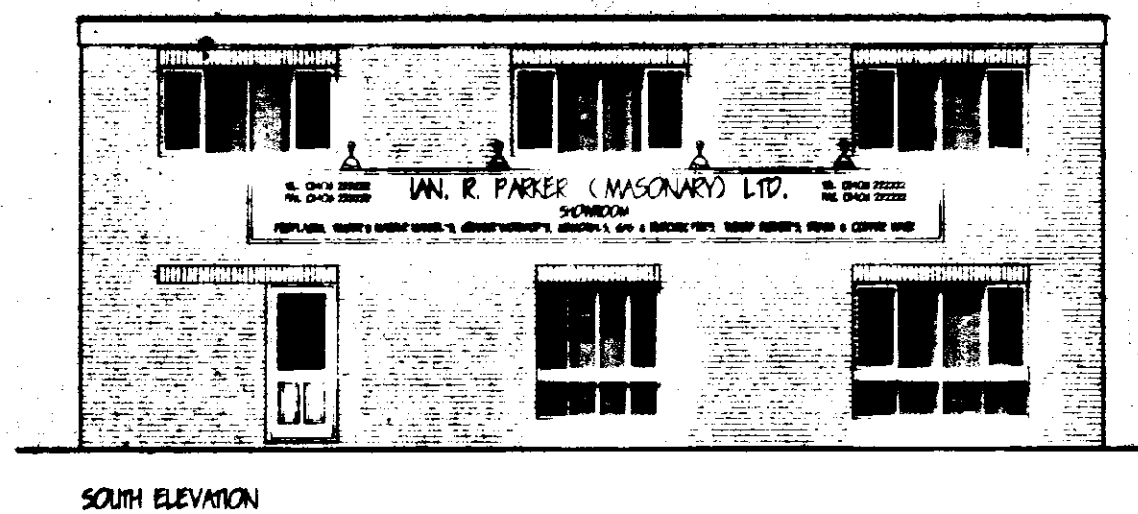
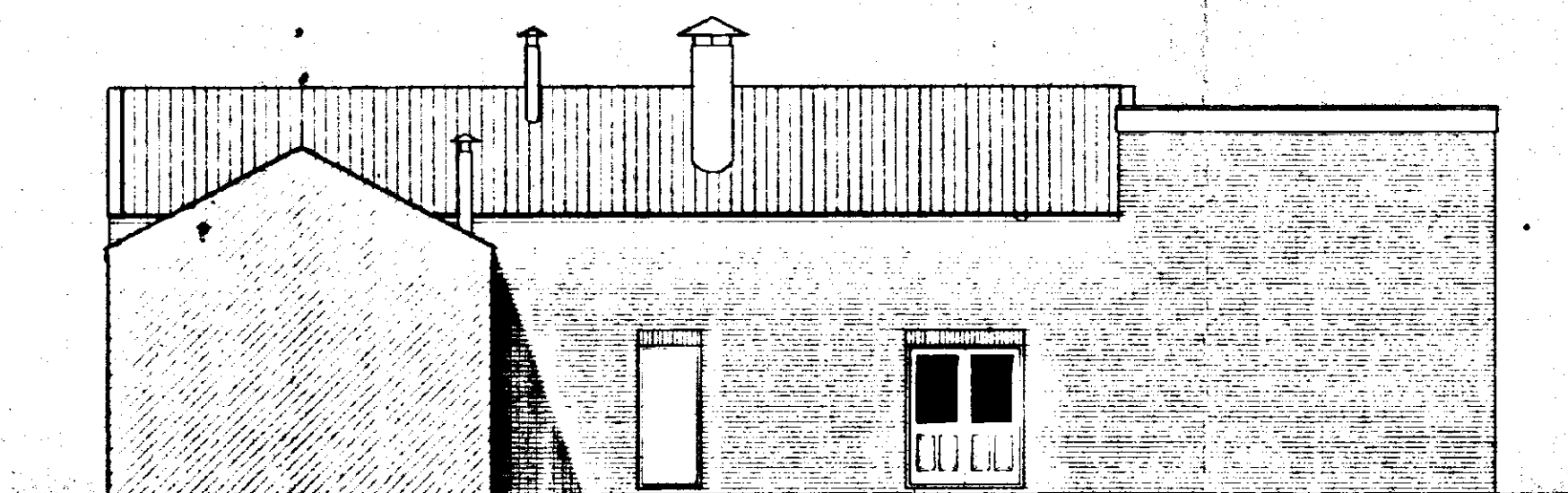
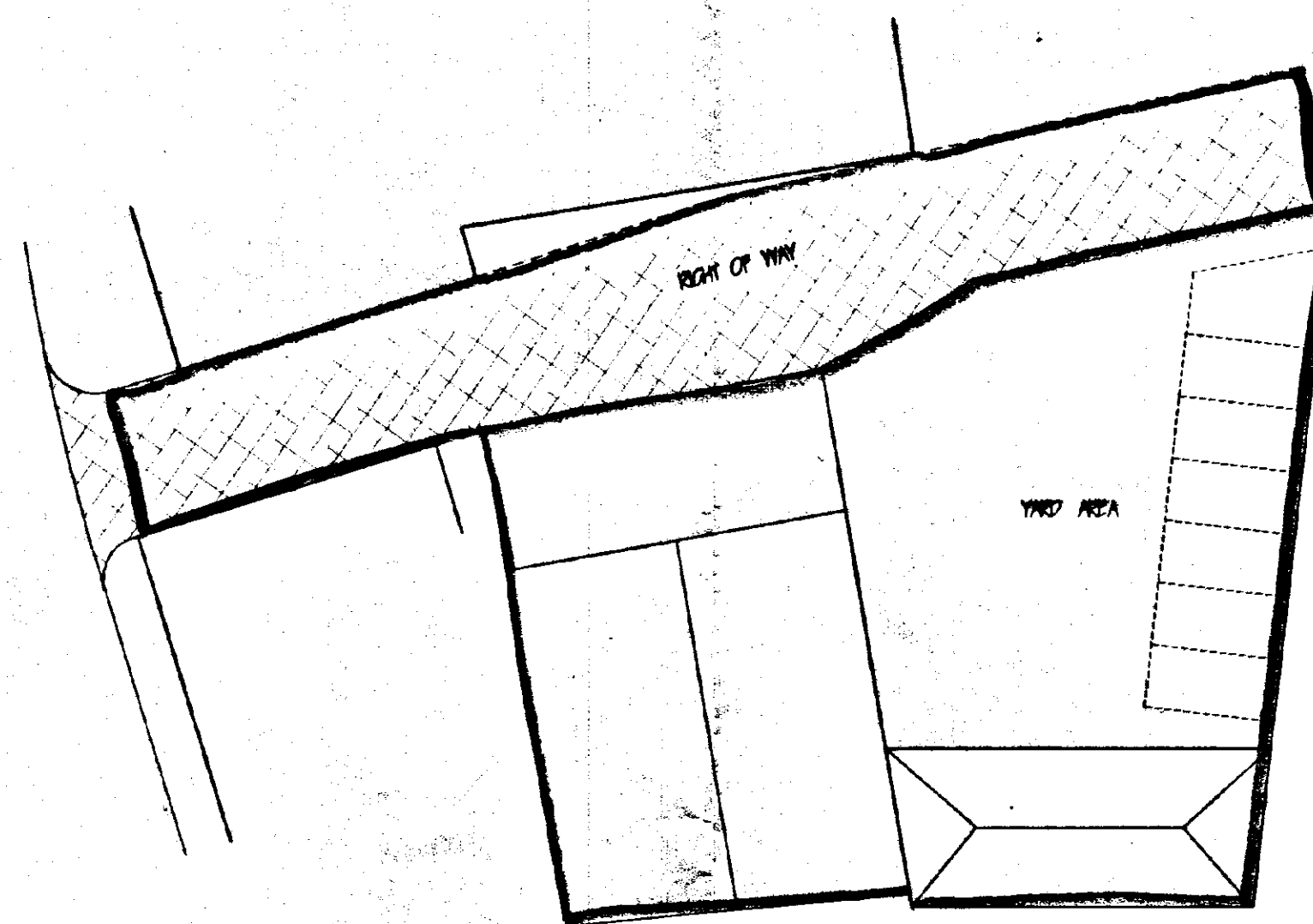




SOUTH ELEVATION



WEST ELEVATION



BLOCK PLAN 1:250



Sheet 25
Vol. 5
LOCATION PLAN 1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
04 FEB 1999
Ref: 0102/99

revision	date	init.	revision details

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DESIGN
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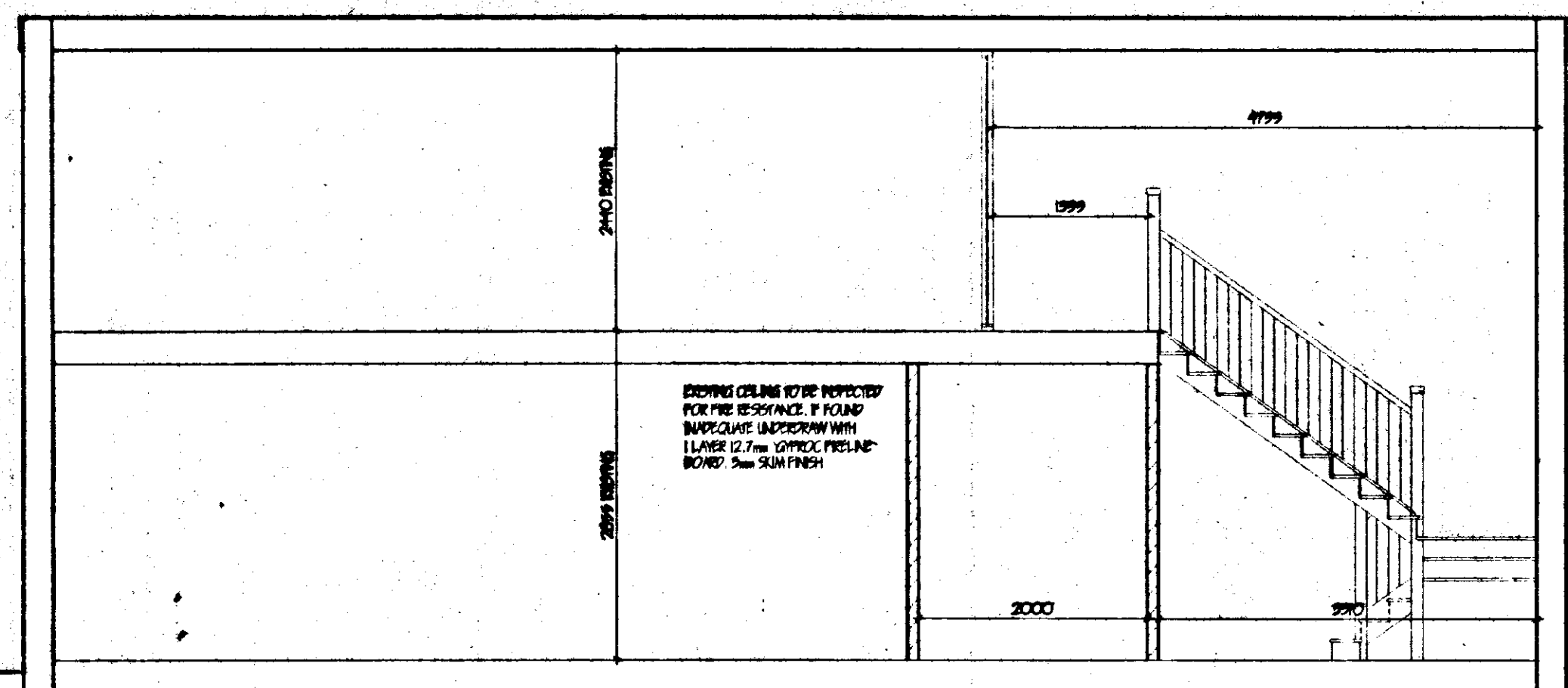
Client: VAN. R. PARKER (MASONRY) LTD.

Project:
PROPOSED CHANGE OF USE TO FORM SHOWROOM
& JOINERY WORKSHOP,
BOSTON ROAD,
HOLBEACH,
Lincs.

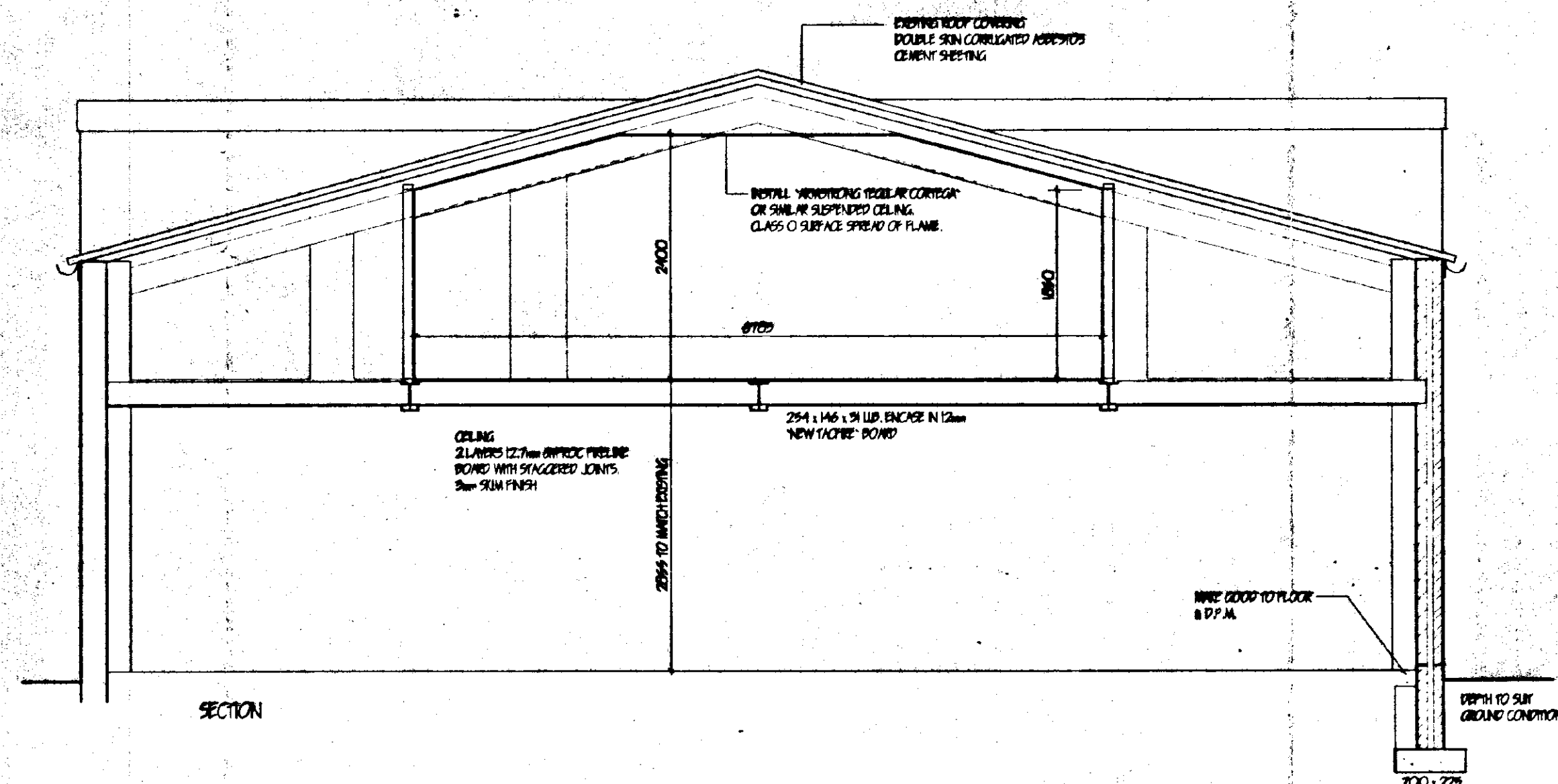
Drawing:

SECTIONS / ELEVATIONS

Scale	1:50 1:100	Drawing No.	9847.5
Date	FEB. 99	Drawn.	J.C.



SECTION



SECTION

SMOKE DETECTORS

Provide every occupied self-contained studio apartment with P.S. 5446: p.c. in positions shown on plan.

GENERAL

All electrical installations to be in accordance with the latest I.E.E. Regulations.

FIRE DOORS

All doors to be min. 850mm wide and fitted with 90 minute fire resistance and fitted with self-closing doors. All doors / doors to have intumescent strip fitted. All office doors to be fitted with vision panel of perspex glass to Class C of P.S. 6206.

EMERGENCY EXIT DOORS

All doors to be min. 850mm wide and fitted with 90 minute fire resistance and fitted with self-closing doors. Provide "Push Bar to Open" sign on door. Emergency Exit sign over to P.S. 5499 p.c. Externally provide 1.0m x 1.0m concrete landing level with internal T.F.I.

BOLTS

Gas fired central-heating to Workshop areas. Plan to be of suitable diameter in relationship to boiler output. By "Solid" 50 turn wall insulated Stainless Steel Cladding to P.S. 4549 and fitted to manufacturer's instructions. Place of stack to have non-combustible inspection plate and condensation collection vessel. Provide permanent ventilation to boiler of 950mm square per KW, by air brick in external wall. Provide timer switch and suitable thermostat to areas to be heated.

HOT WATER AND SPACE HEATING

Provide Gas fired Combination boiler with fan assisted balanced flue. Provide durable wire guard to flue externally. Provide timer switch and suitable thermostat to electric. Fit thermostatic valves to all radiators. All hot water pipework to be insulated to P.R. 1.1, part 3.

LIGHTING

Provide "Sunera" or similar approved twin 1.2m high frequency 70 watt fluorescent ballasts fixed at ceiling level, to provide the following lighting levels. Production areas / Offices 300lux at work surface level. Storage areas 150lux at vertical plane. Talcott 150lux at floor level. Corridors 120lux at floor level. Provide emergency light fittings with full tube conversion in positions shown on plan all to P.S. 5266 p.c.

WALLS

265 cavity walling to consist of floor brickwork to P.S. 5923/1974 for clay bricks and P.S. 187/1978 for calcium silicate bricks. 65 cavity walling to cavity. Reduced cavity wall built on insulation boarding in accordance with manufacturer's instructions and approved "cert" No. 89/1087. 100mm Tarmac Hoveltz solid insulation blocks or similar. Cavity walls laid together using approved iron brick ties set 900 horizontally and 450 vertically to P.S. 1245/1978 wall ties positioned at 900 vertical centres at all unobstructed courses of cavity. Close cavities with "Thermoseal" performed door, and provide between floor D.P.C. to C.P. 121. External walls to have min. 121 value of 0.45 W/m² dec. C. Internal walls of 200/140/100mm Thermoseal Smooth Face solid insulation blocks. Stud walls to consist of 95 x 89mm C.L.S. studs at 400mm c/c, clad with 12.7mm plasterboard and skin. 100mm glass fibre wool between studs.

SUB STRUCTURE WALLING

100mm above concrete blocks to P.S. 6079 p.c. 190: D.P.C. to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak min. concrete will be base of cavity no closer than 225 to D.P.C. All brickwork below D.P.C. to be F.L. quality.

FIRST FLOOR CONSTRUCTION

19mm T.G. flooring grade chipboard on 47 x 225 S.C. grade joists at 300c/c c 30 x 5 ply steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 250 joists with solid bridges between. Provide herring bone struts min. 30 x 50 at mid span of joists where span exceeds 2.5m. Provide 250 joists laid together under all first floor walls where not supported on blockwork below.

FOUNDATIONS

Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 700 under 200 walls 225 x 600. All G.M. min. to P.S. 5928: p.c. 1991. All foundations taken down to bear on local bearing strata min. depth of 600 to top of foundations. Should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

SKINCE AND BALUSTRADE

Construct staircase as follows: 1000mm clear width 1600mm rise of 178mm at 25 x 200: 250 steps on 92 x 275: Min. head room 2.0m measured vertical above pitch line. All in accordance with P.S. 5959/1977. Staircases to have at 90 x 150 shaped handrail handrail min. 900 above pitch line. 100 x 100 softwood handrail. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in P.S. 6599: Pt. 1. Balustrade to be min. 1100mm high underside of staircase to be underdrain with 12.7mm Capex. Friction board.

FLOORS

All tiles to be manufactured by Mowbray T.L. and to be installed in accordance with makers' instructions, and to have min. and bearings of 1500mm and at external positions to have cavity tray D.P.C. to CP 121. Internal tiles to be 16.100 D.P.C. type. Tiles to be underlaid with 12.7 fibre board or receive 12mm regular and skin. Provide P.C.P. and weep holes and slope to cavity tray.

GLAZING

Double glaze property throughout (minimum clear air gap to all units) including canopy. All glazing between 150 and 800mm high and between 150 and 1500mm high in doors and side lights to be safety glass to P.S. 6206. All windows / doors to be draught sealed.

VENTILATION

All windows to have opening height to open the equivalent of 1/20th the floor area. Provide background ventilation to min. 4000mm sq per room free air ventilation per room. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. W.C. to extract min. 6 litres per second with 15 minute overrun.

CONSTRUCTION WORKS

The following operations are identified as involving hazards in construction.
a) Working done to underground or over head power cables.
b) Demolition and modification to adjacent existing building containing asbestos materials.
c) Excavation adjacent to existing foundations and adjacent tanks below ground.
d) Steel erection close to boundary or existing building.
e) Working with scaffolding.
f) Working at height.
g) Cranes and hoists.
h) Working on isolation or long-handled insulated panels in areas with restricted access.
i) Disposal of soil / muck.
j) Working to existing structure.

HAZARDOUS MATERIALS

The following materials could be deemed a hazard:
a) Cement and cement based products.
b) Solvent based paints.
c) Fuel and factory waste sewerage located in existing drainage system.
d) Dust generated during construction (including asbestos).
e) Sealants and adhesives.
f) Insulation material.
g) Heavy structural steelwork and timbers.
h) Reinforcing bars.

The above list is not a definitive list as the Principal contractor or any subcontractor may specify materials which could be deemed a hazard over and above those listed.

LIMITATIONS

This drawing is limited to the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. The drawings must not be used as a contract document. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All open dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site work. The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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SYMBOLS

All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BSA Certificate or European Code equivalent.

HEALTH & SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all necessary measures to achieve compliance with Health & Safety legislation for Building Sites and Work Places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

- WHICH FILLED FIRE EXTINGUISHER 9 litre CAPACITY
- DRY POWDER FIRE EXTINGUISHER 4.5 kg CAPACITY

FIRE DOOR

- EMERGENCY EXIT SIGN TO P.S. 5499 Pt. 1. 100mm HIGH LETTERING
- SMOKE DETECTOR ALL TO BE INTERFEE
- EMERGENCY LIGHTING

SOUTH HOLLAND DC
HOUSING & PLANNING
04 FEB 1999
Ref: 0102/99

revision	date	init.	revision details

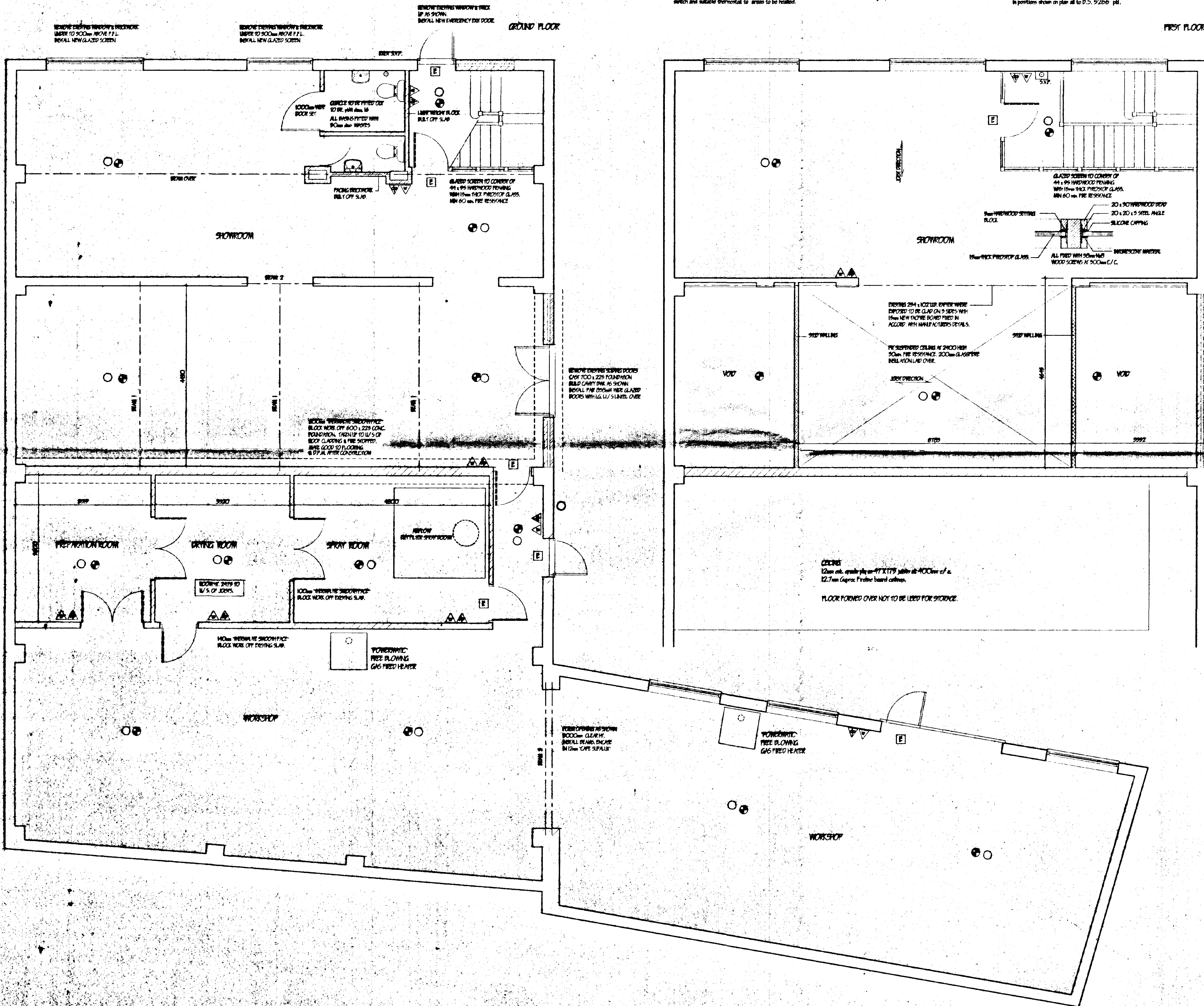
COOPER ARCHITECTURAL DESIGN
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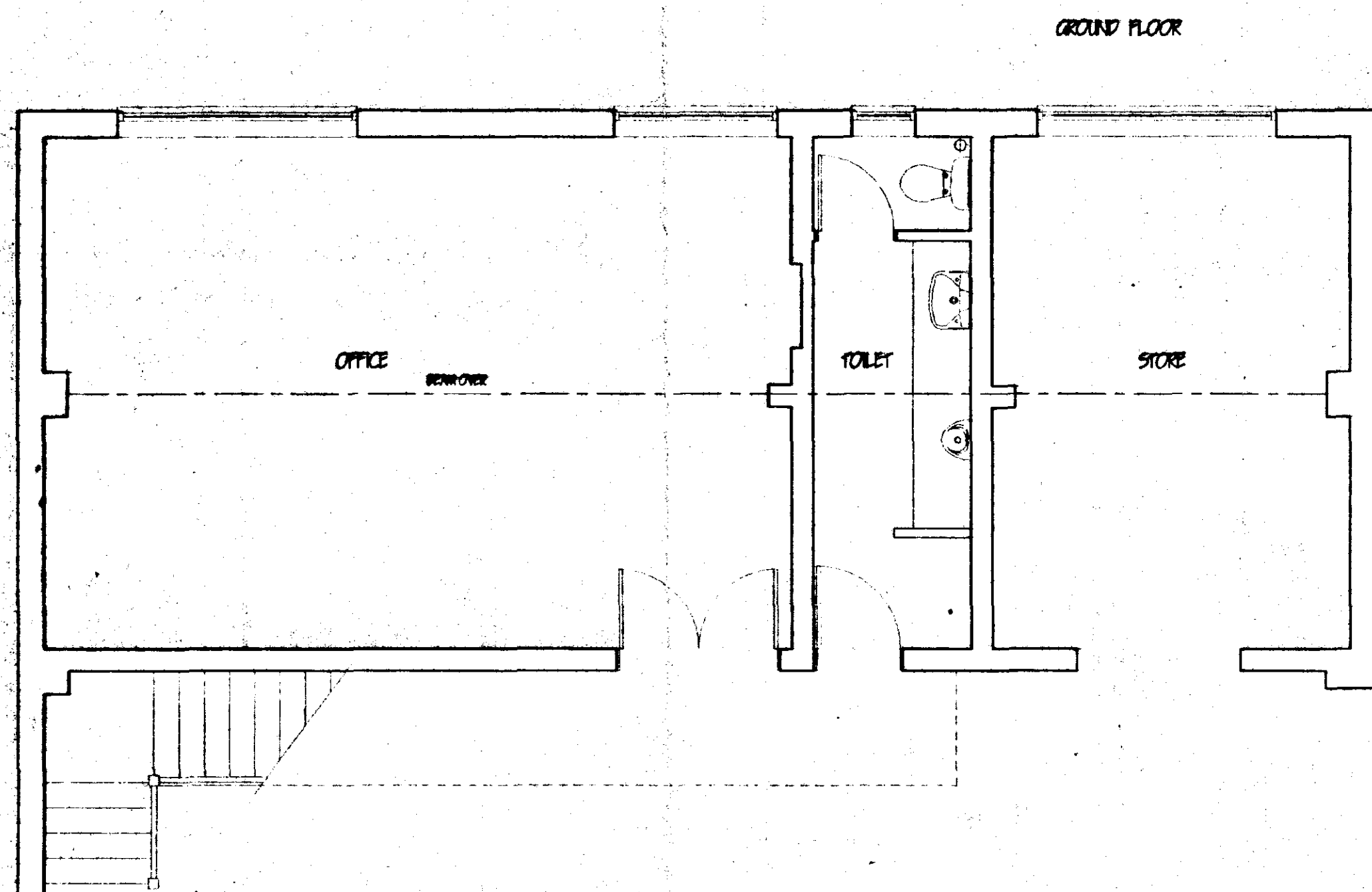
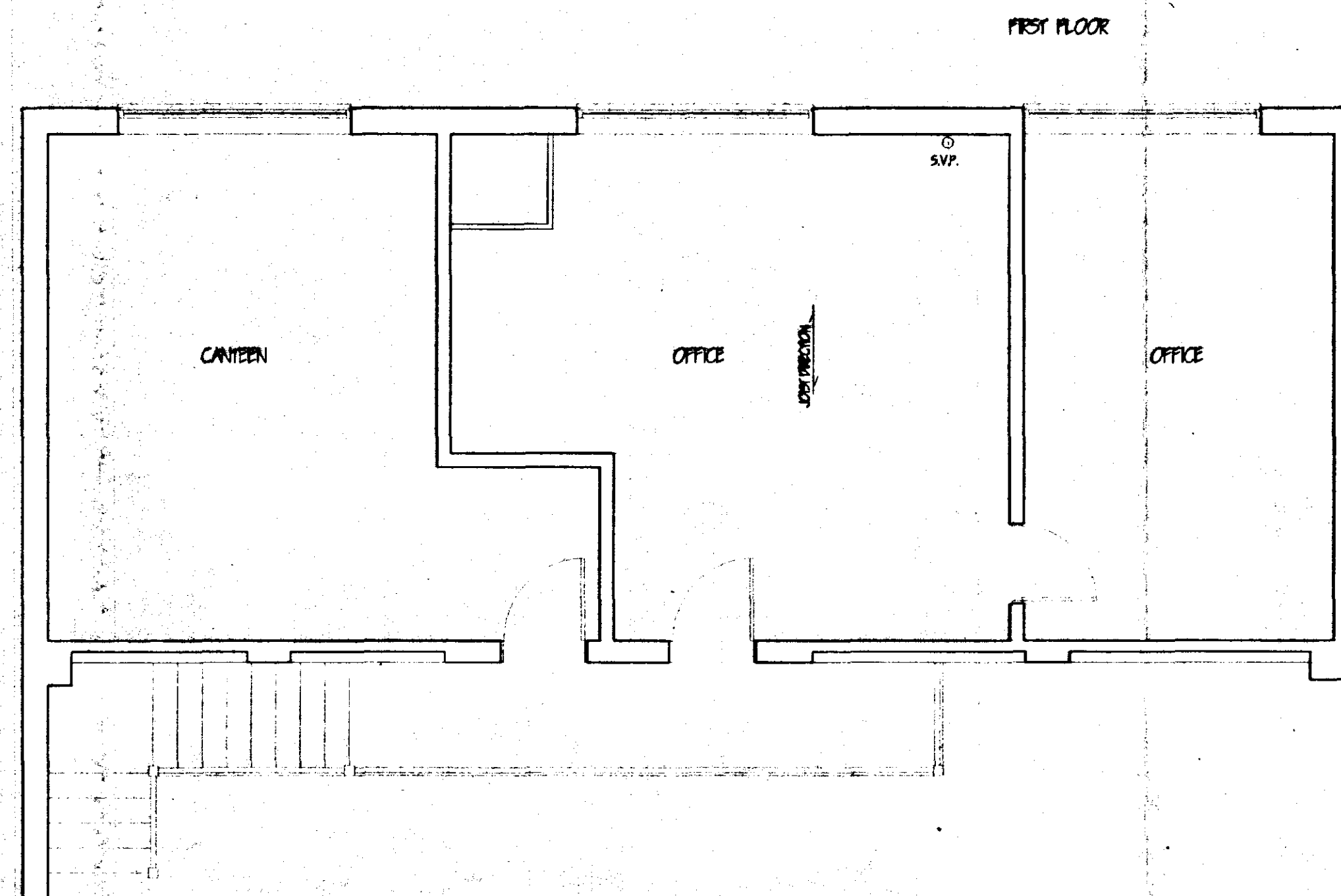
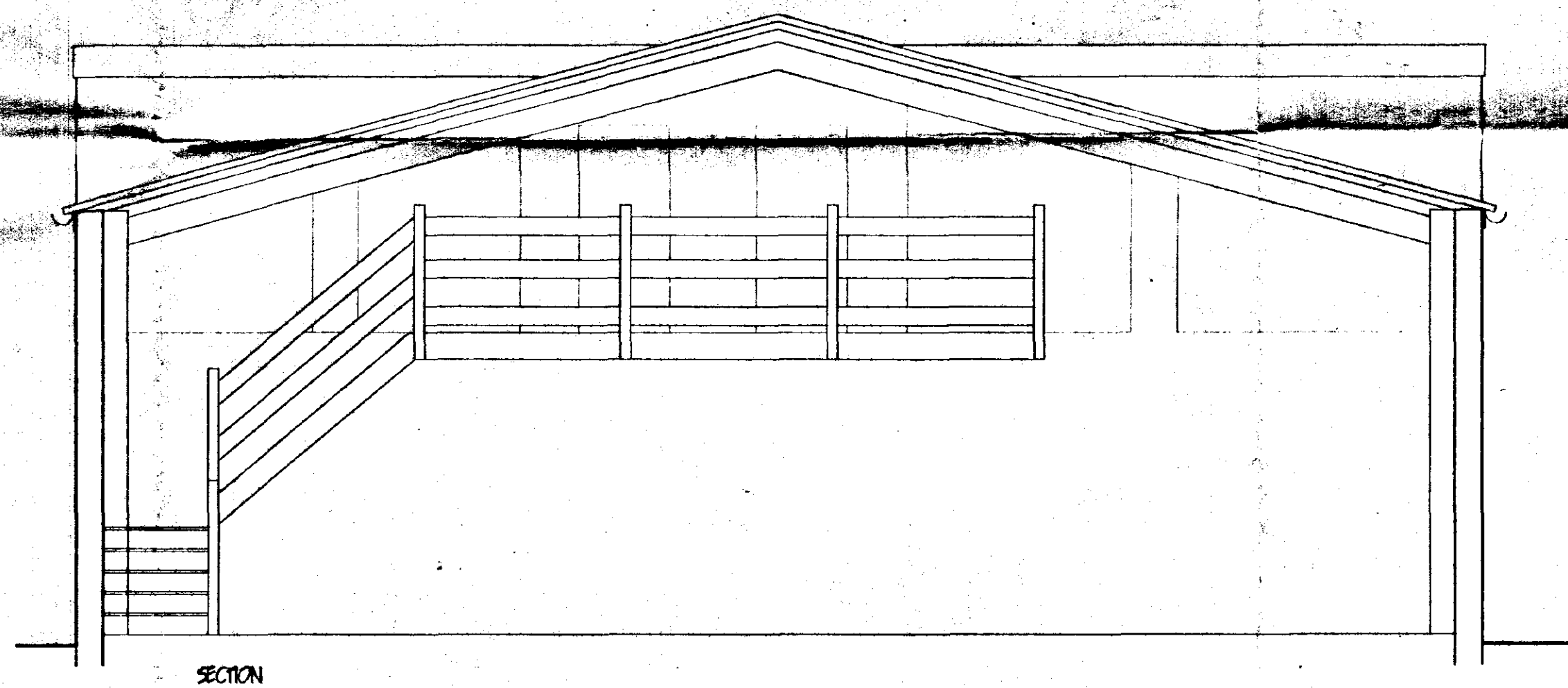
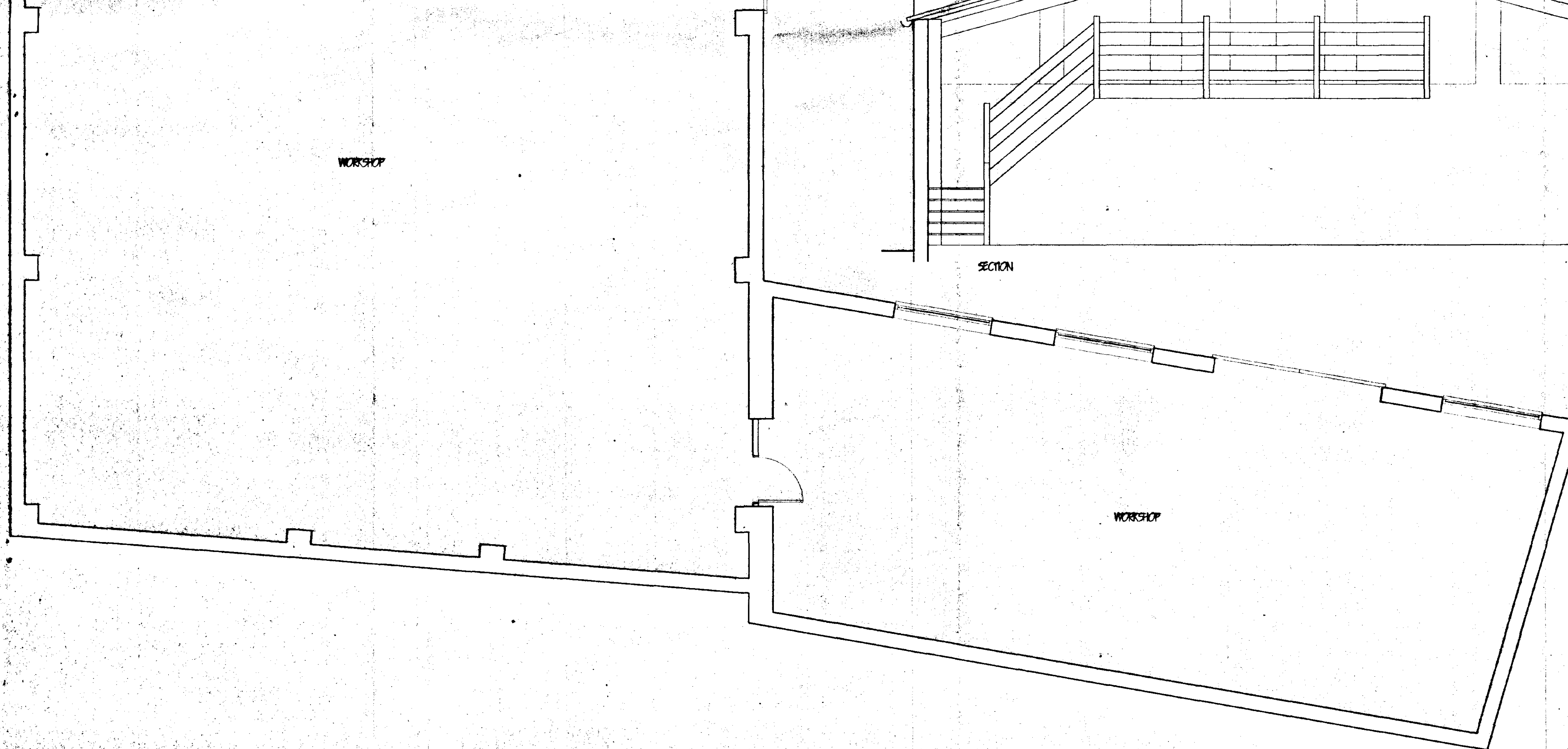
Client: **WIL R. PARKER (MASONRY) LTD.**

Project: **PROPOSED CHANGE OF USE, TO FORM SHOWROOM & JOINERY WORKSHOP, BOSTON ROAD, HOLBEACH, Lincs.**

Drawing: **PLANS PROPOSED**

Scale: 1:50	Drawing No: 9847.2
Date: JUN 99	Drawn: J.C.





LIMITATIONS
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STANDARDS
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SCOPE OF THE WORKS
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SOUTH HOLLAND DC
HOUSING & PLANNING
04 FEB 1999
Ref: 0102/99

revision	date	init.	revision details

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Tel/Fax : 01406 423782
Mobile : 0410 290552

Client: MR VAN PARKER

Project: PROPOSED CHANGE OF USE, TO FORM SHOWROOM & JOINERY WORKSHOP, BOSTON ROAD, HOLBEACH, Lincs.

Drawing:

PLANS / SECTION EXISTING

Scale 1:50	Drawing No. 9847.1
Date: JAN '99	Drawn: J.C.