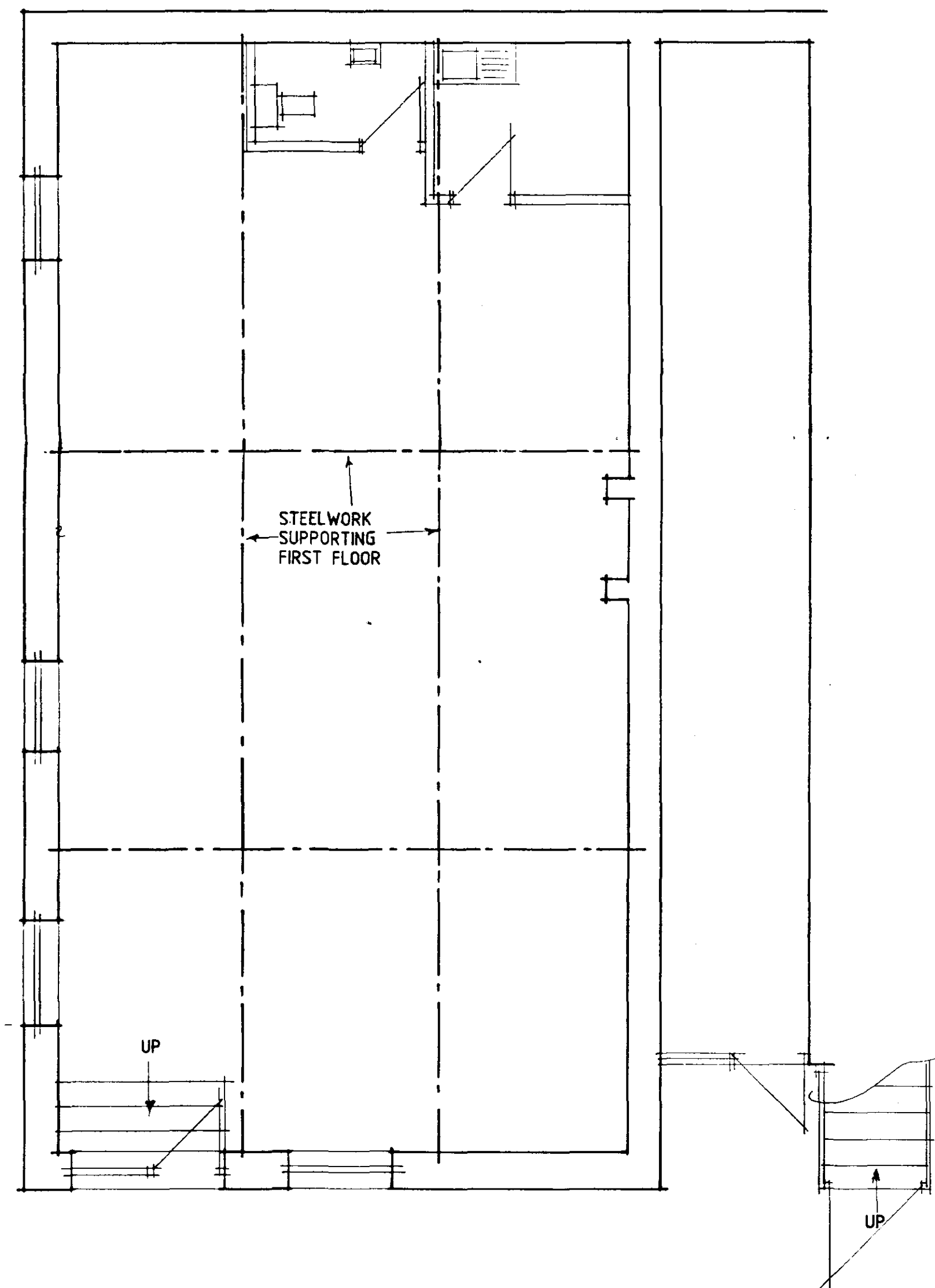
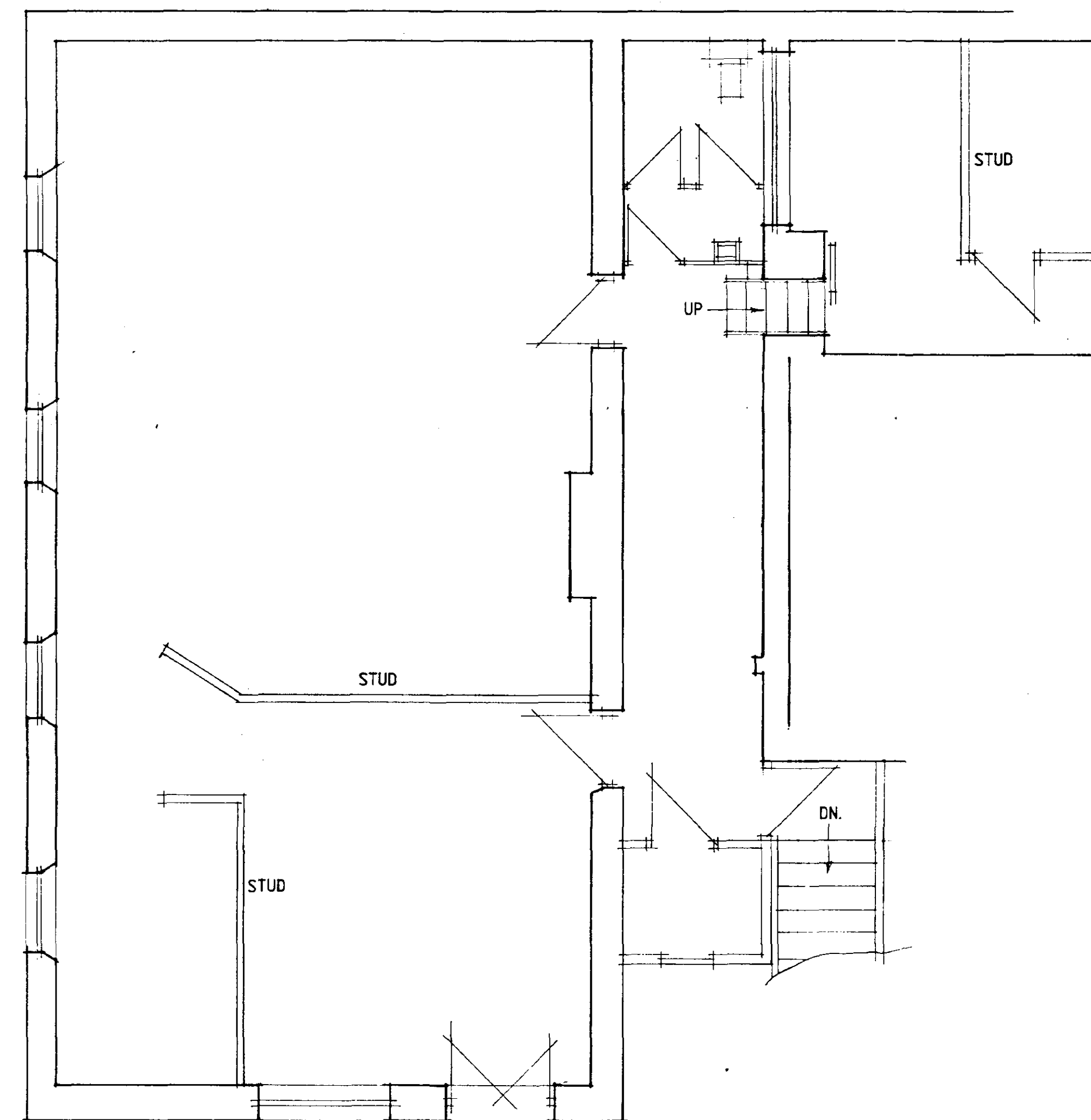




GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
30 MAY 2000
Ref: ds/100

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION OF
COMMERCIAL PREMISES TO
RESIDENTIAL FLATS AT
2 & 2A, VICTORIA STREET
HOLBEACH FOR

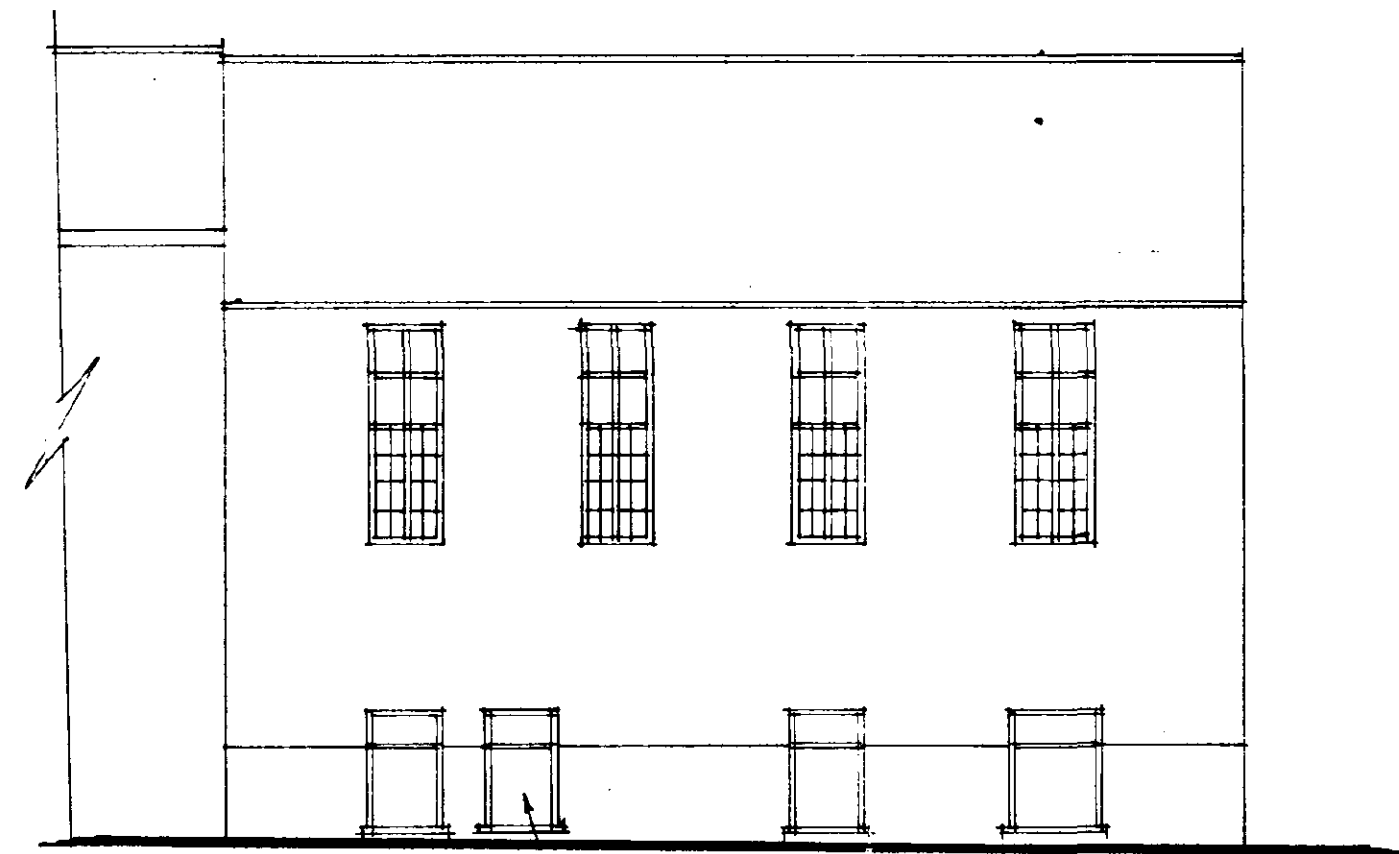
LEOWARE LTD.

FLOOR PLANS AS
EXISTING

1:50 SD00-024/1
MAY-00 B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 470702





SIDE

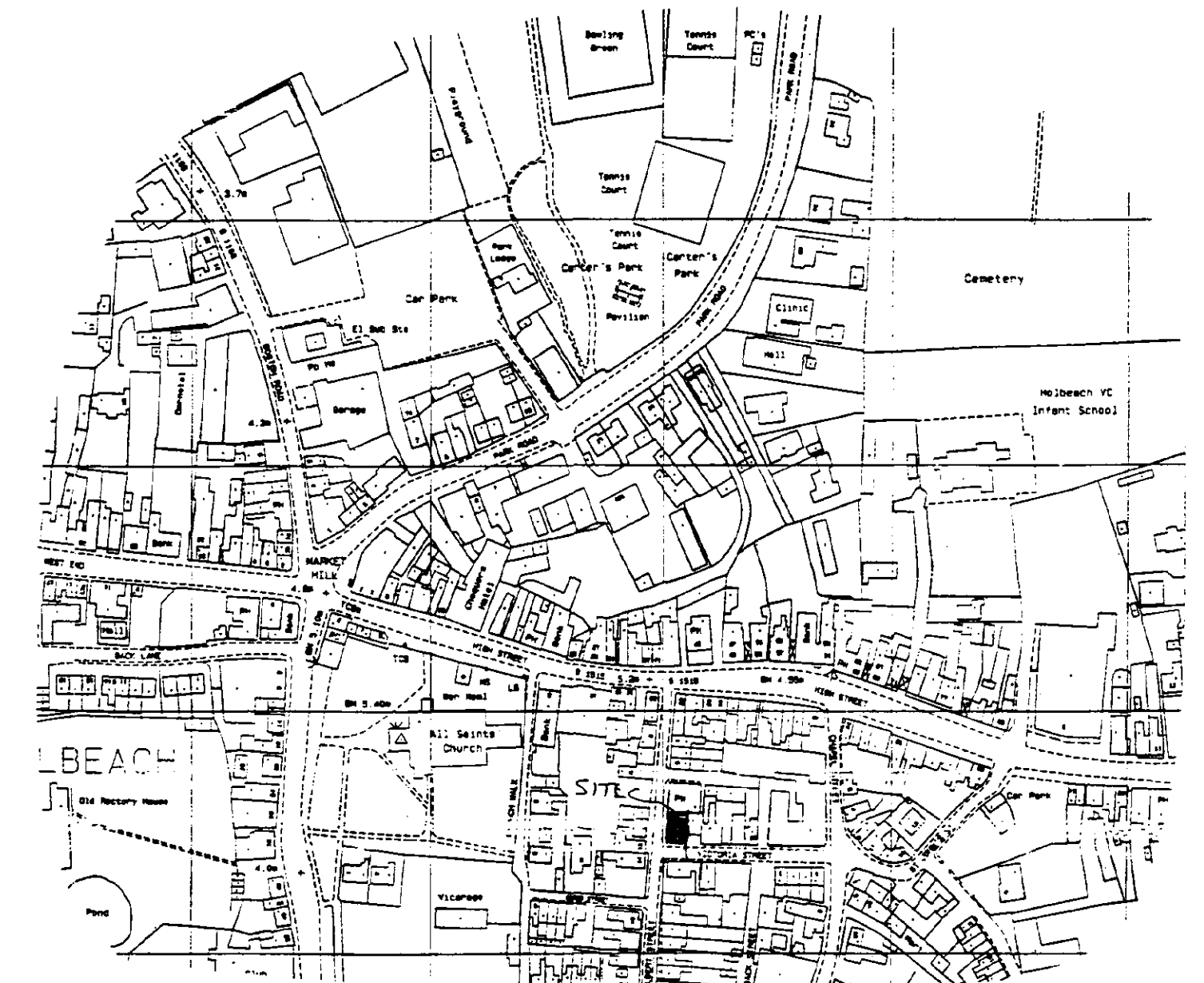
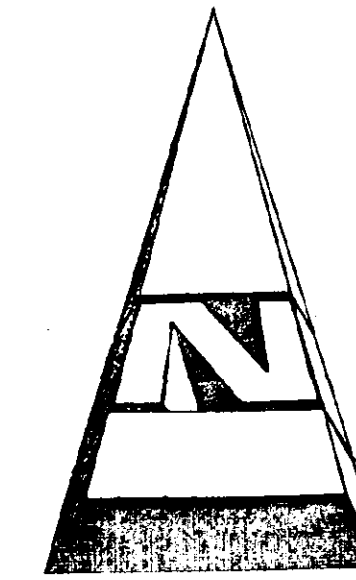
PROPOSED WINDOW



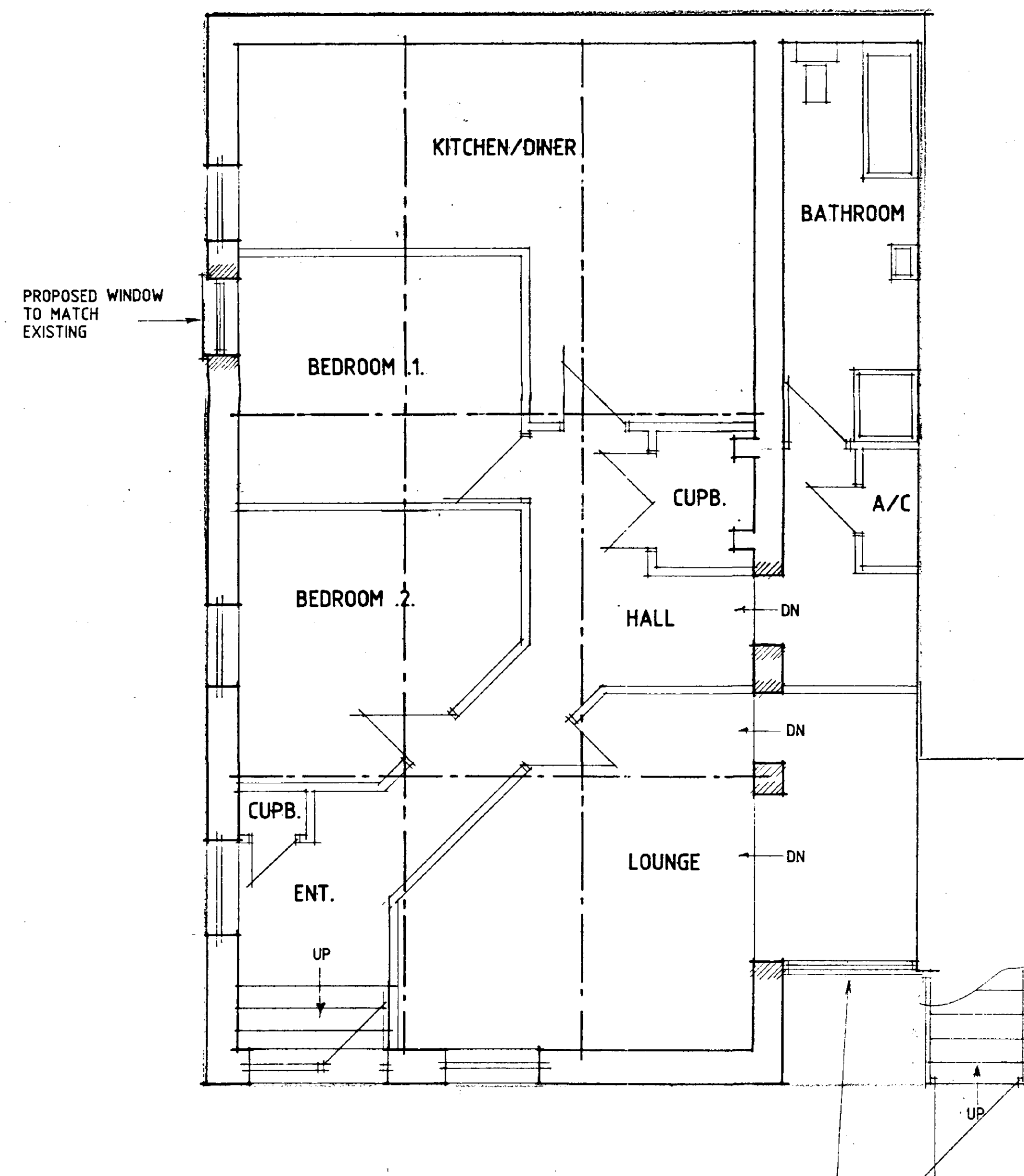
FRONT

PROVIDE WINDOW IN PLACE OF DOORS

PROVIDE WINDOW IN PLACE OF DOOR & SCREEN

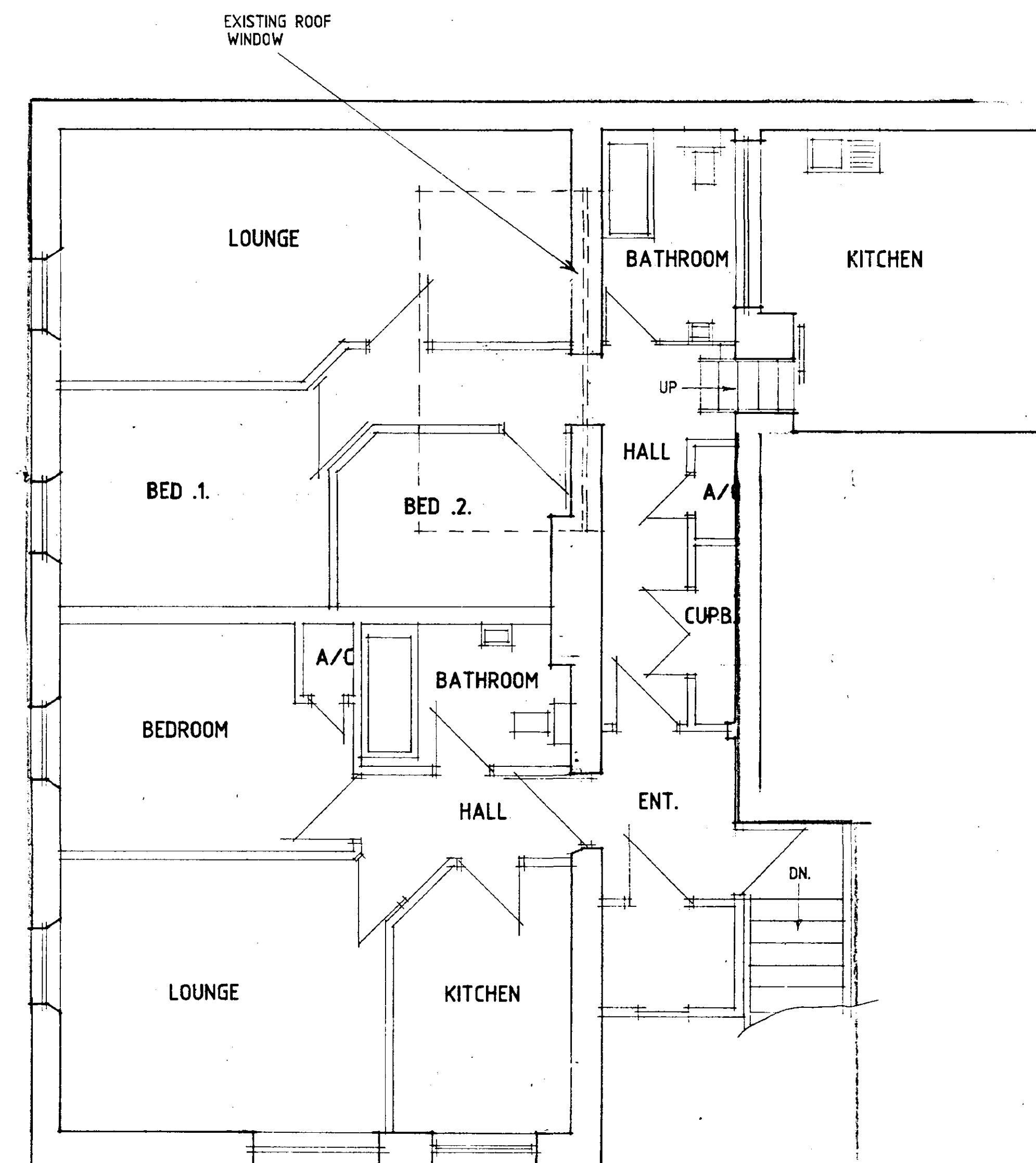


LOCATION PLAN



GROUND FLOOR PLAN

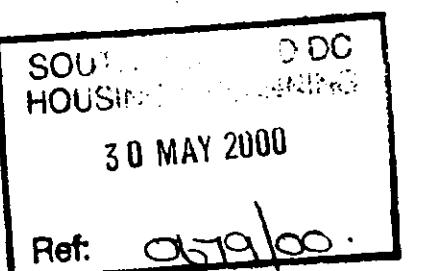
REPLACE DOOR & SIDE SCREEN WITH FULL HEIGHT WINDOW TO SUIT OPENING



FIRST FLOOR PLAN

REMOVE DOORS & REPLACE WITH WINDOW TO SUIT OPENING. MAKE GOOD BELOW WINDOW TO MATCH IN WITH EXISTING

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A - GEN ALTS - 15.5.00



PROPOSED CONVERSION OF
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HOLBEACH FOR
LEOWARE LTD.

FLOOR PLANS AS
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1:50 SD00-024/2
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Tel: 01406 424343 Fax: 01406 170702

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD00-024/1

First Floor Main Entrance
Existing corrugated clad timber framework to first floor entrance along with lean-to roof structure to be removed. Existing roof and cladding, etc. to staircase to be removed.

At ground floor level build up piers to sides of proposed lounge window as shown in 275mm cavity construction off suitable 700mm x 225mm concrete foundations at an approved firm base.

Above this area as shown at first floor level build up new cavity walls.

Support over new openings with IG L/I/S lintels.

Form new lean-to roof to line up with existing tiled roof over hall and bathroom area. Roof to be of raised tie roof trusses at 600mm centres. Roof to be tiled with tiles to match existing roof.

External walls to be rendered all to match existing building.

To staircase provide suitable handrail and balustrading securely fixed to existing concrete stairs.

Provide staircase balustrading to open side of stairs 900mm above pitch line and 1000mm high to landing. All to be capable of resisting a horizontal force of 0.36kn/m. Balustrading to be vertical type, not horizontal or ranch style. No part of balustrading to have any gaps greater than 99mm.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level, plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Wall Construction
275mm cavity walls to consist of:
External skin of 100mm blockwork with render to match existing. 75mm cavity to be filled with Crown Ditherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.
Where door and window frames do not cloak DPC by 35mm minimum apply 22mm thick Gyproc thermal plasterboard to reveals to minimise cold bridging.

Roof Insulation
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

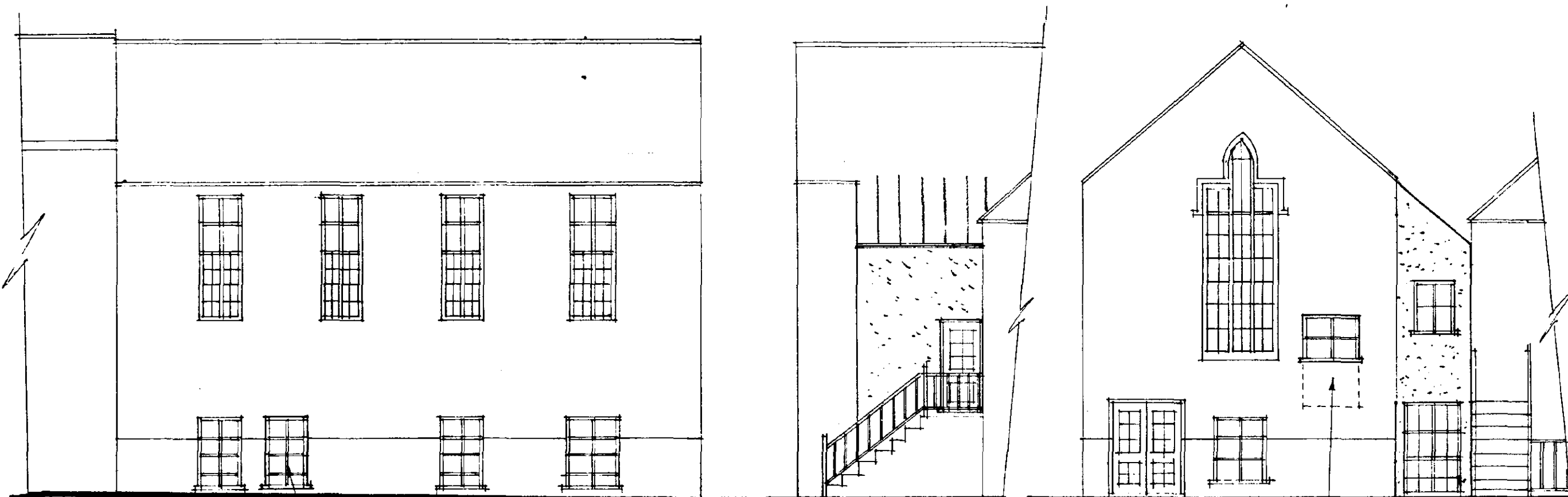
Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber walplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggin to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c.

Opening at eaves level to be L/I/E lintels by I.G. or similar approved.

Sub-structure Walling
100 mm Class A dense concrete blocks. Ditherm felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

All new joinery to be softwood purpose-made and to be double glazed.

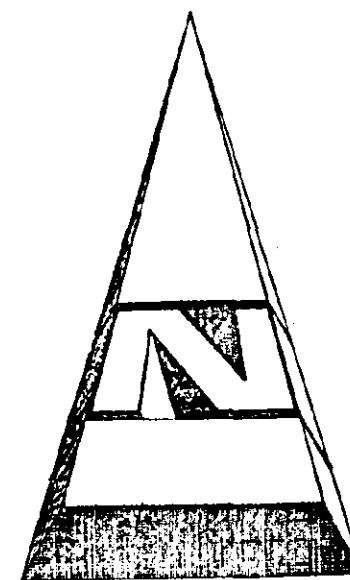


Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm c/c doors.

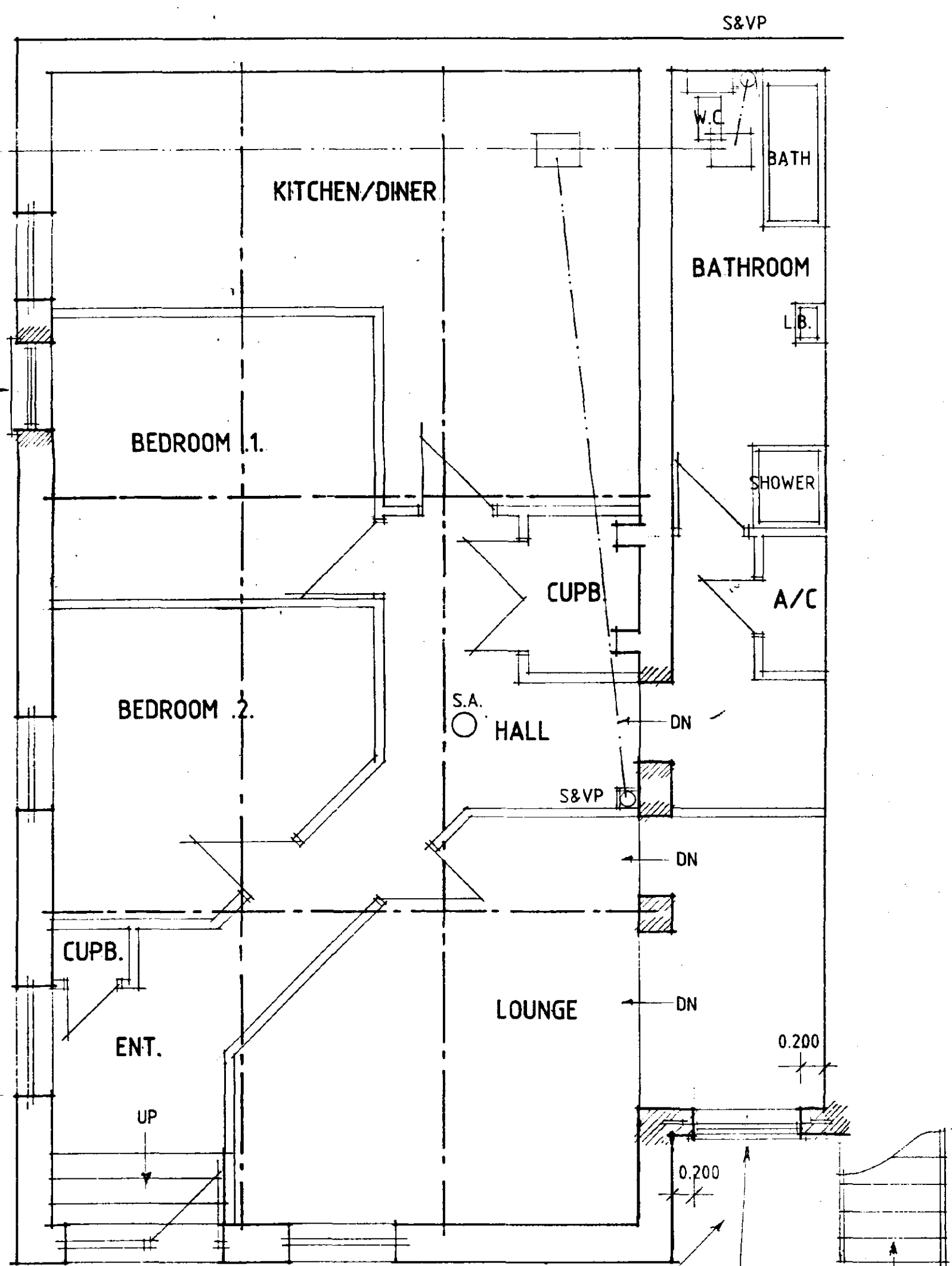
Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.



LOCATION PLAN



GROUND FLOOR PLAN

Ground and First Floor Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

Boiler
Provide balanced flue type gas boiler of required rating in position indicated on drawing to be either a wall hung type or free standing on 125mm high concrete hearth above oversite. Boiler outlet to have protective guard cover and to be a minimum 300mm from any opening into the building which is wholly or partially above the terminal. Read in conjunction with Approved Document J1/2/3.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Ground Floor Windows New and Existing
Remove existing UPVC items and replace with purpose made timber windows double glazed style to match those of existing first floor windows.

Lintels
Support over new openings formed in ground floor walls with IG Box 200 and Box 100

Ceilings
To ceilings of ground floor area and boxing of existing support steel provide 2N^o layers of 15mm plasterboard

Make good to all disturbed and affected areas

Existing Party Wall backing onto Baptist Chapel
Provide to internal facing of existing party wall Immotus R+ boarding, to be installed all in accordance with manufacturers instructions to give required sound reductions.

Party Wall between Front & Rear First Floor Flat
Stud wall comprising of 75 x 50 stud clad both sides with 12.5mm plasterboard and Immotus R+ sound insulation system all to be installed in accordance with manufacturers instructions.

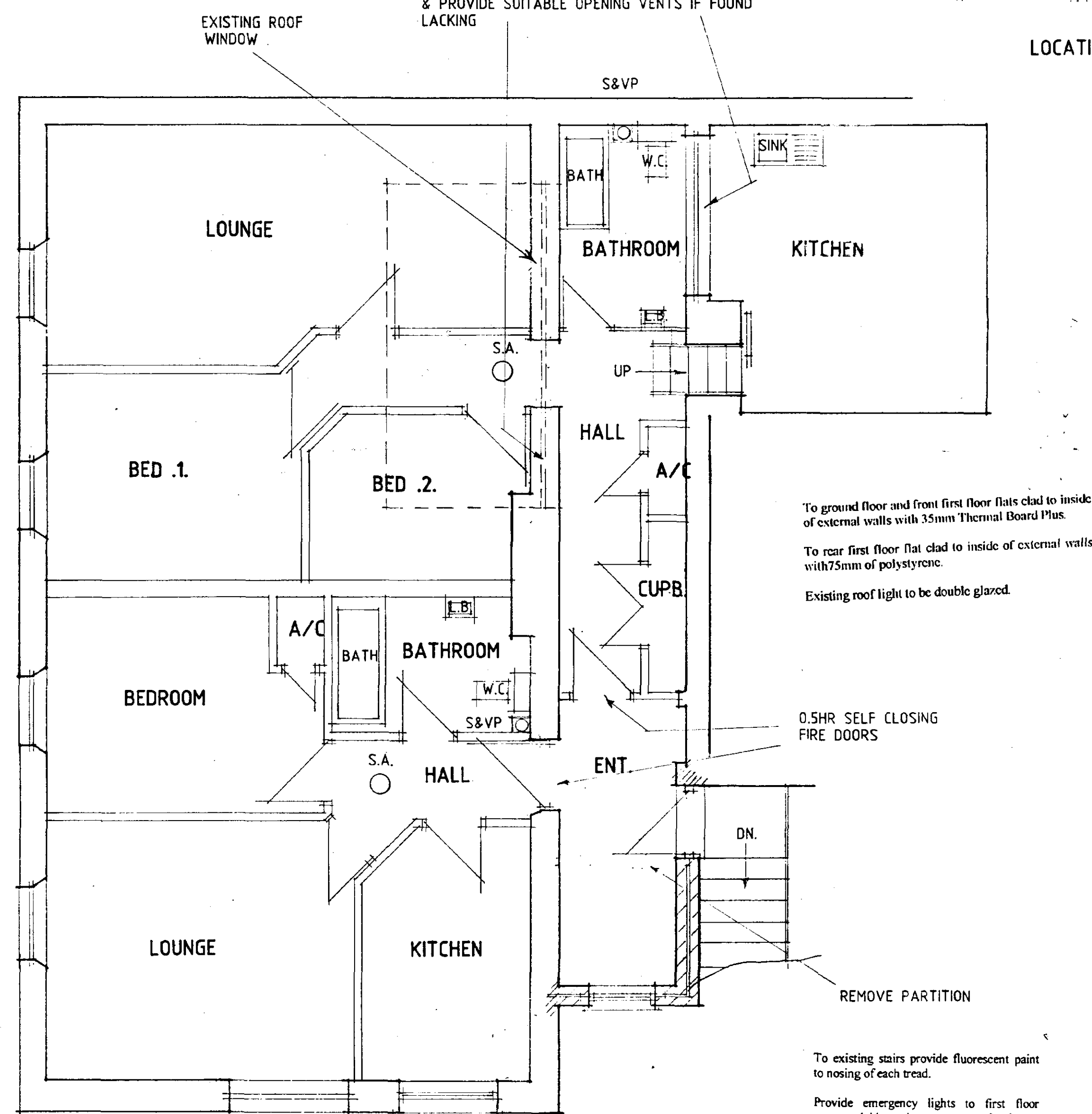
Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60 l/sec. Alternatively provide proprietary cooker hood capable of extracting 30 l/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Hot Water Storage
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.



FIRST FLOOR PLAN

First Floor
To existing floor provide Micro Deck Profloor to acoustic flooring system, to be installed all in accordance with manufacturers instructions on existing floor boards. Between existing floor joists provide sound insulation pugging of 80kg/m² mass. To ceiling below provide 2N^o layers of 15mm plasterboard.

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SOUTH LINDSAY DC
HOUSING DEPARTMENT
15 DEC 2001
Ref: 0619100

AMENDED PLAN
Ref. 41

D - ENTRANCE ALTS - 11.12.01
C - B.R. ALTS - 12.1.01
B - B.R. ALTS - 10.11.00
A - GEN ALTS - 15.5.00

DESIGN **Status**
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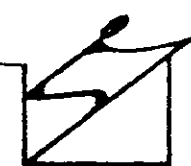
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SD00-024/1

& STRUCTURAL CALCS REF - 305/1 TO 8
& MICRO DECK DETAILS