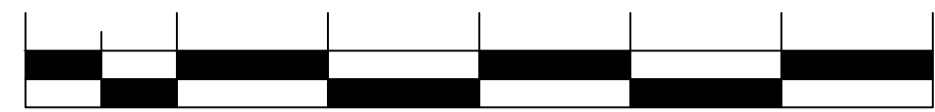


# PROPOSED

1 0.50 1 2 3 4 5m.



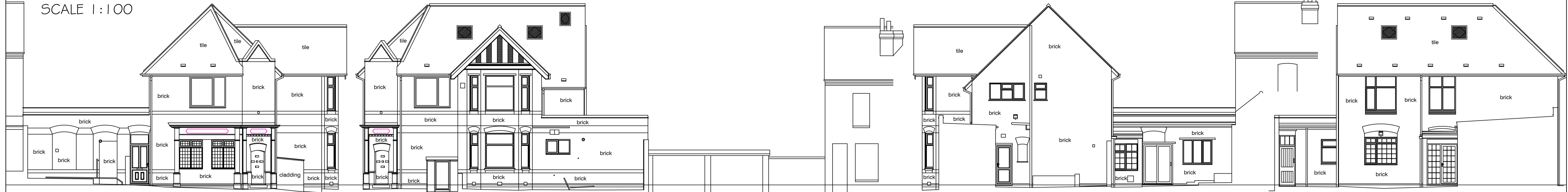
SCALE 1:50

1 0.50 1 2 3 4 5m.



SCALE 1:100

Reference drawings	Legend	Notes
		This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of SH Architectural Services Limited.



ELEVATION 1 - HASTINGS ROAD

ELEVATION 2 - BRIGHTON STREET

ELEVATION 3 - REAR

ELEVATION 4 - SIDE

### PIPE PENETRATIONS

Pipes to be wrapped with 25mm min mineral wool, duct to be constructed with 50 x 50 sw battens finished with 2no layers of 12.5mm Gyproc fireline plasterboard (with each sheet having a minimum mass per unit area of 10kg/m<sup>2</sup>) & 5mm skim. Junction with independent ceiling should be at sealed with tape or mastic. Quelfire or similar FR60 intumescent fire collars to pipework passing through compartment floors.

### SANITATION & WATER EFFICIENCY

- Wholesome water supply to be provided to all kitchen & bathrooms
- The potential wholesome water usage to new dwellings is not to exceed 125ltrs / person / day or as specified by the planning authority. Calculations to support this to be deposited within 5 days of completion of the works.
- Heated wholesome hot water to be provided to all kitchens, cloak rooms and bathrooms.
- The hot water supply to any bath is to be regulated so as not to exceed 48 degrees C

### INTERNAL STUDDING

Stud partitions to be constructed in either of the two following methods, as stated in Approved Document E

#### Internal Wall Type A

2No layers of 12.5mm Gyproc wall board TEN (with each sheet having a minimum mass per unit area of 10kg/m<sup>2</sup>) fixed each side of studs at 150mm crs with 40mm 2.65 galv nails to 100x50 sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards. All joints to be well sealed. 100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.

#### Internal wall type B

1No layers of 12.5mm Gyproc wall board TEN (with a minimum mass per unit area of 10kg/m<sup>2</sup>) fixed each side of studs at 150mm crs with 40mm 2.65 galv nails to 100x50 sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards. With an absorbent layer of Iso wool Acoustic Partition roll (with minimum thickness of 25mm, density of 10kg/m<sup>3</sup>) which may be wire reinforced, suspended with the wall cavity. All joints to be well sealed. 100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.

Studs walls to be skimmed with 5mm Thistle board finish.

Gyproc Moisture Resistant board to be used in bathroom areas.

Fill all gaps around internal walls to avoid air paths between rooms.

### PLUMBING

50mm upvc wastes to all sinks, wash hand basins, to discharge via 75mm deep seal anti-vac traps to BS 3943 into soil vent pipe or air attaining value as indicated. No branch to discharge into stack lower than 450mm above invert of fall of the bend at the base of the stack with 200mm bend at base.

Access plate to be provided at the base of each stack immediately above ffl min 200mm bend at the base.

Encase the soil vent pipes or air attaining valves with 2no layers of 12.5mm plasterboard + 5mm skim on sw framework & vent duct with 100x75 plastic vents at high & low levels.

builder to investigate on site location of existing SVP and adjust / adapt to suit drainage from new en suite and extend SVP as required

### Electrical Installation

All new cable runs to be concealed, no surface wiring is to be used. Switches, sockets and other electrical equipment controls are to be positioned at a height usable by all i.e between a height of 450mm & 1200mm above finished floor level in accordance with Approved Document M. All work to comply with the latest edition of the IEE Code and IET Wiring Regulations in BS 7671:2018. Contractor to allow for extending existing circuits as necessary.

Energy efficient bulbs & fittings to be provided in areas indicated thus (E) one number light fitting installed which will only take lamps having a luminous efficiency greater than 40 lumens per circuit-watt. Any new external mounted light fitting are to be fitted Energy efficient lamps. Either a lamp not exceeding 150watts per fitting with automatic switch off when there is insufficient light and ant night when light is not required or a light fitting with a socket that can only be used with bulbs having an efficiency greater than 40 lumens per circuit watt.

All electrical works to be carried out to meet the requirement of Part P of the Building Regulations by a person competent to do so. Prior to completion the Building Control Body are to be provided with a copy of either:- An electrical installation certificate issued under a competent person scheme or An electrical installation certificates as defined in BS 7671 signed by a person competent to do so.

### RENTAL PROPERTIES

If the property is to be used for rental purposes the smoke and carbon monoxide detectors are to be installed as per the The Smoke and Carbon Monoxide Alarm, (England) regulations 2015. Please be advised that these drawings have been produced for the purpose of planning and building regulation approval only. If you intend to rent out the property, it is your responsibility to seek any further approvals that may be required from your Local Authority under The Housing Act.

### PART Q Security

All door and window locks to meet the design requirements of PAS 24 2012

### HOT WATER & HEATING SYSTEMS

Hot water & heating system to be sealed gas fired condensing combi boiler with automatic ignition with balanced flue - outlet to terminate externally through the external wall 300mm from any opening light. System to be designed & installed by a Capita Gas Safe Registered Heating Engineer/Contractor. All radiators are to be the convector type with thermostatic valves. New Boilers to have a SEDBUK rating of 88.

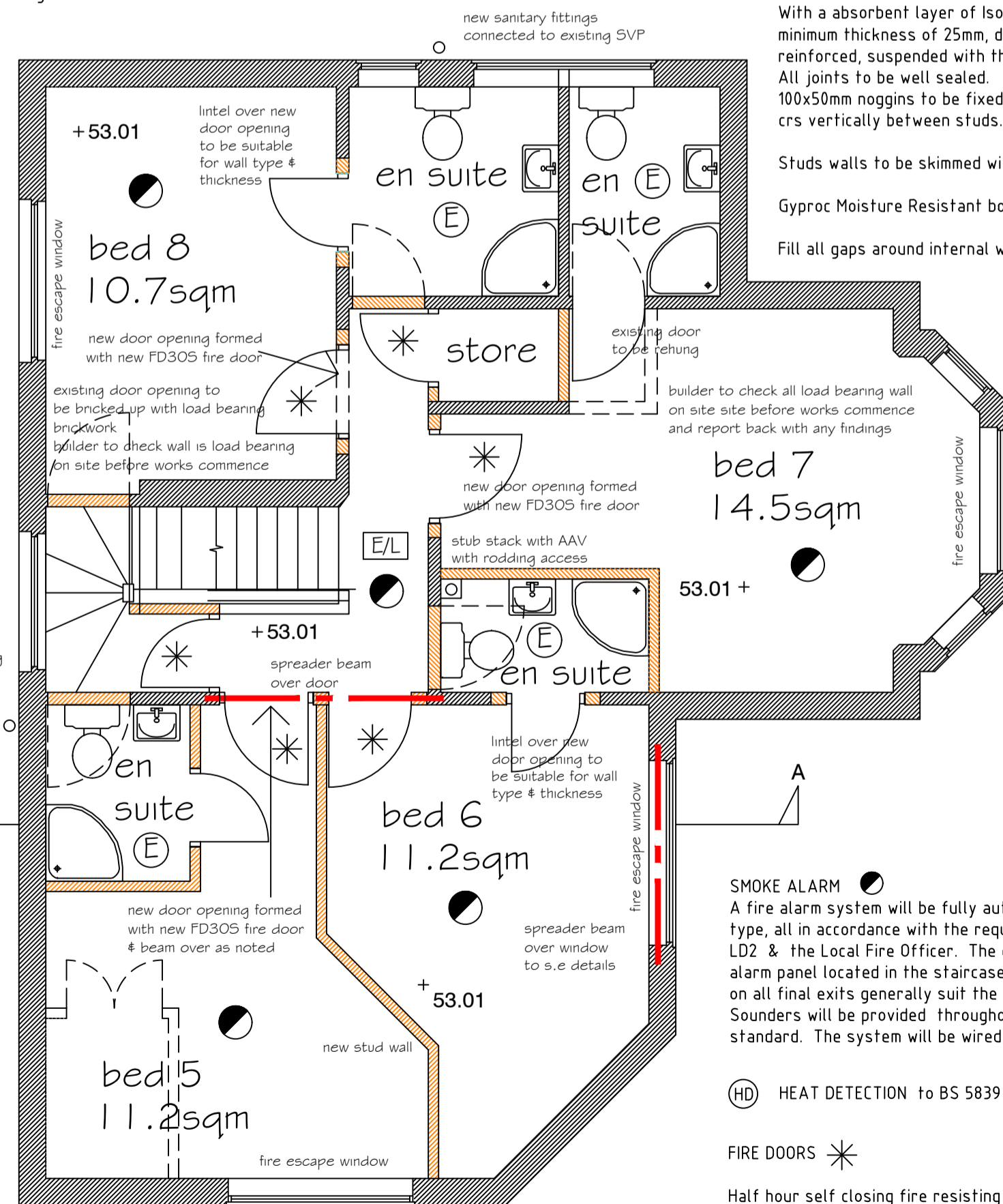
Rating & capacity of existing boiler to be checked for adequacy to ensure enough spare output to be capable of servicing new extension.

### COMBUSTION AIR

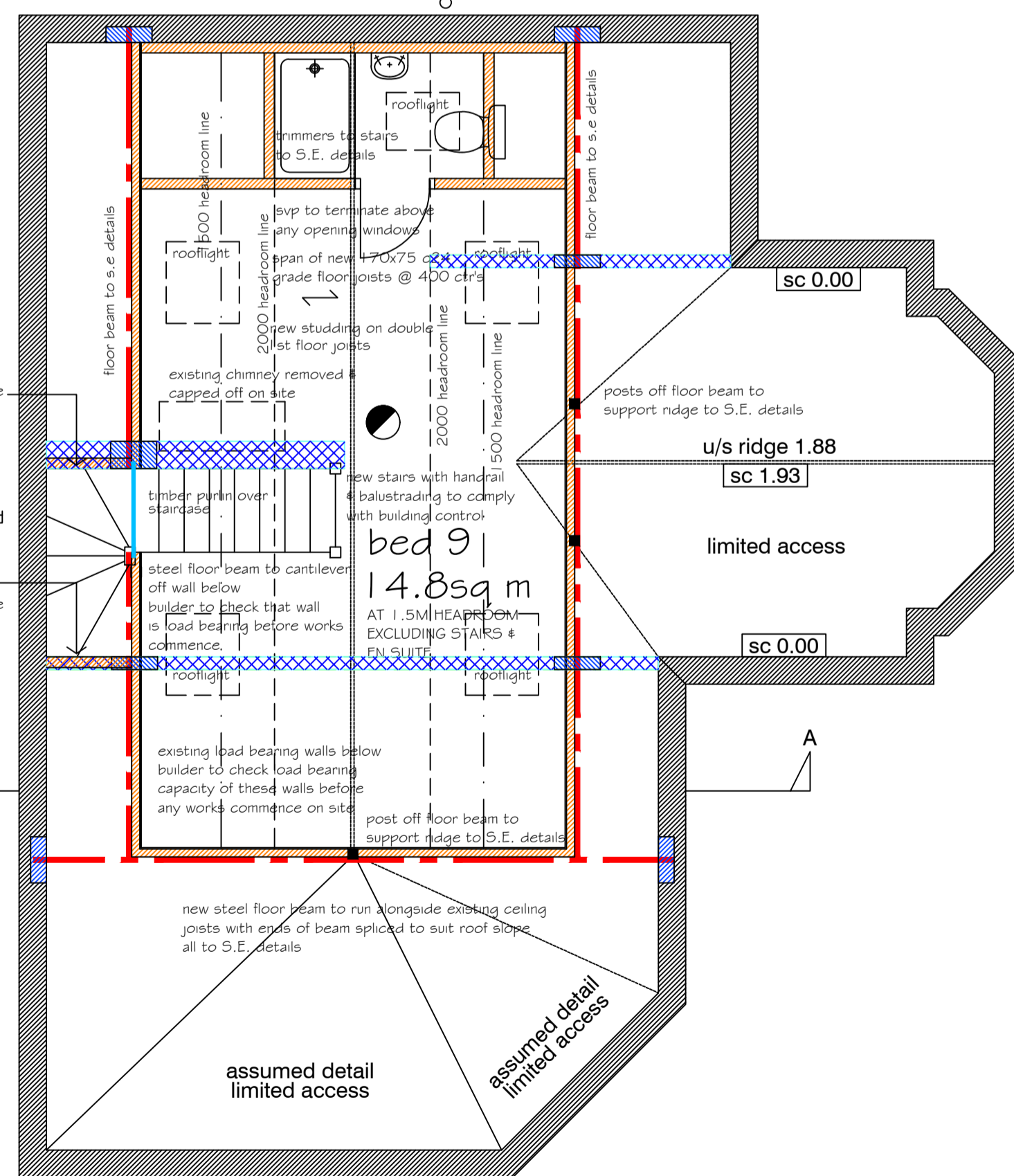
215 x 215 Air brick at 150mm above skirting board, providing combustion air equal to at least 50% of appliance throat opening area.

### COMMISSIONING

Upon completion of the works the builder is required to issue to the Building Inspector a notice confirming that the fixed building services have been commissioned in accordance with a procedure approved by the Secretary of state. A set of operating and maintenance instruction should be left for the occupier.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TIE POINT 1

### SMOKE ALARM

A fire alarm system will be fully automatic & fully addressable analogue type, all in accordance with the requirements of BS5839 part 6 Category LD2 & the Local Fire Officer. The equipment will incorporate a main fire alarm panel located in the staircase area, break glass manual contacts on all final exits generally suit the Client's requirements. Sounders will be provided throughout the offices to accord with the standard. The system will be wired in red fireret or equal cable.

(HD) HEAT DETECTION to BS 5839 pt1 2013

### FIRE DOORS

Half hour self closing fire resisting doors with intumescent strips and smoke seals to BS 476 part 22.

(EL) EMERGENCY LIGHT (non maintained)

### NOTES:

ROOF TILES & EXTERNAL JOINERY ALL TO BE SIMILAR TO EXISTING

Details of adjacent properties are approximate only

All site dimensions taken from ordnance survey layout & subject to site conditions & standard BS building tolerances

All levels are given from ground levels directly adjacent to the perimeter of the building and do not take into account any differences in ground levels

REV B: GENERAL UPDATES 15.7.19

REV A: GENERAL UPDATES 26.6.19

Chartered Institute of Architectural Technologists		the qualifying body in Architectural Technology since 1965	
Revision	Description	Drawn	Checked
Project	PROPOSED LOFT CONVERSION TO FORM 9no BED HMO	Client	Wise Owl Property Solutions Limited 58 BRIGHTON STREET COVENTRY
Drawn	SWH	Date	june 2019
Scale	1:100, 1:50	(when plotted at A1 format)	
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