

Party walls within flats and compartment walls to provide 1 hr fire protection.Fire stop works to include for the following instances:

Roof :- Rockwool Cladding roll fire stop between top of wall and roofing deck. Top of separating The exact arrangement to be agreed on site

Provide Cavi60 Type CFIS horizontal partywall/compartment walls fire integrity stops or similar approved, inserted full length to allow party walls at compartment floor junctions to achieve minimum 1 hour fire protection.

Service pipes passing through either compartment floor or compartment wall construction to be provided with suitable 60 minutes minimum fire sleeve projecting 1000mm minimum either side of opening fixed in accordance with manufacturers instructions

Supply fire collars where pipes go through the party wall structures.

Include for boxing in and the installation of sound insulation to the soil and vent pipes

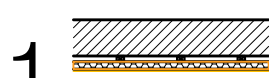
Supply and install 15mm plasterboard with a 3mm skim finish to all refurbished and created new and old rooms and the old external /party walls.

Allow for gas alternative electric heating system to be smart panel Aeroflow electric radiators by Electro rad or similar approved to be Eco-design Lot 20 compliant in line with the latest European energy saving regulations.

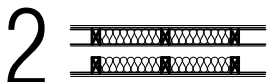
The existing drainage arrangement to be examined and the suitability of adapting the existing arrangements to be agreed in accordance with the clients Consulting Engineer's requirements.(All drainage to be fully accessible for cleaning purposes with rodding points at the base of all svp's and waste outlets).2.New 110mm dia. upvc stub stacks with Durgo air admittance valve fitted above flood level of highest appliance. Provide intumescent collars where pipes exceeding 50mmØ pass through compartment floors/walls.

Allow for the installation of electrical hot water and heating system system to client requirements.

Include for 1No. trickle vent air inlet supply on all new windows. Allow for continuous background ventilation by means of tickle vents to achieve an average of 8000mm3 ventilation for each unit. Toilet and bathroom room is to be fitted with a light switch linked to a vent fan, an extractor fan capable of no less than 15 litres/seconds air changes which must operate intermittently with a 15 minutes overrun. Allow for 10 mm gap below the shower room and toilet doors.



External Walls upgraded.
80 mm Gyproc Thermaline Super With Skim finish on 38x50sw battens mechanically fixed to external wall.
u=0.26W /m2k



Timber Separating Wall
2 layers 12.5 Soundblock plasterboard 100x50 sw studs framing @ max 400c/c, 100mm mineral wool suspended between studs. Min density 10kg/m39mm ply fixed to inner face of stud



Internal Partition
100x50 sw studs @ max 600c/c12.5 plasterboardcavity to be insulated with25mm mineral wool where walls separate a bedroom or wall containing W/C from another rooms.

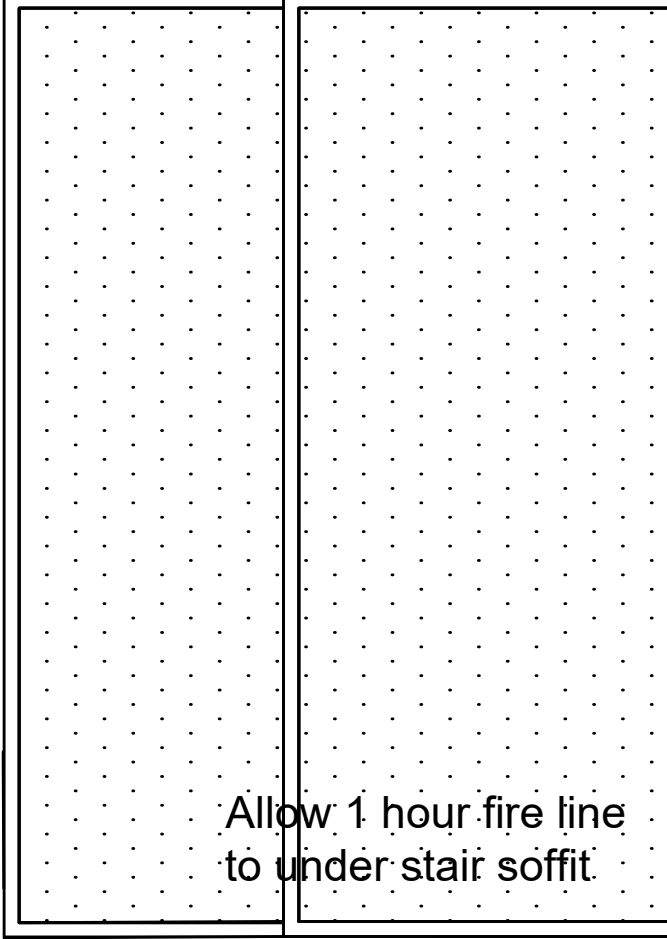


Velux SK06 AOV system to provide ventilation to protected stairwell in accordance with BS EN12101-2 and AD B, F & L.

Supply and install 300mm Rockwool loft roll thermal insulation to the existing loft, to give a u value of 0.15w/m2k

All external doors must achieve a U- value of 1.4 w/m 2k.

All existing and proposed warm deck roofs must achieve a U- value of 1.5 w/m 2k.



PROPOSED FIRST FLOOR PLAN

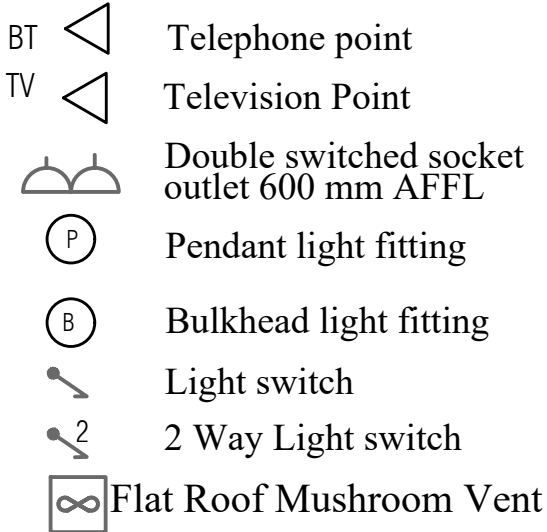
Supply and install Triton Aspirante 9.5kW Contemporary Electric Shower - Black Gloss to all shower rooms.

Hot water provisions to the washhand basin and sinkTriton T30i Instaflow 3kw Electric Instant Over Sink Hot Water Heater Hand wash

All UPVC windows to be 16mm cavity double glazed, argon filled, low E glass units to achieve a "U" value of 1.4 w/m2k. Allow for trickle vents and openable casements to have gaskets with lintels over. Lintels to all cavity wall windows and doors to be Catnic CN range to suit, galvanised steel combined lintol with a min 150 bearings to BS449.

Window opening area should not exceed 25% of the total floor area. Provide UPVC double glazed doors with 16 mm cavity, double glazed,argon filled,low E glass,to achieve U- value of 1.4 w/m 2kq. Provide draught proofing seal to limit the infiltration of cold air from outside through doors/windows openings with a required U value, all to the Building Surveyor's approval.

All bedroom windows should have a minimum opening of 450mmx780mm to allow for escaping and to comply with B1.All openable windows will provide 1/20th of floor are in ventilation.



FIRE PROTECTION OF STEELWORKS

All steel beams to be fire lined using 15mm Gyproc fireline Boards to archive 60min fire resistance

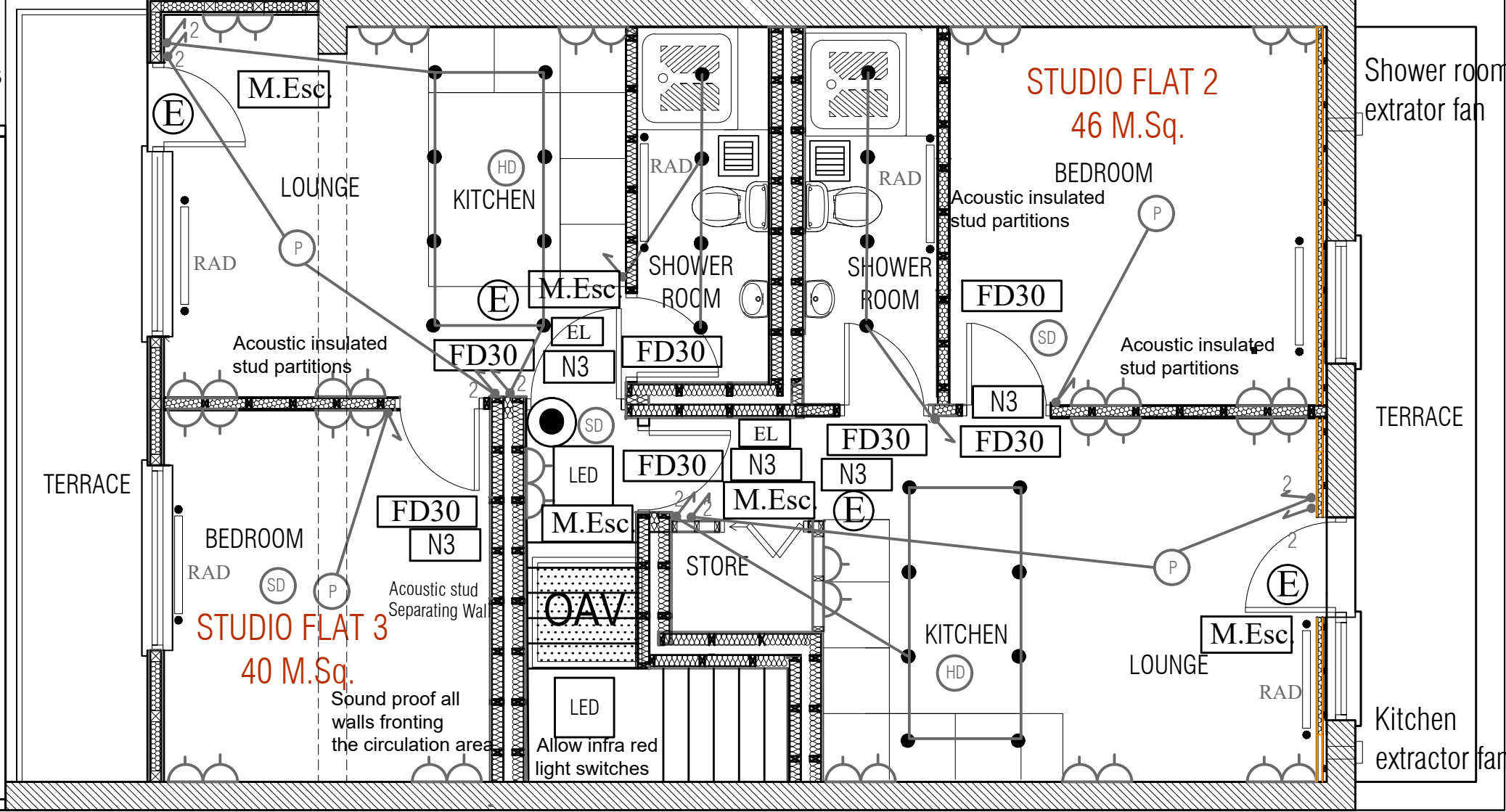


Emergency exit sign



Fire Door with self closer and intumescent strips & smoke seals and a vision panel if required.

All structural alterations to be in accordance with the structural engineer's design, specification and details



Allow for double pink plasterboard to the ceiling soffit between the first floor ceiling and the loft to give 1 hour fire separation between the shop and the flats

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

Switch and socket positions to meet wheelchair user requirements. Norminal height of 600mm above floor level

Include for the electrical rewiring as well as the re-installation of flash mounted wall switches. Allow for a new electrical circuit board in accordance with the client's requirements.

Supply and install Electric radiators in all rooms within the flats as indicated all to client requirements.

The kitchen must be mechanically ventilated to the atmosphere, with an extractor fan capable of extracting 60 litres/ per second. Include for 1No. trickle vent air inlet supply on the kitchen window. The kitchen must have continuous background ventilation provided by means of tickle vents to provide an average of 6000mm3 ventilation for each room. Toilet/shower room is to be fitted with an extractor fan capable of no less than 15 litres/seconds air changes which must operate intermittently with a 15 minutes overrun.



Notices on the door



All common areas to be unheated

Fresh air ventilation supplies and and foul air is to be supplied and exhaust via ducts on the roof and to the rear of the property all by Polypipe



Velux SK06 AOV system to provide ventilation to protected stairwell in accordance with BS EN12101-2 and AD B, F & L.



Consumer unit



Foul Drains



Rodding Eye

Also Allow for MF suspended ceiling with acoustics insulation below the double plasterboard between the shop and the flats to comply the noise requirements

Bin store walls surrounds and soffits to be 1 hour fire protected with a double layer of 12.5 fire line plaster boards

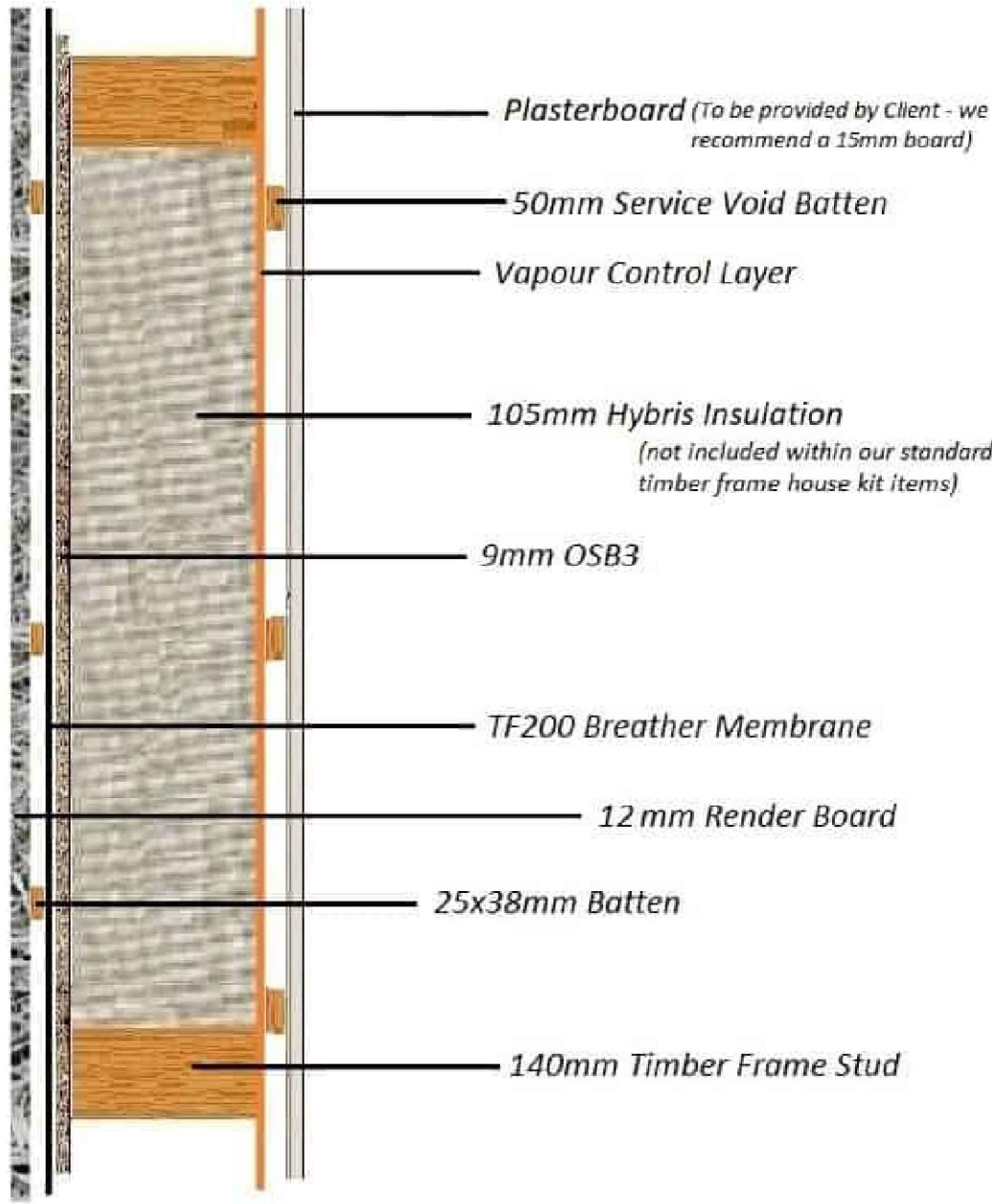
External quality aluminium door to bin store room with transfer grilles.

Allow for stripping out suspended ceilings and over boarding existing plasterboard ceiling in the old office accommodation and replace with a 12.5mm plasterboard. Include for a 3mm skim and paint finish as required.

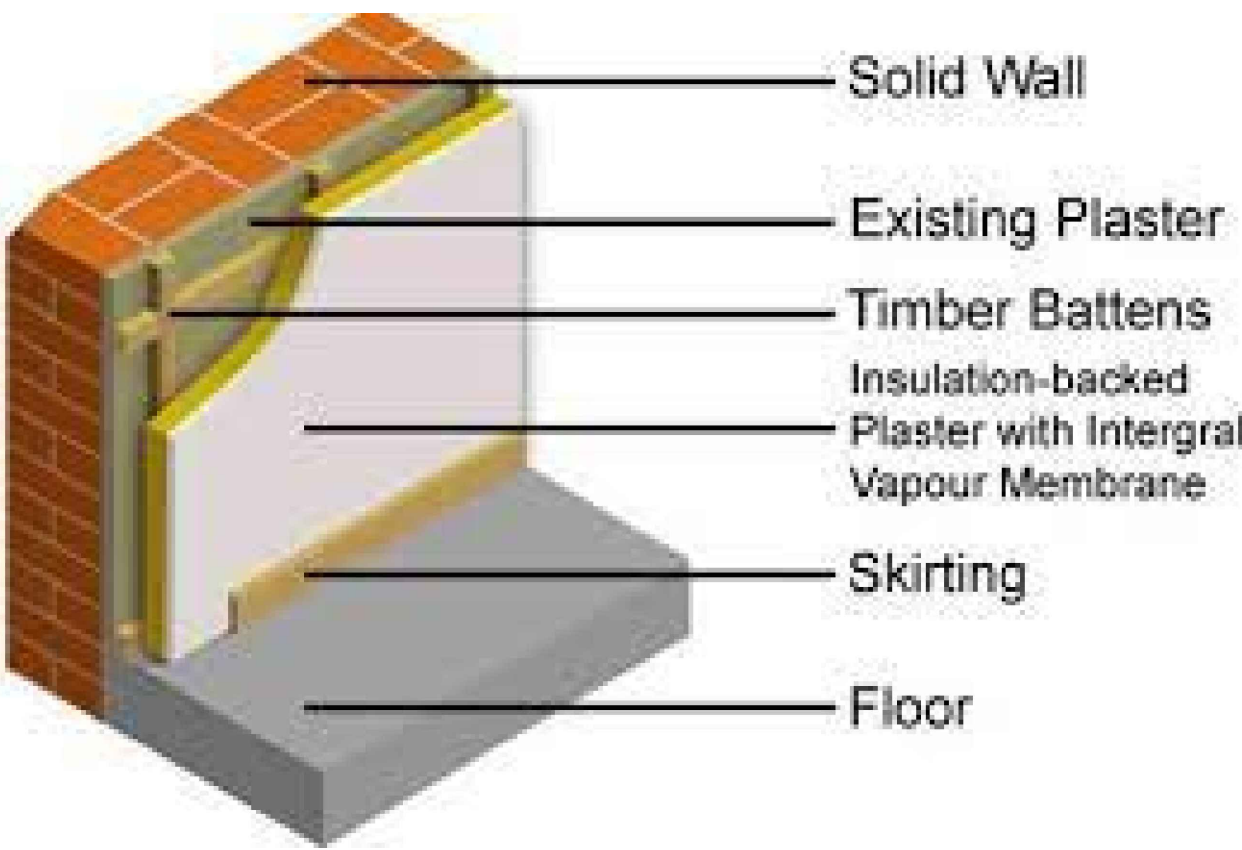
All new radiator pipes to be concealed and chased into the walls and suspended timber floor.

Allow for paint finishing of all internal walls, to include one undercoat and 2 top Coats vinyl emulsion

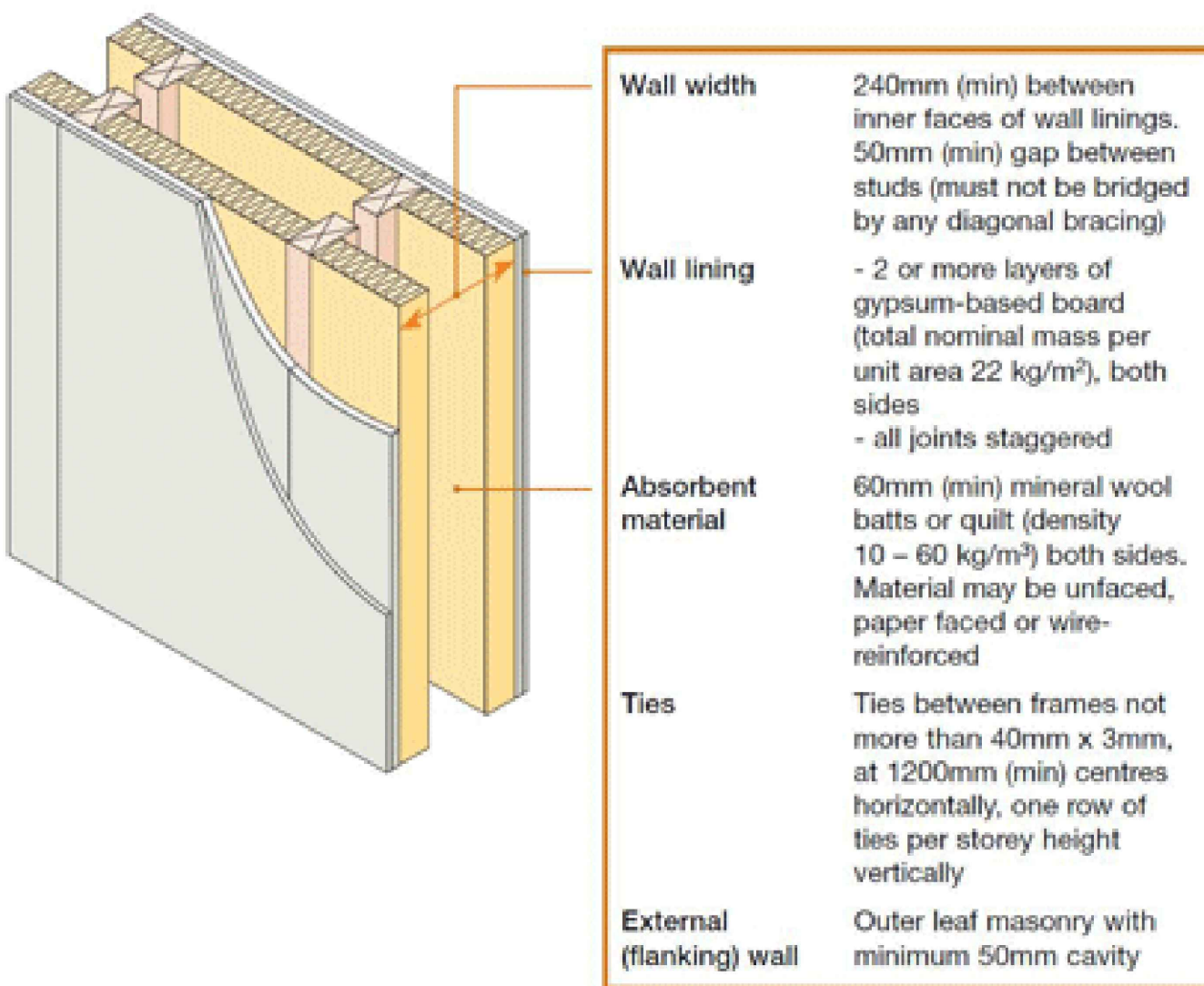
Bin stores to be located by the undercroft on the access rear of all shops leading to and adjacent to 22 Wood Street. There will be as refuse collection system in place.



First Floor Rear Extension External Thermal Timber Stud Wall Detail



External Walls Thermal Upgrade Detail



Acoustic and 1Hour Fire Timber Separating Party Wall Detail

This Drawing Is The Copyright & Must Not Be Reproduced Without Their Permission. Figured Dimensions Must Be Taken In Preference To Scaled Dimensions & All Dimensions Must Be Verified On Site Prior To Commencing Any Works.

PROJECT

PROPOSED FLAT CONVERSIONS AND A RETAIL SHOP

TITLE

22 WOOD STREET,EARL SHILTON, LEICS.

Rev

Date

Amendment

CLIENT

DRAWN

B.T.

CHKD

B.T.

DATE

23/07/2023

SCALE

A1

SCALE@ 1:50

REV.

REV

KUNSTLER DESIGNS ARCHITECT

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ARCHITECT

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