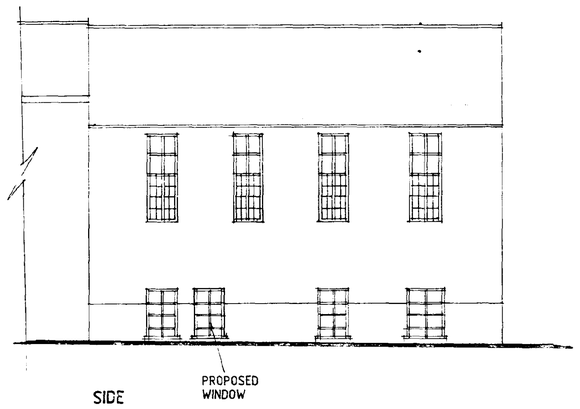
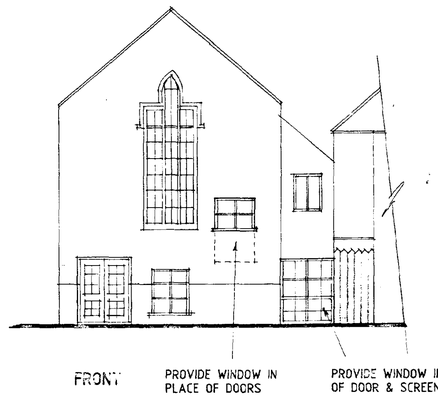


SIDE



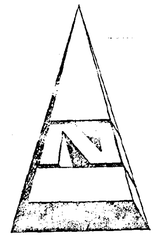
FRONT

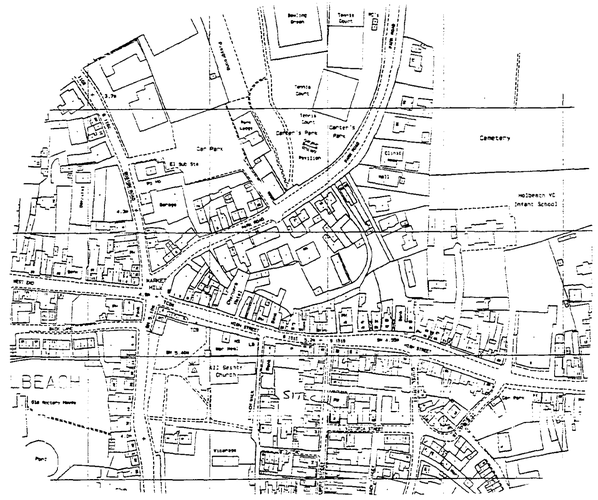
Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

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

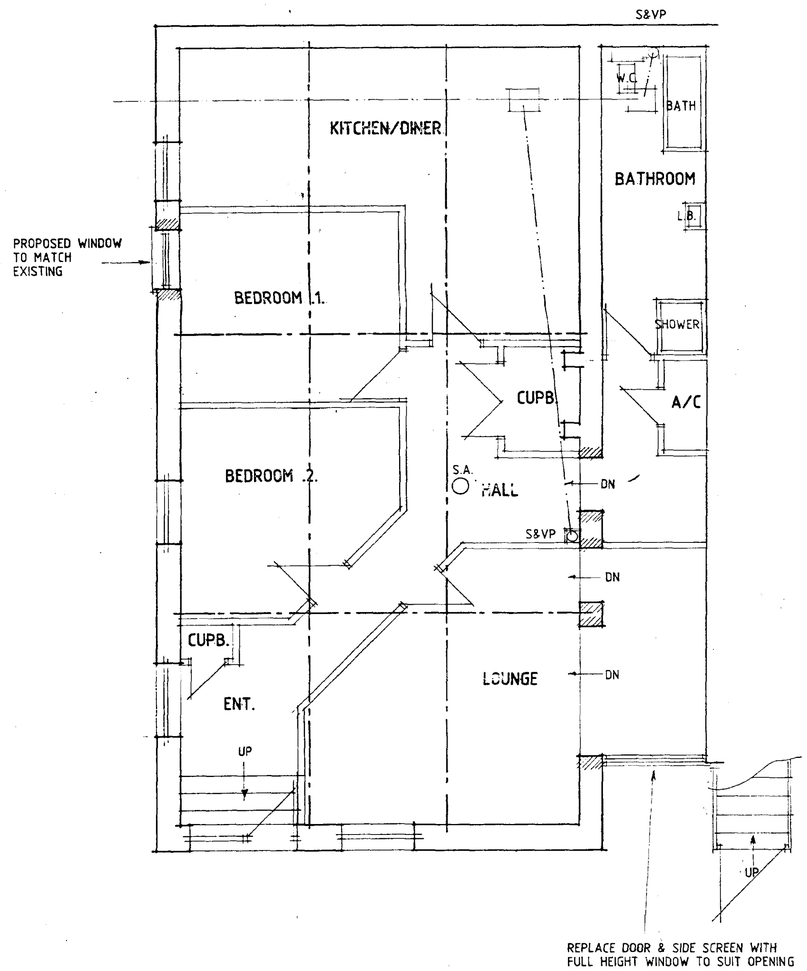
Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. paper textile 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 proteective 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 LG Box 200 and Box 100

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

Make good to all disturbed and affected areas

Existing Party Wall bacding onto Baptist Chapel
Provide to internal facing of existing party wall Immotus R+ boarding, to be installed all in accordance with manufactures 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 manufactures instructions.

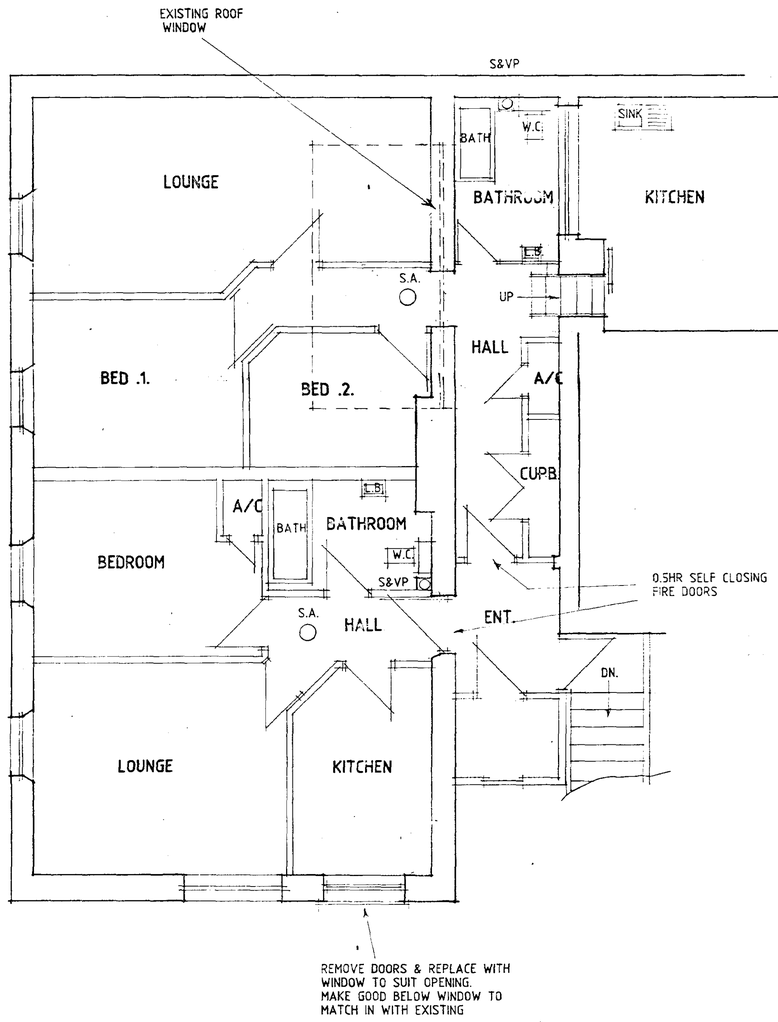
Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30 lt/sec.

Bathroom Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 lt/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 acoustic flooring system, to be installed all in accordance with manufactures instructions on existing floor boards. Between existing floor joists provide sound insulation pugging of 80kg/m² mass. To ceiling below provide 2N° layers of 15mm plasterboard.

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

Notes and Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (NSW Act).

SOUTH HOLLAND DC
HOUSING & PLANNING
27 SEP 2000
Ref: 1185/00

A - GEN ALTS - 15.5.00

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 PROPOSED

1:50	SD00-024/2
MAY-00	B.GILHAM.

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