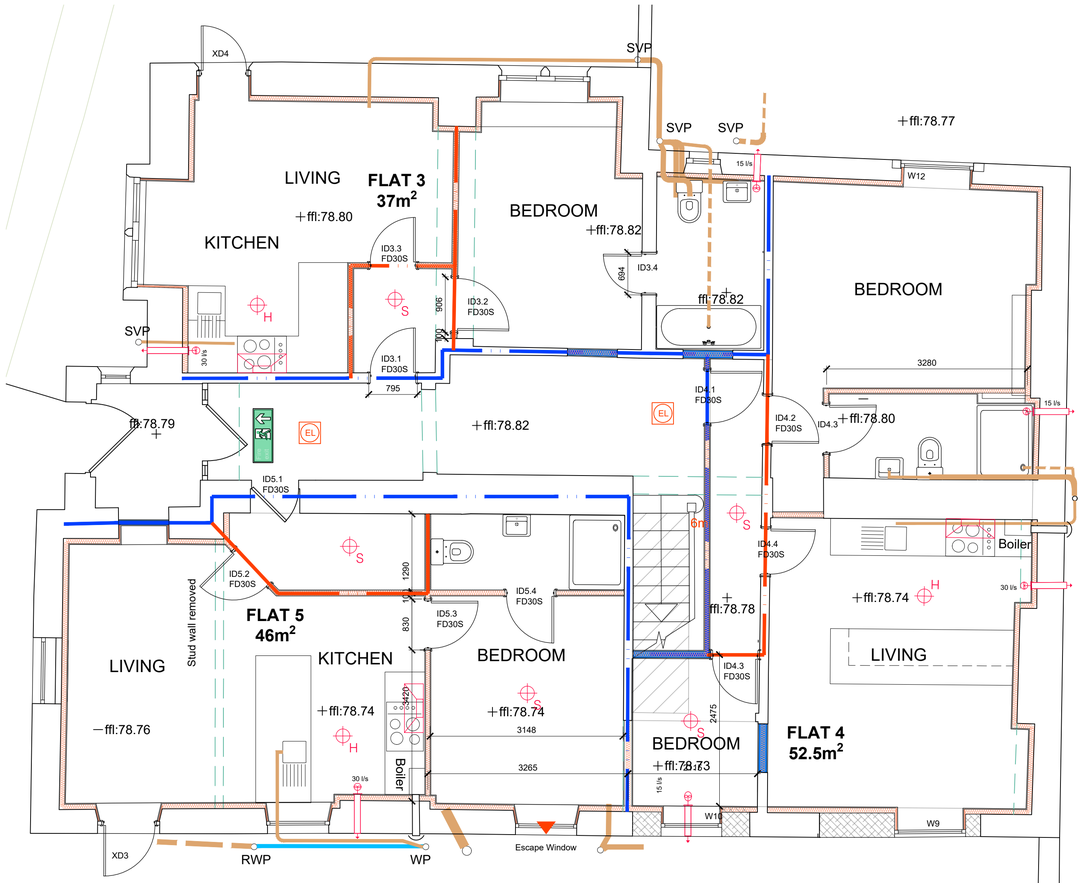
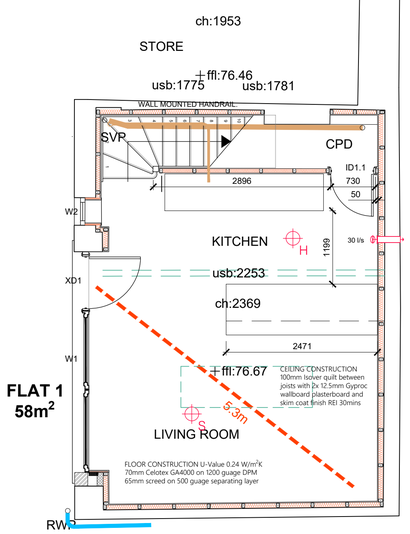


Basement Floor Plan



Ground Floor Plan



INTERNAL THERMAL WALLS LINING U-Value of 0.28W/m²K.
Studwork walls to be 70mm softwood timber stud framework, 60mm Celotex GA4000 rigid insulation between studs. 1 x 12.5mm Gyproc wallboard plasterboard and skim coat finish. Allow noggins for support of service back boxes and radiators where necessary. Allow additional layer 12mm plywood board behind plasterboard for support of heavy fixtures, fittings, services and joinery (*Typically used behind cupboard and worktop runs*).

NEW 60min PARTITIONS
100mm blockwork with plasterboard on dabs with skim coat finish
or,
One layer of 15mm Fireline Plasterboard each side of 70 mm timber Studs at 600mm centres. 50mm Acoustic Roll (APR 1200) in the cavity. 39dB(rw) Air.

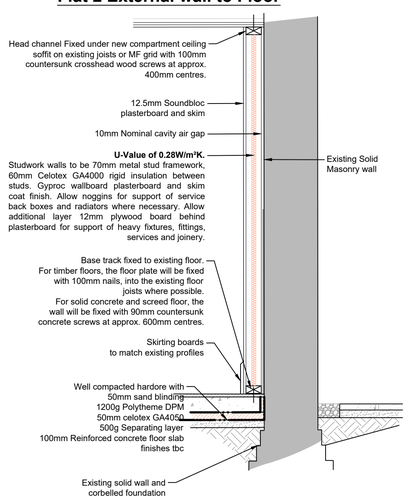
NEW PARTITIONS
One layer of 12.5mm Plasterboard each side of 70 mm timber Studs at 600mm centres. 25mm Acoustic Roll (APR 1200) in the cavity. 45dB(rw) Air.

FLOOR CONSTRUCTION
60mm screed
500 guage separating layer
50mm Celotex GA4000 on
100mm reinforced concrete
on Visqueen RED DPM

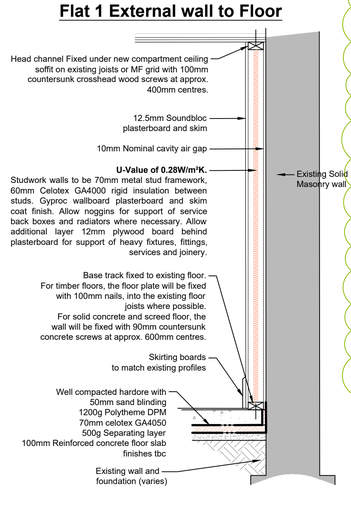
INTERNAL THERMAL WALLS LINING U-Value of 0.28W/m²K.
Studwork walls to be 70mm Metal stud framework, 60mm Celotex GA4000 rigid insulation between studs. 1 x 12.5mm Gyproc wallboard plasterboard and skim coat finish. Allow noggins for support of service back boxes and radiators where necessary. Allow additional layer 12mm plywood board behind plasterboard for support of heavy fixtures, fittings, services and joinery (*Typically used on second floor*).

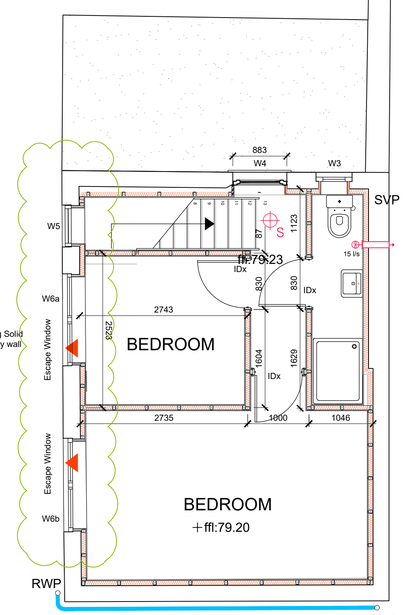
CEILINGS
2 layers of 15mm Gyproc Fireline plasterboard secured to isolated MF ceiling with staggered board joints. All joints to be filled including wall/ceiling joints, and apply board finish plaster in strict accordance with plaster manufacturer's instructions and to a minimum 3mm total thickness. Allow a single layer where insulated plasterboard is already present.

Flat 2 External wall to Floor



Flat 1 External wall to Floor





NOTES AND AMENDMENTS

This drawing is copyright ©. Figured dimensions are to be followed in preference to scaled dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the architect immediately and before proceeding.

REVISIONS

Rev	Description	Drawn	Date
A	Client changes	AJB	16.08.24
B	Window changes	AJB	19.09.24
C	Site changes	AJB	08.10.24
D	Plan Check	AJB	25.10.24
E	Window changes	AJB	05.11.24

Key

- Fire alarm call point
- Smoke detector
- Heat detector
- Emergency Light
- FR 30 Compartment line
- FR 60 Compartment line

ASHWOOD
DESIGN ASSOCIATES LTD
Unit Gb, Clifford Court
Cooper Way
Carlisle
CA3 0JG
t 01228 510616
e admin@ashwooddesign.co.uk
w www.ashwooddesign.co.uk

Purpose:
BUILDING REGULATIONS

Client:
CJP North West

Project:
Rossendale House
Conversion to flats

Title:
Proposed General
Arrangement Plans

Scale:	Sheet Size:	Drawn:	Date:
1/50	A1	AJB	05-24
Project No:	Drawing No:		Revision:
2222	200		E