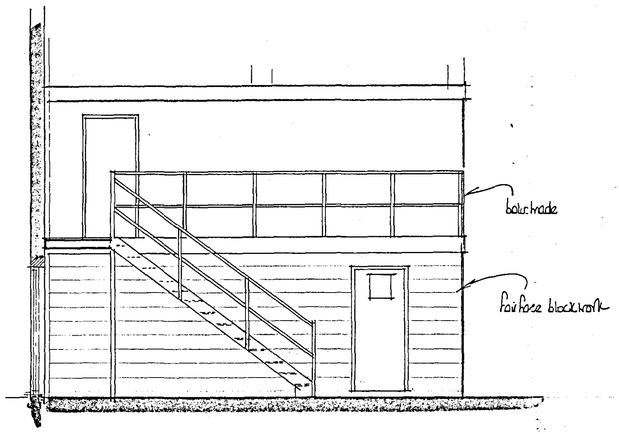
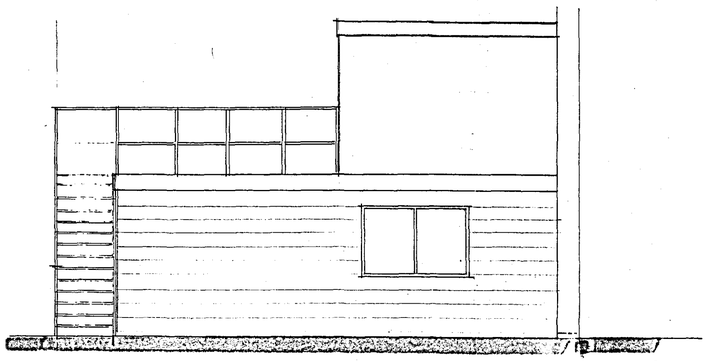


internal elevations





north elevation

FLOOR CONSTRUCTION

Ground
The existing floor slab is to be inspected and confirmed as suitable to support the proposed offices. The slab is to be not less than 150mm thickness with a min. 150mm compacted hardcore beneath. If less than the above then foundations are to be provided as follows:

Foundations to be ST4 grade concrete

For 285mm walls foundations to be 700 x 230mm
For 100mm walls " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept

Lay 22mm Weyroc or similar flooring panels, with all joints glued on
500g polythene membrane with taped joints
80mm Celotex floor insulation laid over extg floor slab

First
22mm Weyroc floor panels
225 x 50mm SC3 grade timber joists, unless specified otherwise on joist plan, at 400mm cts with min. 1 row herringbone strutting midspan
Min 200mm glassfibre quilt to be laid between joists
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and skim finish.
U value = 0.17 W/M²°C.

WALL CONSTRUCTION

Below Ground (if applicable)
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 285mm o/a constructed as follows :-

100mm loadbearing insulation blocks
85 Dritherm cavity wall insulation.
100mm loadbearing insulation blocks i.e. Tarmac Topblock Supablock, k = 0.11

All to be tied together using stainless steel wall ties positioned at distance not exceeding 750mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 15mm render with gypsum plaster skim finish - U value = 0.3 W/M²°C

Internal Walls - ground floor
to be 100mm blockwork constructed off a dpc off the floor slab

Stud Partitions - first floor walls
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
27mm Cyprus ThermaLine Plus internal, tape joint and skim finish internally, 2 layers 15mm plasterboard to the outer face - U value = 0.31 W/M²°C

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

DPC in Walls
To be a min. 75mm above existing slab level

FIRST FLOOR CEILING

15mm plasterboard
175 x 50mm joists at 400mm ctrs
175mm insulation laid between joists
12.5mm plasterboard fixed in accord with manufacturers instructions with all necessary noggins etc. and skim finish - U value = 0.2 W/M²°C.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Catnic CN102 lintels unless specified otherwise.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be purpose made UPVC, or similar and approved, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with min. 16mm air gap to sealed units and weather stripped. 'U' value of double glazing to be 1.8W/m²ºK
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

Windows to first floor rooms are to contain openings that have min. dimensions of 450mm and a min. area of 0.33m², and have a cill level no more than 1100mm above finished floor level. *Key operated locking devices are not permitted to first floor windows.*

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is *to be laminated or toughened glass in accord with* BS6206 : 1981.

VENTILATION

All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room
If the vents open at an angle of less than 30° then the combined total is to be not less that 1/10th of the floor area.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All internal rooms are to be mechanically ventilated direct to the external air. Extractors are to be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period when installed in WC's, bath/ shower rooms.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated **SD** on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

The electrical installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

Hot water and room heating to be provided by electrical appliances

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

25% of all light fittings are to be comprised of fluorescent tubes or compact fluorescent lamps or other light fitting which will only accept lamps having a luminous efficacy *greater than 40 lumens per circuit-watt.*

External light fittings i.e. above fire escape door, are to be controlled by the fitting of passive infra red's with bulkhead fittings having sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt.

STAIRCASE

The staircase is to be 800mm clear width between strings
to have min14No. risers of 190mm max
to have min 13No. treads of 250mm
to have a pitch not exceeding 38 degrees.

The handrail and balustrade heights are to be 1100mm measured vertically above the pitch line and finished floor level respectfully and are to be capable of withstanding a horizontal force of 0.36Kn/m

DRAINAGE

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs with a compressible filler laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the compressible filler.

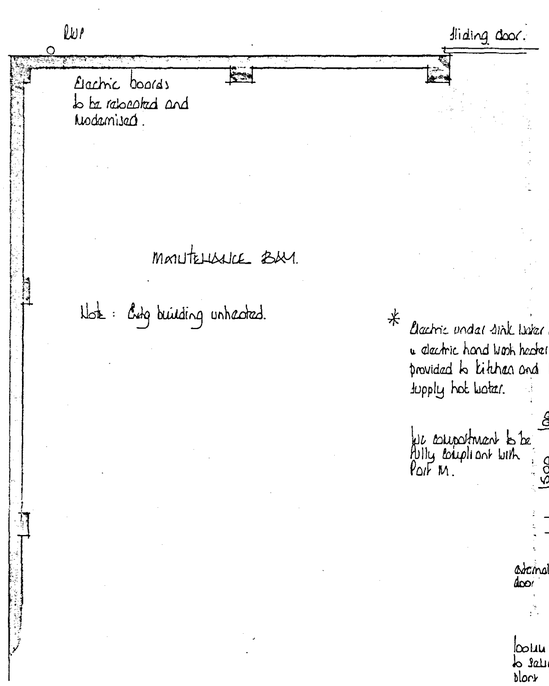
Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

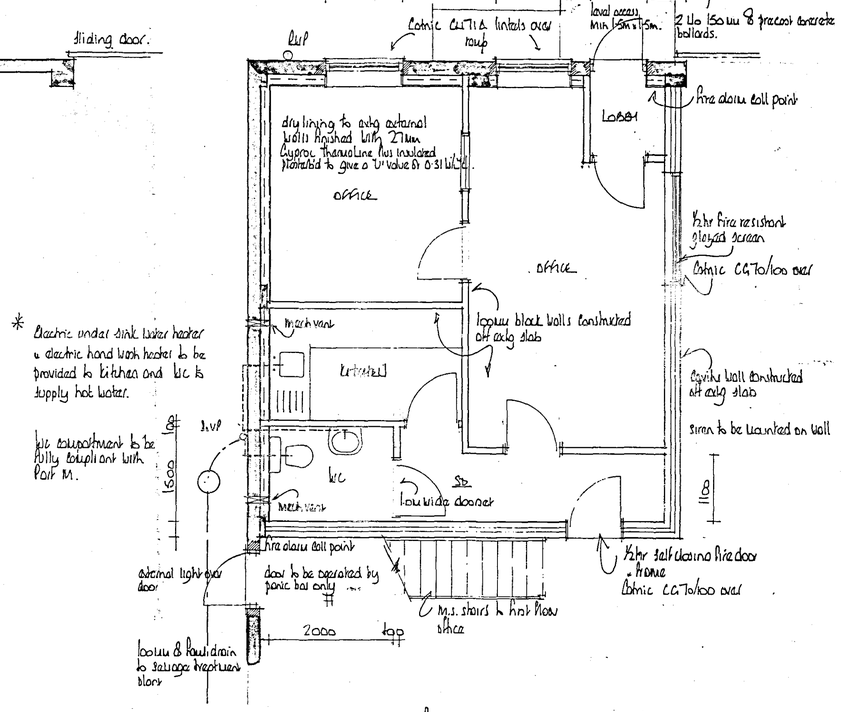
Install 40mm diam. pvc waste to sink, 32mm diam. pvc waste to hand basin all with 75mm deep traps.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Install where indicated an Titan Biotec P12 sewage treatment plant in accordance with manufacturers instructions and discharge via land drains to adjacent water course. An inspection chamber is to be installed on the outfall side of the treatment plan in order that samples of the treated effluent can be tested.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

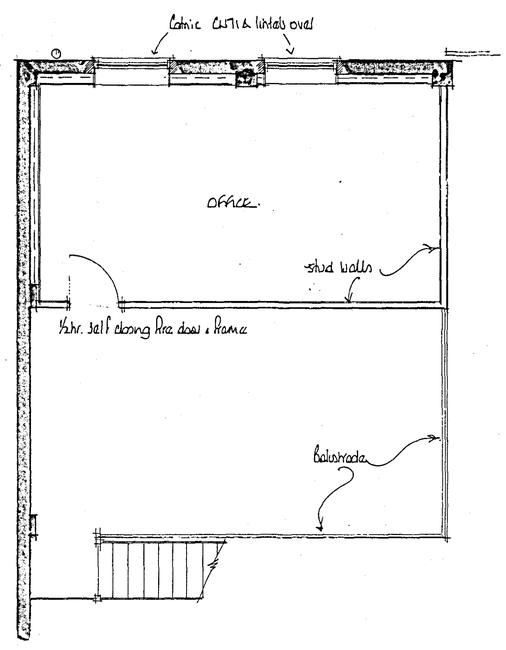
All drainage items are to be installed in strict accordance with the manufacturers instructions.





existing ground floor plan

proposed



first floor

Rev A.
Rev DB - amended in accord with letter of 14-02-08 from SHDC

EAST MIDLANDS DESIGN ASSOC.
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Client
Cubola Tyres

Project
Proposed Industrial Offices at 65 Clough Road Cowbridge Business Park Spalding.

Drawing
Plans & Elevations

Scale 1:50
Date Jan 08 Drawn RL
Dwg No: Rev.
07/20/05 A

SHDC
Planning & Development
- 3 JUN 2008
Rec'd
DETERMINED PLAN