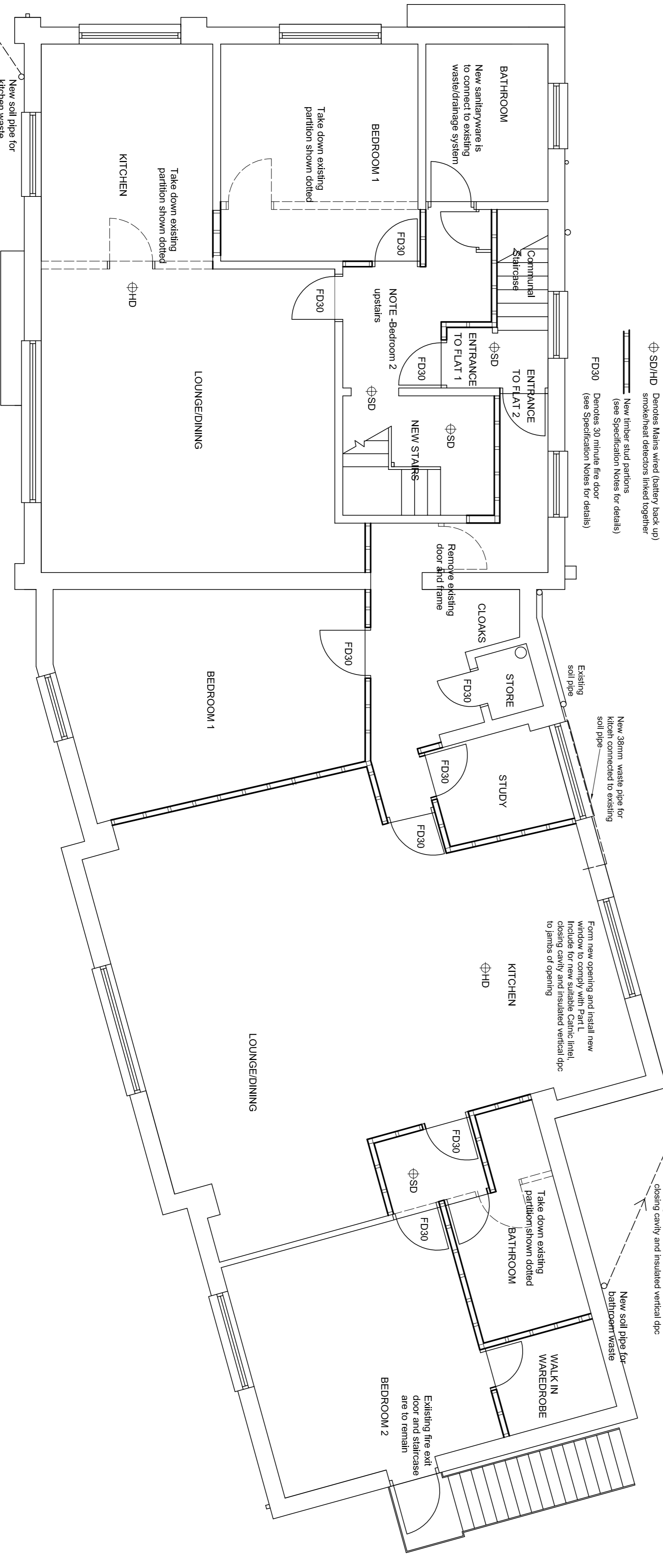


PROPOSED ROOF SPACE (2ND FLOOR) PLAN



PROPOSED FIRST FLOOR PLAN

NOTE - The ground floor Veterinary Practice is to remain as existing.

SPECIFICATION NOTES

INTERNAL WALLS

To consist of 75 x 50mm timber studs with 75mm mineral wool between (min. density 10kg per cubic metre) insulation between, 900mm vertical noggin, 12mm plasterboard and skim finish to both sides.

Note - Internal walls on second floor between roof void and bedroom are to have 100mm Kingspan Thermalwall insulation or similar in lieu of mineral wool.

FIRST and SECOND FLOORS

Remove existing floor boards and replace with 19mm flooring grade chipboard on to existing joists. Ensure all gaps are sealed with sealant. Lay a minimum 100mm mineral wool insulation between floor joists (minimum density 10kg per cubic metre).

All to comply with Building Regulations Part E Section 4.

Note the ceiling to the ground floor is two layers of plasterboard existing, and has an independent suspended ceiling system.

CEILING

Generally to be 12.5mm plasterboard and 3mm skim to underside.

EXISTING PITCHED ROOF (SECOND FLOOR)

20mm Kingspan Kooltherm K7 insulation between rafters. Multiple insulation to underside minimum 50mm clear air gap between top of insulation and underside of existing existing fall/roof tiles.

Provide proprietary rafter trays to ensure insulation does not obstruct the air flow. Double up existing rafters around new rooflight apertures.

VENTILATION TO PITCHED ROOF

Ensure a minimum 100mm ventilation gap to eaves and the equivalent of 50mm continuous ventilation gap (the vents) at ridge level.

All open ventilation to receive proprietary anti vermin mesh.

NEW STAIRCASE

Part K of the Building Regulations. Pitch is not to exceed 42 degrees. All gables and doors to be uniform. Provide a minimum 2m clear headroom above the new staircase (measured from the pitch line of the stairs).

Balustrades and handrails are to be a minimum 900mm high above pitch line and spindles spaced with a maximum 99mm gap between.

Accurate site dimensions are to be taken prior to manufacture of new staircase. Firm around new staircase to second floor with 200 floor joists bolted together. Staircase is to be encased to give a minimum 30 minutes fire resistance.

BELOW GROUND DRAINAGE

New drains to be 100mm diameter flexible plastic laid to a minimum gradient of 1 in 40. Any existing drains under or in close proximity to the new building are to be replaced if consisting of material other than flexible plastic or flexible jointed pipes. Where drains pass through walls form opening with Spigrite concrete linings or similar bearing a minimum 50mm air gap around drainage pipe. Provide cement flow collars to both sides of openings.

New inspection chambers to be 750 x 400mm internally, constructed from 225mm Class B engineering bricks built of 150mm thick concrete slab. Single seal mild steel galvanised cover.

ABOVE GROUND DRAINAGE

Wastes to which to be 32mm diameter, showers, sinks and baths to be 38mm diameter. All to be fitted with 75mm deep seal traps.

Gutters - 100mm PVCU half round

Rainwater pipes - 65mm diameter PVCU

Soil and vent pipes - 100mm PVCU

VENTILATION

Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room, 4000 sq mm to kitchens, Sanitary and Utilities.

Provide mechanical extract ducted to the outside air to the following-
Kitchens- 60 litres/sec, Utility Room- 30 litres per second
Bathrooms (with or without wet-15 litres/sec
Sanitary Accommodation- 6 litres/sec.

ELECTRICAL

All electrical work is to meet the requirements of Part P of the Building Regulations and to be designed, installed and tested by a person competent to do so.

Any new steelwork is to be encased in 12mm firelime plasterboard and skim to give a minimum 30 minutes fire protection.

Any glazing to windows under a height of 900mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass.

All glazing to be double glazed units with a minimum 16mm air gap with low E coating to achieve a minimum U value of 1.8.

All new fire doors (rated FD30 on the plan) are to be self closing 30 minute fire resistant with intumescent strips and cold smoke seals.

GENERAL NOTES

All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice.

This design is dependent on the structural integrity of the existing building. If there is any doubt regarding the structural integrity of any part of the existing building it is advised that the client seeks the advice of a Structural Engineer.

Prior to any excavation it is the builder's responsibility to ascertain the positions of any underground services pipes or cables in the vicinity. Care to be taken during all excavations.

THIS DRAWING IS FOR PLANNING APPROVAL ONLY

Revision	Date	Amendment/Detail

Project
**186a VICTORIA RD WEST
PROPOSED CONVERSION TO 2NO
APARTMENTS**

Drawing Title
PROPOSED FLOOR PLANS

Scale	1:50	Drawn/Checked	NOV 20	Date	
Drawing No.		Revision			