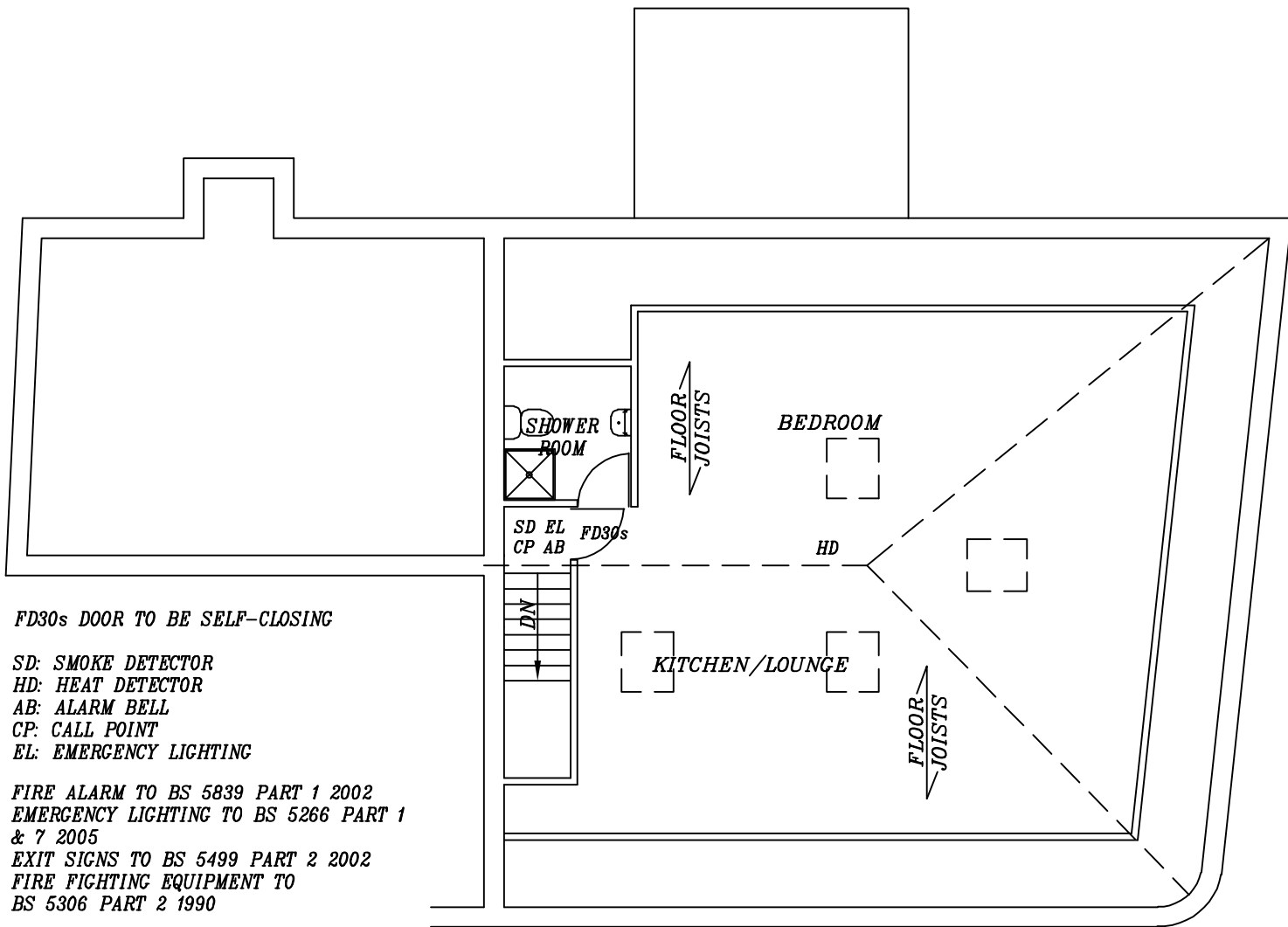




FD30s DOOR TO BE SELF-CLOSING

SD: SMOKE DETECTOR
HD: HEAT DETECTOR
AB: ALARM BELL
CP: CALL POINT
EL: EMERGENCY LIGHTING

FIRE ALARM TO BS 5839 PART 1 2002
EMERGENCY LIGHTING TO BS 5266 PART 1
& 7 2005
EXIT SIGNS TO BS 5499 PART 2 2002
FIRE FIGHTING EQUIPMENT TO
BS 5306 PART 2 1990

4No. 780x980mm ROOF WINDOWS
RAFTERS TO TRIM OUT/DOUBLE UP

75mm KINGSPAN B/W RAFTERS, 50mm
KINGSPAN BELOW RAFTERS WITH AIR GAP
TO SLOPING CEILING
U-VALUE: 0.18W/m²K.

PROPOSED SECOND FLOOR PLAN

1. CEILINGS:

150x50mm SC3 CEILING JOISTS @400mm c/c. 12.5mm PLASTERBOARD WITH SKIM.

2. PARTITIONS:

ALL PARTITIONS 100x50mm FRAMING @400mm c/c. 12.5mm KNAUF PLASTERBOARD WITH SKIM ON BOTH SIDES. WHERE PARTITIONS DIRECTLY ABOVE JOISTS, 2No. JOISTS BOLTED TOGETHER & FIXED DIRECTLY UNDER PARTITION LINE. 100mm CROWN WOOL INSULATION TO PARTITIONS.

3. WINDOWS/VENTILATION:

DOUBLE GLAZED UPVC ARGON FILLED WINDOWS & DOORS PROVIDE VENTILATION NOT LESS THAN 1/20th FLOOR AREA & INCLUDE 10000mm² TRICKLE VENTS. GLAZING TO BE LOW E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED. U-VALUE: 1.6W/m²K.
EXTRACTOR FAN TO KITCHEN: 60l/sec.
EXTRACTOR FAN TO UTILITY: 30l/sec.
EXTRACTOR FAN TO BATHROOM: 15l/sec.

4. PLUMBING:

WC: 100mm PVC SOIL PIPE.
WHB: 32mm DEEP SEAL PVC TRAP-WASTE TO BACK INLET GULLEY OR SOIL STACK.
BATH/SINK: 40mm DEEP SEAL PVC-WASTE TO BACK INLET GULLEY OR SOIL STACK.

5. EXTERNAL DRAINAGE:

S&VP TO CONNECT TO EXISTING DRAINS VIA NEW IC. ANY DRAINS PASSING UNDER NEW FLOOR TO BE ENCASED WITH 150mm CONCRETE. ANY DRAINS PASSING THROUGH WALLS TO HAVE 150mm RC LINTELS OVER WITH NO JOINT WITHIN WALL THICKNESS. ALL NEW UNDERGROUND DRAINAGE TO BE RUN IN 100mm PVC PIPING.
MIN. FALL TO FOUL: 1:40.
MIN FALL TO SURFACE WATER: 1:60.
RAIN WATER GUTTERS 100mm PVC SECURED TO 200x19mm TIMBER FASCIA & CONNECTED TO 75mm RAIN WATER PIPES TO BACK INLET GULLEYS.

6. ELECTRICS:

ALL ELECTRICAL WORK TO PART P (BS 7671) & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY QUALIFIED ENGINEER.

11.2. SMOKE DETECTORS:

SMOKE DETECTORS TO ALL LEVELS TO BE MAINS WIRED & INTERLINKED WITH BATTERY BACK UP.

11.3. LIGHTING:

ALL NEW LIGHT FITTINGS TO HAVE LUMINOUS EFFICIENCY MIN 40 LUMENS/CIRCUIT-WATT.

11.4. HEATING:

COMBI BOILER TO HAVE MIN. 89.5% SEDBUK VALUE WITH MECHANICAL/ELECTRIC PROGRAMMERS & THERMOSTATIC RADIATOR VALVES.

12. STAIRS:

230(GOING)x200(RISE)mm TIMBER STAIRS WITH HANDRAIL HEIGHT 900mm. BALUSTER HEIGHT 1100mm. MAX. GAP B/W BALUSTERS 100mm. 200x50mm TRIMMERS TO BE DOUBLED UP AROUND PERIMTER OF STAIRS OPENING. PARTITIONS AROUND STAIRS TO BE 100x50mm STUD WITH 1/2Hr. FIRELINE PLASTERBOARD & SKIM.

13. TIMBER FLOOR:

22mm TONGUE AND GROOVED FLOOR BOARDS ON 200x50mm FLOOR JOISTS @400mm c/c WITH STRUTTING AT MID SPAN. 250mm INSULATION QUILT B/W JOISTS. FLOOR JOISTS TO BE SUPPORTED ON GALV. STEEL HANGERS.

14. GENERAL:

EXISTING FOUNDATIONS, LINTELS AND WALLS TO BE CHECKED ON SITE FOR ADDITIONAL LOADINGS.

ALL WORK TO BE IN STRICT ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS & TO COMPLY WITH ALL RELEVANT BRITISH STANDARDS & BUILDING CODES OF PRACTICE.

THIS IS NOT A WORKING DRAWING. ALL DIMENSIONS & LEVELS MUST BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE. USE WRITTEN DIMENSIONS ONLY.

**PROPOSED CONVERSION OF
DWELLING INTO 3No.
SELF-CONTAINED
APARTMENTS WITH NEW
ACCESS AT 62 SPOTLAND
ROAD, ROCHDALE, OL12 6PQ,
FOR SHAMIM AKHTAR**

SCALE: 1:100 (A3) | DATE: NOV 2020 | DRAWN BY: ZESHAN KHAWAJA

PLANNING/BUILD REGS | DRAWING NUMBER: 20/2590/B3

Khawaja
PLANNING SERVICES

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