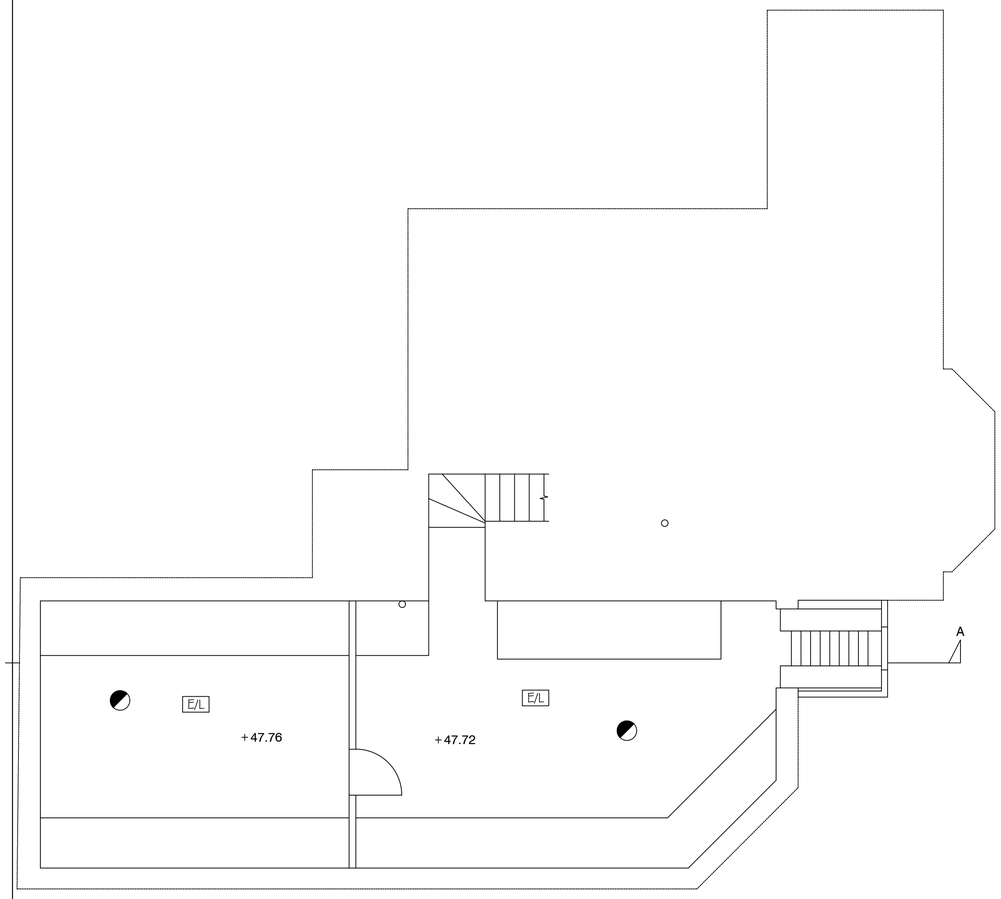
PROPOSED

1 0.50 1 2 3 4 5m.

SCALE 1:50



BASEMENT FLOOR PLAN

ROOM VENTILATION

Lounge,dining,kitchen,utility,bathroom & bedrooms to be vented via 225x225mm air bricks to give permanent background ventilation or via trickle vents in window heads or via patent vents fixed in glazing head to give ventilation of 5000mm2.

Where extension affect habitable rooms the these rooms are to have ventilation area not less than one twentieth of the floor area

WC'S,BATHROOM,SHOWER ROOM & EN-SUITE

Bathrooms to be vented using Silvent Mayfair extractor fan or similar.
Fan to be switched on + off via light switch with min over run of 15mins to provide 3no air changes per hour - min capacity 15 litres per second 54 cu m/hour. Fan ducted to external air via 100mm upvc duct. Internal rooms to have a min 10mm gap to bottom of door.

HEATING
Existing gas fired central heating/hot water system radiators extended - existing controls to be reused.

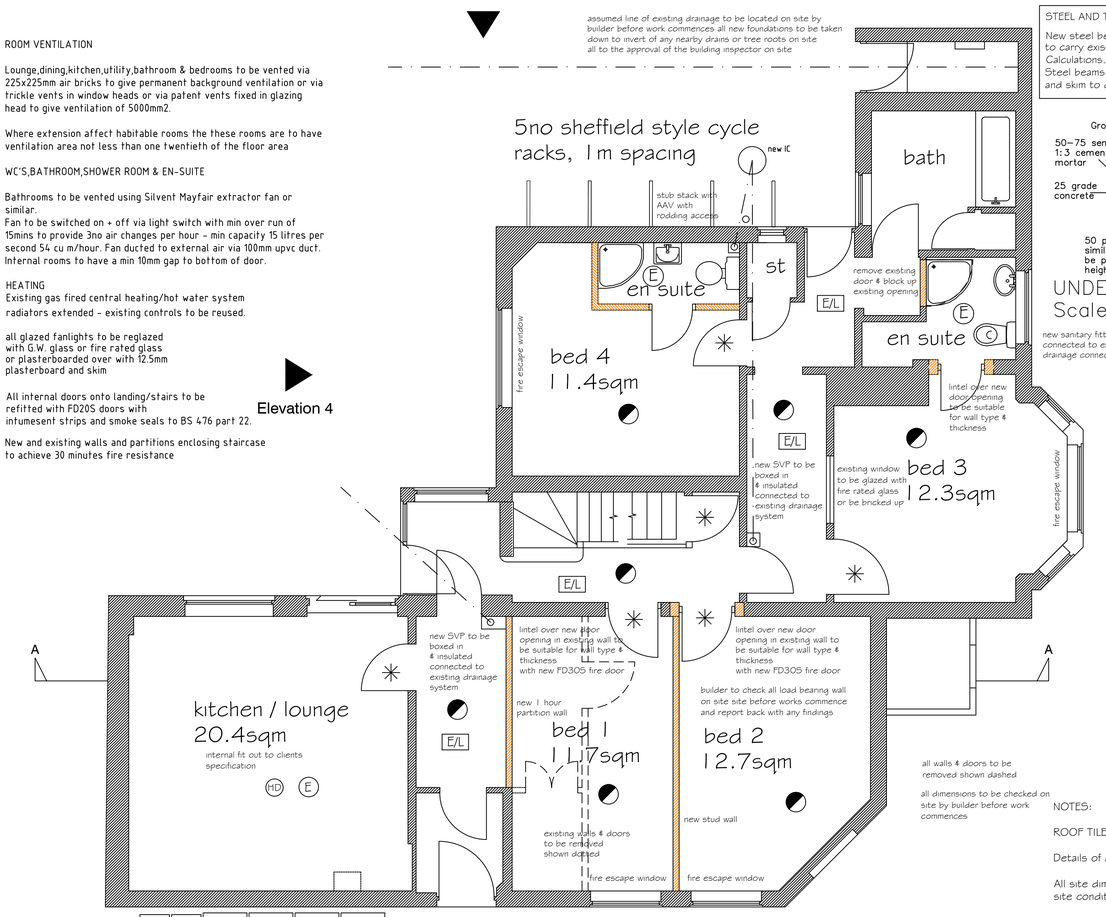
all glazed fanlights to be reglazed with G.W. glass or fire rated glass or plasterboarded over with 12.5mm plasterboard and skim

All internal doors onto landing/stairs to be refitted with FD20S doors with intumesent strips and smoke seals to BS 476 part 22.

New and existing walls and partitions enclosing staircase to achieve 30 minutes fire resistance

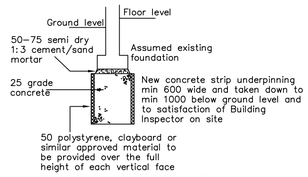
Elevation 4

Elevation 3



STEEL AND TIMBER BEAMS

New steel beams inserted together with padstones etc to to carry existing /new construction all to Structural Calculations.
Steel beams cased with 2no layers of 12.5mm plasterboard and skim to give 30mins fire resistance



UNDERPINNING DETAIL
Scale 1:50

new sanitary fittings connected to existing drainage connection

FIRE ESCAPE WINDOW
Escape windows to have an unobstructed openable area that is at least 0.33sq m min 750mmhigh x 450mm wide. The bottom of the openable area should not be not more than 1000mm above finished floor level.
Required for all first floor habitable room windows at first floor level and above.

Elevation 2

SAFETY GLAZING - External doors.

Glazing to all doors and panels within 300mm horizontally below 1500mm above ffl to be either laminated glass or toughened glass complying with BS 6206 1981 & EN 12600 .
Any glass lower than 800mm above FFL at to be toughened.

all walls & doors to be removed shown dashed

all dimensions to be checked on site by builder before work commences

140L BIN | 140L BIN | 240L BIN | 240L BIN | 240L BIN | 240L BIN

bins

Elevation 1

GROUND FLOOR PLAN

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

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.
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Revision	Description	Drawn	Date	Checked
	Revisions			

Project
PROPOSED LOFT CONVERSION
TO FORM 9no BED HMO

Client
Wise Owl Property Solutions Limited
58 BRIGHTON STREET
COVENTRY

Drawn	Date
SWH	june 2019

Scale
1:50 (when plotted at A1 format)

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