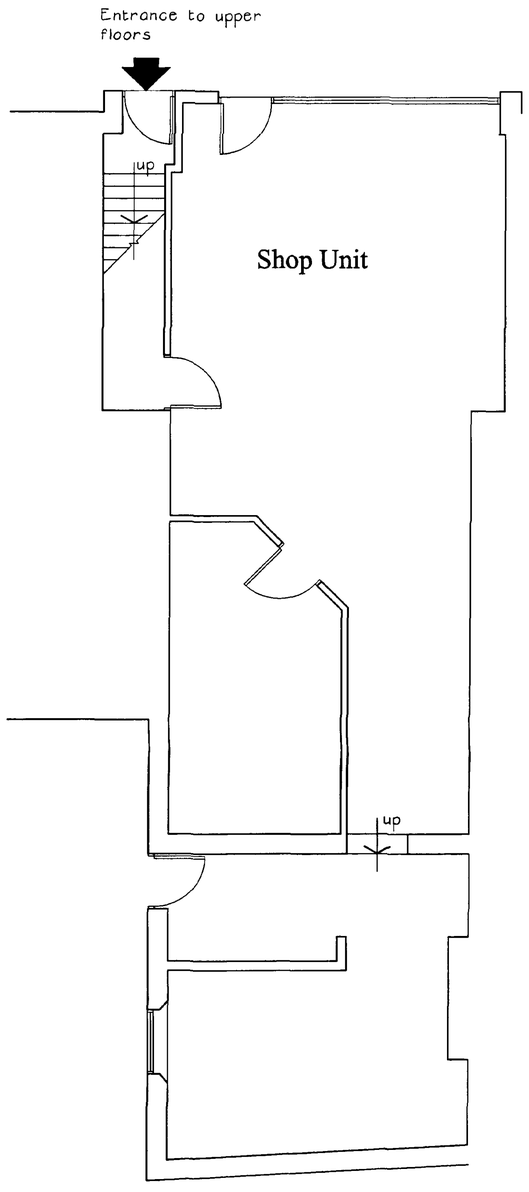
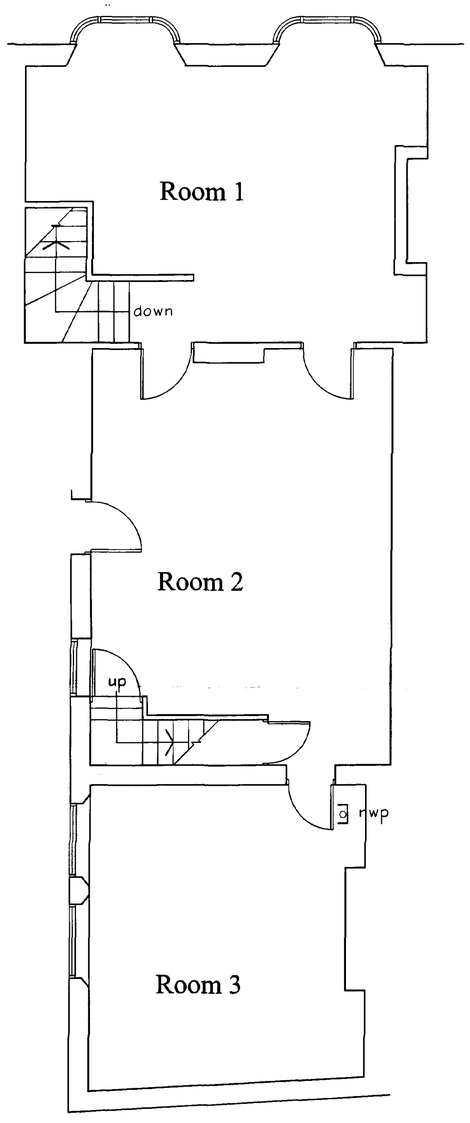
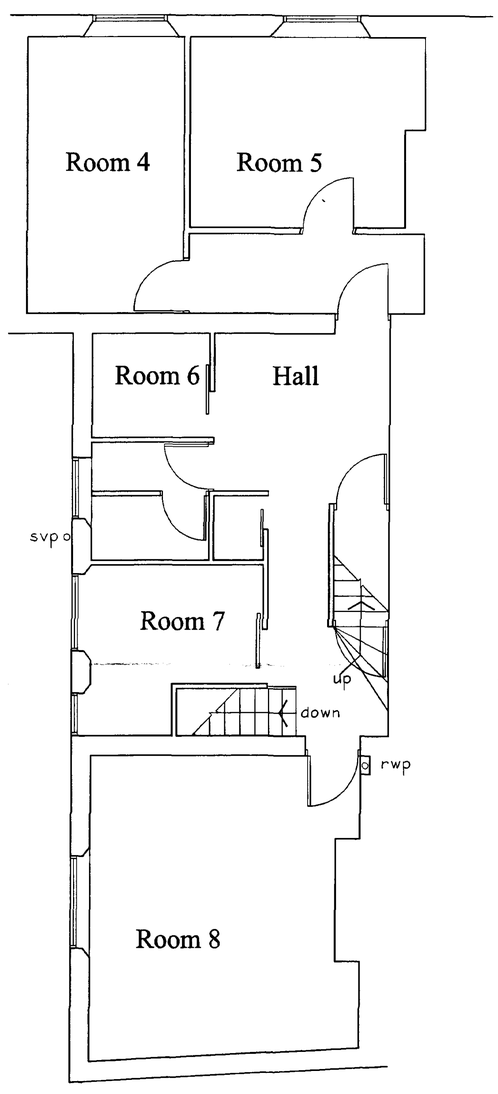


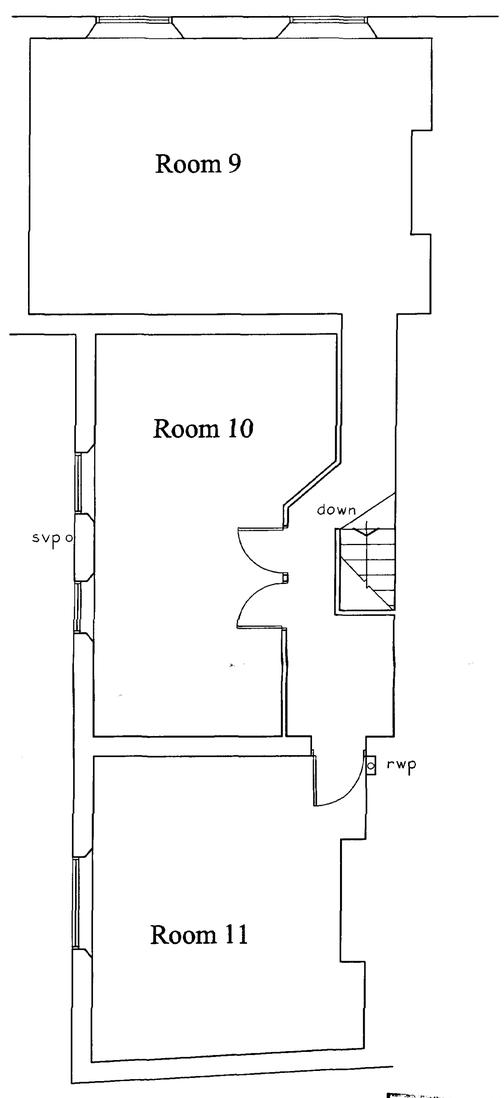
GROUND FLOOR



FIRST FLOOR



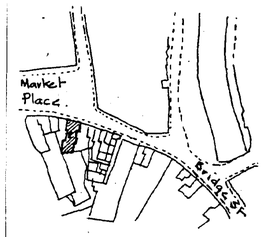
SECOND FLOOR



THIRD FLOOR

SCOTGATE HOUSING
1 MAR 2000
Ref: 02501∞

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Location Plan
1:1250

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REV:

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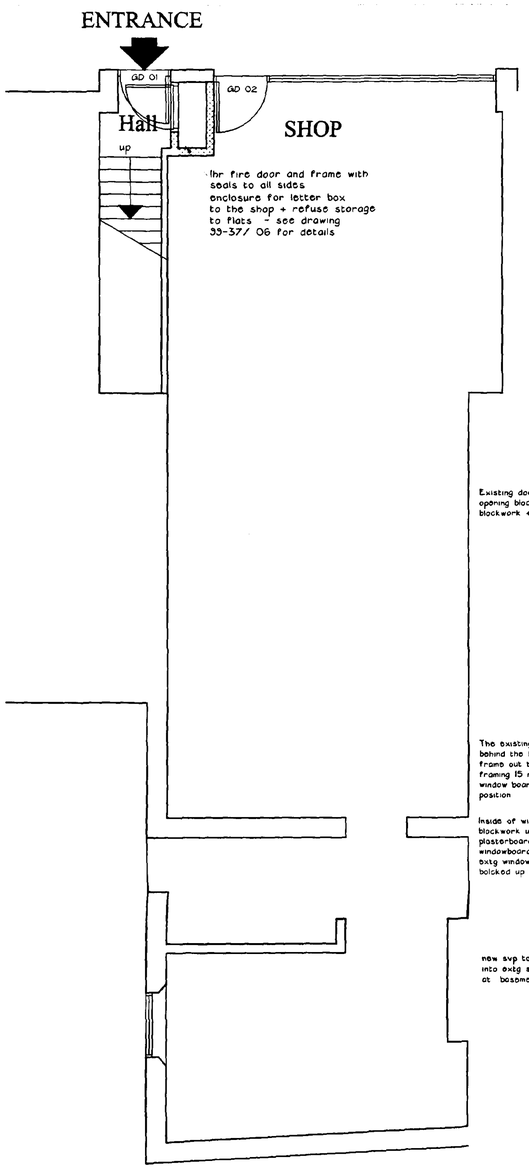
JEFFERSON SHEARD
ARCHITECTS
1 Scotgate Mews, Scotgate Stamford Peterborough PE9 2FX
Telephone (01780) 757576 Fax (01780) 754980
e-mail: jsa.stamford@jefferson-sheard.com

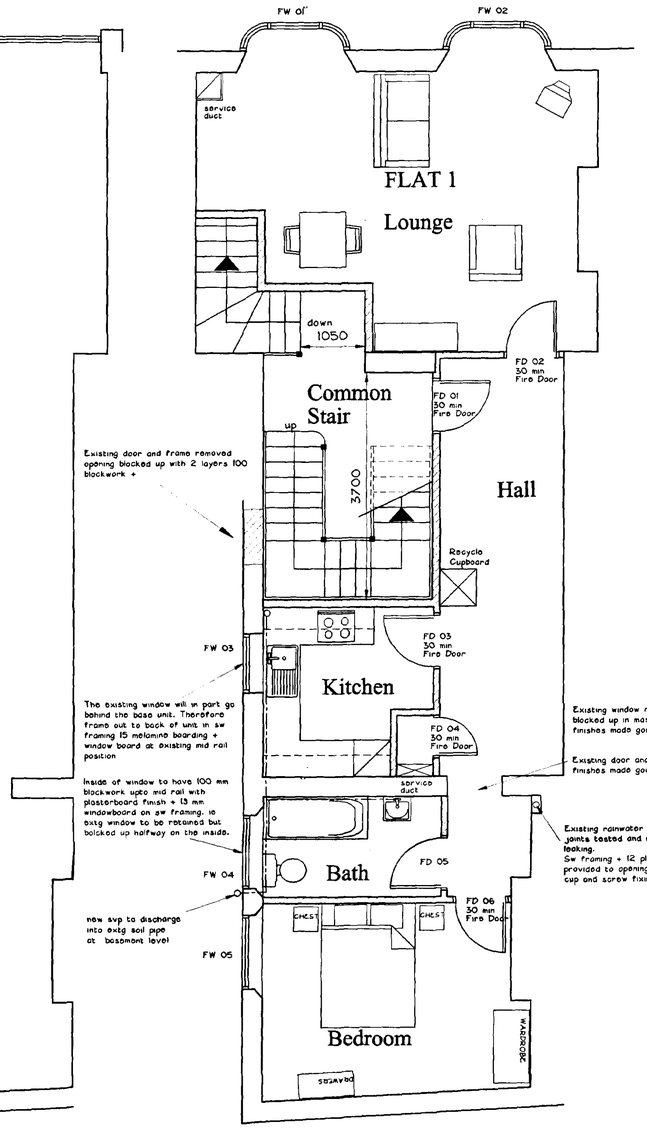
PROJECT
LOTS, 3 Market Place
Spalding for
Nene Housing Society Ltd

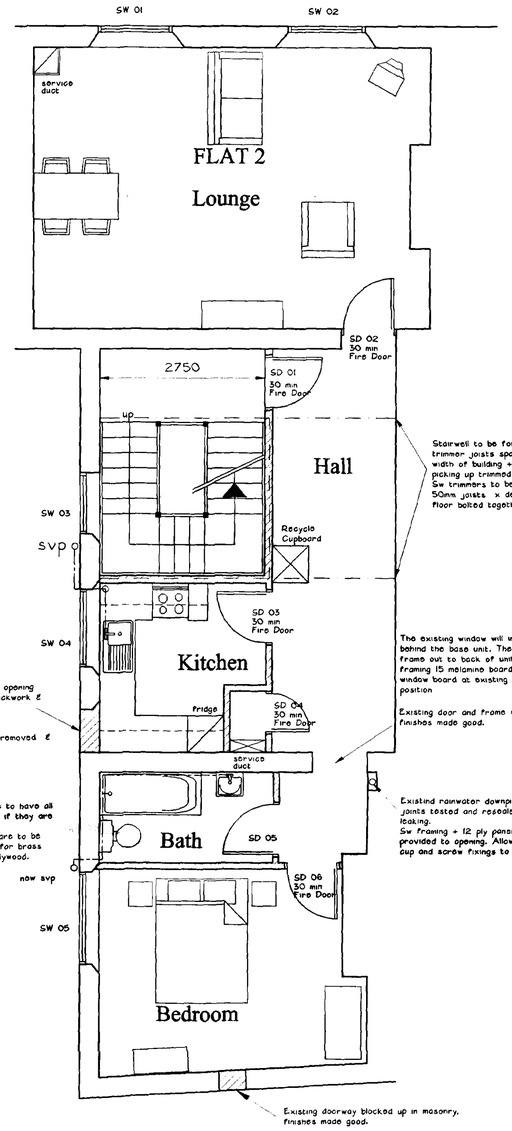
DRAWING
Existing Plans

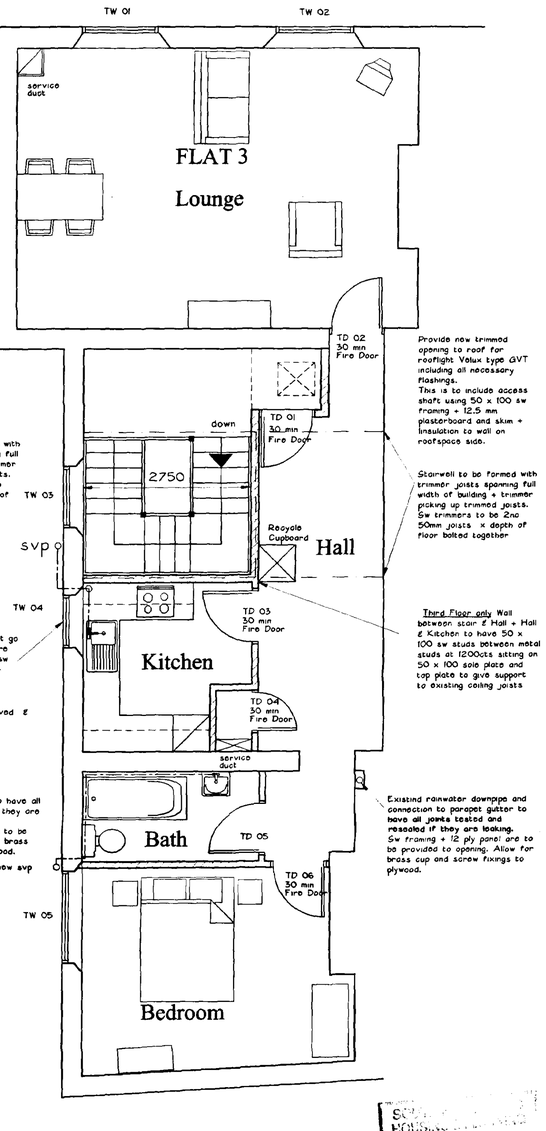
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date: Dec 99

ref: 99-37
NUMBER
rev: 01









GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

WALLS ——— New Internal Wall

Compartment is Flat to Common Stair
British Gypsum 70 mm metal stud wall with 2 layers of gyproc wallboard either side of studs with taped joints and skim finish and 75mm Gypglass insulation between studs. To be fire stopped at head and base. All to be in accordance with manufacturers written instructions.

Internal Walls
All other new partitions to be 70mm Gypsum metal stud partitions with 1 layer Gyproc wall board either side of studs, o/a thickness 100mm to achieve 1/2 hr fr.

To External Walls dry line using 12.5mm Gyproc Wallboard on dabs with taped joints.
All other walls to make good and repaired prior to redecoration.

All boards to be provided with taped joints all in accordance with manufacturers written recommendations.

FLOORS
First Floor
To be Gyproc SI system consisting of 22mm V313 flooring grade chipboard (extg boarding removed) with Gyproc Plank on SIF channels. Cavity bridged between joists by 12.5mm Glasroc multi - board resting on 100 wide x 12.5 Multi - Board strips cscrew fixed to each joist flush with bottom edge. 100 mm Gyplas 1000 in cavity.

Second and Third Floors
To be Gyproc SI system consisting of 22mm V313 flooring grade chipboard (extg boarding removed) with Gyproc Plank on SIF channels. 100 mm Gyplas 1000 in cavity.

Existing ceiling(repaired where holes occur) underdrawn with 15 mm Gyproc Fireline

Floors to Common stair
Existing timber floors overlaid with 6 mm ply and ceilings underdrawn with 12.5mm plasterboard with taped joints.

EXISTING PITCHED ROOF
To remain as existing except for
1. the installation of a new loft hatch
2. The installation of 12.5mm plasterboard ceiling with taped joints + 200mm quilt insulation to the roof space - NOTE The plasterboard over the stairs is to be 2 no layers of 12.5mm
3. strengthening of existing ceiling joists.

DRAINAGE & PLUMBING
All to be UPVC to BS 4514 by Hepworth or similar approved.
Existing svp on the outside of the building to be extended as necessary to pick individual stack from each flat, each to be terminated with an air admittance valve. Hepworth plumbing fittings to be used including all necessary straights, bends and access points etc.

40mm dia wastes from sinks, waste disposal units and baths.
32mm dia wastes from WHB's.
100mm dia wastes from WC pans/ stacks.
All traps to be 75mm deep seal antisyphonic.
All visible components to be white.
Allow for all necessary overflows from appliances, including tanks etc. Exact termination points of overflows through external walls to be agreed with Architect on site.

FIRE DOORS
All doors leading into flats and to corridor within flats to be FD 30, self closing (overhead) complete with intumescent strip/smoke seals. Fire doors noted on plans.

GLAZING

WINDOWS
Generally all existing windows to remain. These are to be repaired, reglazed as necessary, together with a new gloss paint system both internall and externally.

STAIRS
To be in accordance with approved document part K.
Handrails to be 900mm above pitch line and balustrading to be 1100mm high. Gaps between balusters to be no greater than 99mm.

Each floor is to have two way lighting to the stairs above and below.

Staircase to be purpose made timber from Boulton and Paul or similar approved.

Headroom to be 2000mm min. and treads to be closed type and NOT open.

Main Common Stair
Ground to first - unchanged
1st to 2nd floor - 19 risers @ 164mm going 250mm.
2nd to 3rd floor - 17 risers @ 165mm going 250mm.

The total rise to all floors is to be checked on site before fabrication.

SERVICES SPECIFICATION

HEATING

To flats to be electric space heating by Economy 7 storage heaters as Stiebel Eltron schedule.

Water Heating
To all flats to be by pre-insulated hot water cylinder complete with immersion heaters and thermostats as Stiebel Eltrons schedule

GENERAL HEATING/HOT AND COLD WATER NOTES

The contractor is to submit a detailed design to the Architect for approval prior to installation.

FINISHES

WALLS
All existing plastered walls to be prepared to receive wood chip wallpaper and emulsion paint system.

All new plastered walls to receive emulsion paint system

Tiling to bathroom and above kitchen worktops to be 3x of HR Johnson plain colour range 152x152x5.5mm ceramic wall tiles fixed with Bal-Wall including a 'Bal Plaster Primer' first to walls and 'Bal-Grount' in all joints. All in accordance with manufacturers instructions. Joints between bath and wall / whb and wall / worktop and wall to have BAL house silicone sealant.

FLOORS
Expose existing floor boards and make good / replace defective boards as necessary

New floor board to be 22mm thick V313 moisture resistant TEG boarding.

Lay new carpet finish as follows:
Bathrooms:- To be ?????????????
Kitchens:- ??????????????????
Flats Generally:- To be ?????????
Corridors and stairs:- To be Heckmondwike 'Anthracite'.

Stair nosings to be Gradus Hardnose RN581.

CEILING
Prepare surface and apply emulsion paint system. Colour to be: white.

EXISTING JOINERY
All paint etc to be stripped using blowtorch, and holes etc. to be made good and to be prepared to receive gloss paint system.

NEW JOINERY
To architrave's, door linings, skirting boards and window boards - knot, stop and prime and apply 2 undercoats and 1 gloss coat. Colour: white.

Curtain battens- contractor to supply and install 32x15mm s.w. battens over windows, within window reveal window where possible, or otherwise to project 200mm beyond either side of window and to receive new gloss paint system.

EXISTING STAIRCASE FROM GROUND TO FIRST
Make good all handrails, and prepare ready to receive new gloss paint system.

PAINT SYSTEMS
Gloss - knot stop and prime and apply 1 undercoat and 2 full coats gloss paint. Colour: white.

Emulsion - 1 mist coat and 2 coats vinyl matt emulsion. Colour to be Magnolia.

All to be by Akzo and all paint systems to be carried out in strict accordance with the manufacturers written recommendations.

GENERAL NOTES
For details of heating, ventilation and fire strategy see dwg 99-37/??????????

VENTILATION

To living rooms, bedrooms and landings to be rapid ventilation by windows (1/20th floor area) and background ventilation to be via trickle ventilators in existing sw windows.

EXTRACT FANS

Kitchen
To be Vent Axia Centrif 120 thro the wall fan fan with remote switch. All fans to discharge to outside air via duct to have fall to outside air.

Fans to achieve extract ventilation rate of 60 litres/second as per Approved Document Part F.

Bathroom
To be Vent Axia Solo SELV 12T thro the wall fan to the outside air. Duct to have fall to outside.

Fan to achieve extract ventilation rate of 15 litres/second and be provided with a 15minute overrun facility as Approved Document Part F.

In addition bathroom door to have 10mm gap at bottom of door to allow air inlet.

switching of fans - bathroom fans to be operated from light switch and overrun facility.

Allow for double pole isolator switch to each fan. All fans and fittings and references are be to be Vent Axia or similar approved.

FIRE ALARM SYSTEM

The contractor is to design and install a full fire detection and alarm system (BS 5839 - Type L2. The system and panel is to be linked with the existing system supplying the Charity shop at both ground and basement if this is not possible allow for fitting new system in the shop stipping out redundant one.

Emergency lighting to all communal areas and staircases, wherever possible to be integrated with in standard light fittings.

Contractor to supply and fit a small fire blanket and hand held water fire extinguishor in each flat. Exact location to be confirmed on site.

Note - A scheme must be provided and submitted and approved with Building Control before work commences.

Contractor to supply and fit 1 no. 3 litre water fire extinguishor on each landing as indicated, and to rest on a timber plate.

WATER MAINS
The contractor is to supply a metered water service to each flat. Where water services rise they are to within a 50mm dia plastic duct . Contractor to allow for connection/infrastructure charges from water authority. Contractor to allow for connecting off each service to sink, bath, water heater, h. basin and wc in each flat with all necessary required fittings including those required by water authority.

ACCESS CONTROL

Each flat is to be provided with a door access contol set and phone. Exact position subject to site confirmation.

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Schedule of room sizes:

Flat 1
Lounge = 6.55 x 4.57m
Bedroom =4.37 x 3.13m
Kitchen = 2.77 x 2.75m
Bathroom = 2.90 x 1.65m

Flat 2
Lounge = 6.55 x 4.57m
Bedroom = 4.37 x 3.3m
Kitchen = 2.77 x 2.75m
Bathroom = 2.90 x 1.65m

Flat 3
Lounge = 6.55 x 4.57m
Bedroom = 4.37 x 3.3m
Kitchen = 2.77 x 2.75m
Bathroom = 2.90 x 1.65m

SCANNED
HOUSING
- 1 MAR 2000
Ref: 0250/00

REV:

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JEFFERSON SHEARD
ARCHITECTS
1 Scotgate Mews, Scotgate Stamford Peterborough PE9 2FX
Telephone (01780) 757576 Fax (01780) 754980
e-mail: jsa.stamford@jefferson-sheard.com

PROJECT
LOTS,3 Market Place
Spalding for
Nene Housing Society Ltd

DRAWING
3no Flats
Proposed Plans

scale 1:50 | date 18.2.00

ref 99-37 | NUMBER 07 | rev