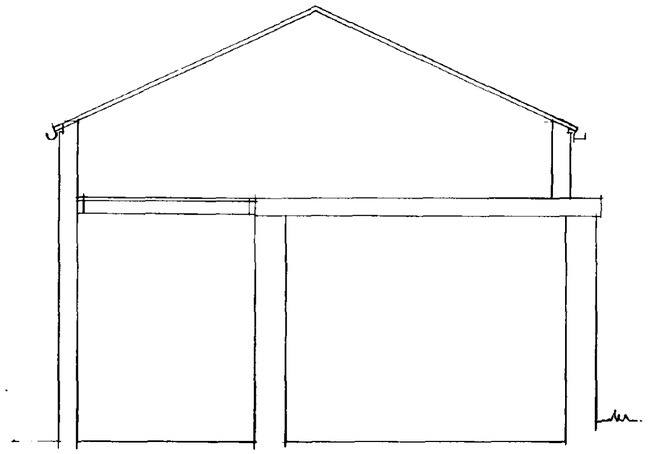
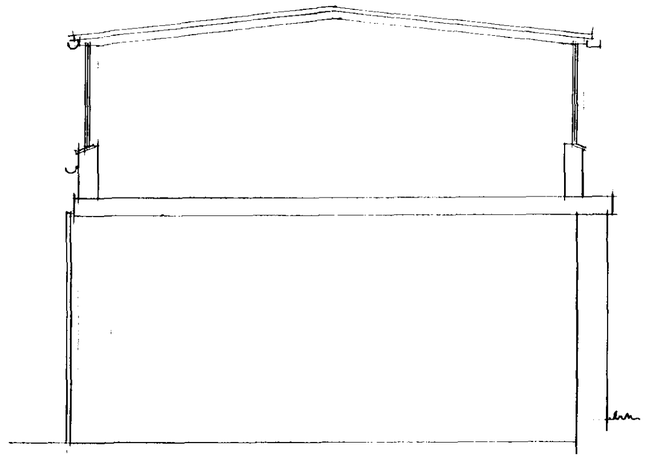
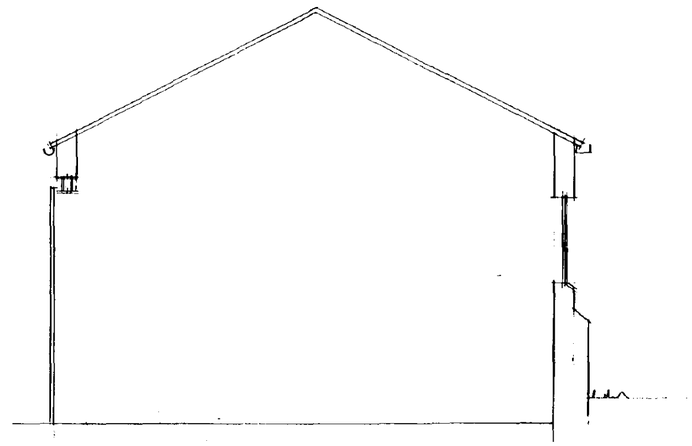


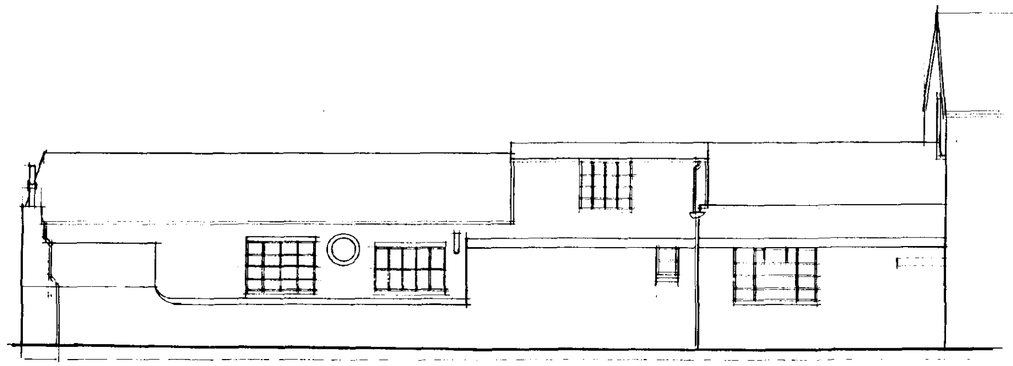
SECTION A-A



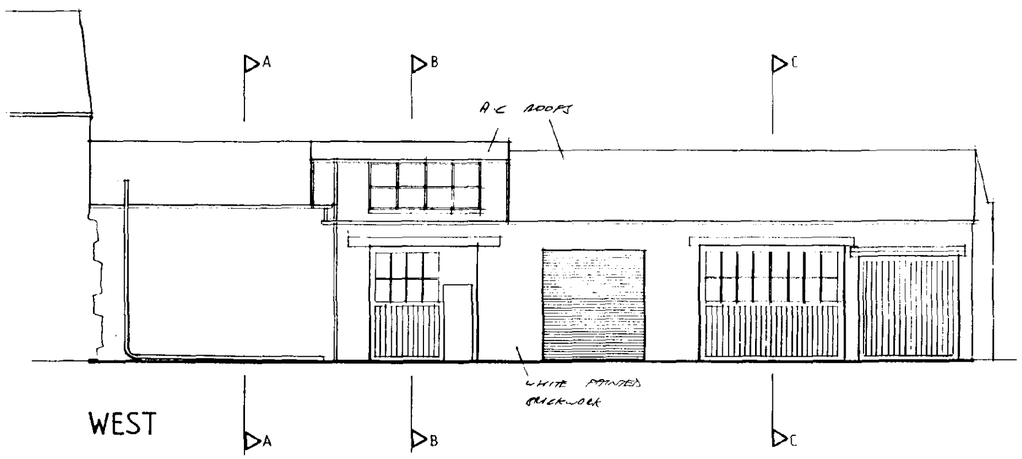
B-B



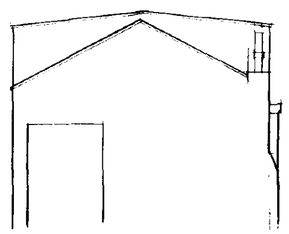
C-C



EAST



WEST



SOUTH

SOUTH HOLLAND D.C.
PLAN DEPT.
21 DEC 1994
REF H16/0206/94

DETERMINED
PLAN

CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
43 Double Street,
Spalding,
Lincs. PE11 2AA
Telephone:
Spalding (01775) 61856
68296
architectural design consultants

project
MESSRS PODDINGTONS
PROPOSED CONVERSION OF GARAGE
TO OFFICES
AT 44, DOUBLE STREET, SPALDING.

drawing
SECTION & ELEVATIONS AS EXISTING

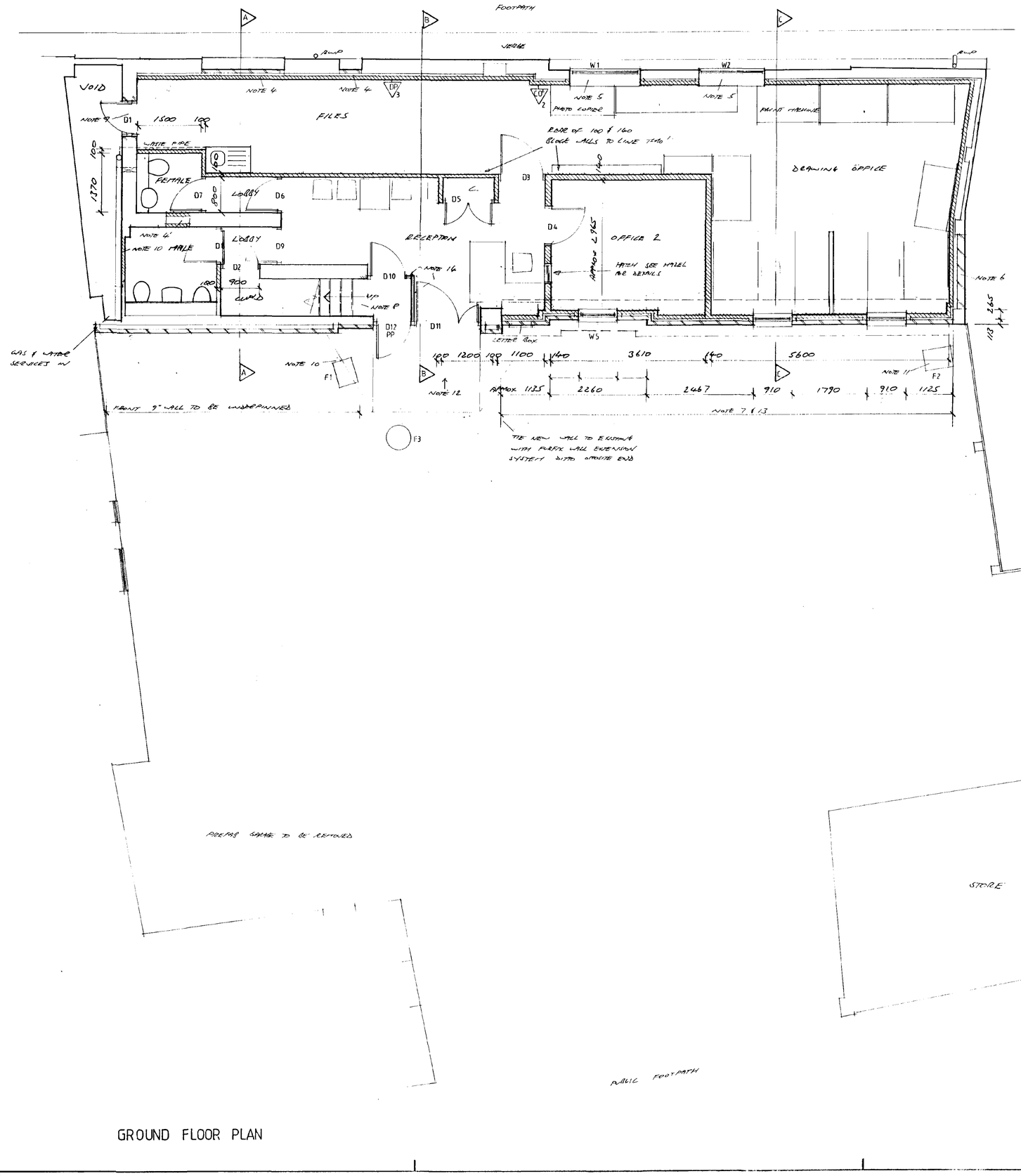
scale
1-50
1-100

drawing no
RMS - 2569-2

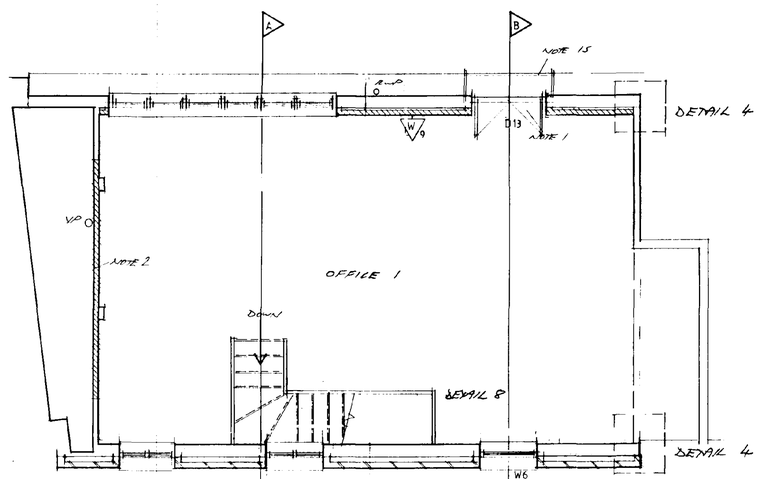
date
APRIL 94

drawn RL

checked



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

1. REMOVE EXISTING WINDOW & BRICK ARCH & BUILD IN FRENCH DOORS
2. REMOVE INTERNAL WINDOW & BLOCK UP OPENING
3. REMOVE EXISTING WINDOW RAISE CILL & HEAD BY 150mm & BUILD IN NEW PURPOSE MADE TIMBER WINDOW
4. REMOVE EXISTING WINDOW & BRICK UP OPENING
5. REMOVE EXISTING WINDOW RAISE CILL LEVEL TO 1000mm OFF NEW FFL & BUILD IN NEW PURPOSE MADE TIMBER WINDOW WITH EXISTING LINTEL OVER (EXISTING LINTELS TO BE EXPOSED & INSPECTED FOR STRUCTURAL ADEQUACY.
6. REMOVE EXISTING SHOPFRONT & BRICK UP OPENING WITH BRC TO MAKE UP WALL PROVIDE NEW FOUNDATION TO LOADBEARING & THIS TO BE 700w x 225 STR.
7. DEMOLISH EXISTING WALL — PROVIDE 700w x 225 STR CONCRETE FOUNDATIONS, BUILD UP 215mm CAVITY WALLS ONE BRK TO INNER & OUTER LEAF. CURB OUTER LEAF WITH 16mm THICK T&G BV MANUFACTURED TIMBER CLADDING ON 25x38 T-T BATTENS. 65mm ROCKWOOL CAVITY WALL BATTS IN CAVITY.
8. REMOVE SECTION OF WALL TO PROVIDE OVERLAY
9. PROVIDE DOORLAY
10. CONNECT INTO EXISTING I.C UTILISING EXISTING OUTLETS
11. REMOVE EXISTING GREASE COVER & REMAKE & PUT NEW.
12. PROVIDE RAMP UP TO DOORLAY IN TARMACADAM RAMP TO BE NO STEEPER THAN 1 IN 20
13. BE USE STEEL BEAMS OVER 3M LINTELS. IN REDUCED OPENING. USE 215x65 x 7510 PRETREATED CONC. LINTEL IN OPENING ABOVE WINDOW W5
14. SUB WALL TO HAVE SUITABLE CONSTRUCTION TO DOOR R/O (6mm SURPLUS REMAIN VERTICAL 7 AS SHOWN BELOW) + MARKERS BETWEEN JAMBS. ALL TO BE TO BE AGREED
15. 1100mm HIGH WROUGHT IRON GUARDING TO FRENCH DOORS/ BALCONY BOLTED TO WALL

RECEIVED D.C.
PLAN DEPT
21 DEC 1994
REF H16/1206/94

FIRE PRECAUTIONS

- W9 WATER FIRE EXTINGUISHER SIZE IN LITRES
- DP3 DRY POWDER FIRE EXTINGUISHER SIZE IN KG
- CO2 CARBON DIOXIDE EXTINGUISHER SIZE IN KG
- PP PANIC PAD WITH 'PUSH PAD TO OPEN' SIGN IN WHITE LETTERS ON GREEN BACKGROUND

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	5.12.94	RJ	CHANGE STAIR TO ALTERNATIVE & CLOSE
B	21.12.94	RJ	PLACED FRONT WALL TO ENABLE STAIRS TO BE REDUCED & MOVED AWAY FROM D2 TO ALLOW CLOSING OF DOOR TO EXIT CORRECTLY
C	9.1.95	RJ	PLAN TO FRONT ELEVATION

PODDINGTONS
Architectural Design Consultants
42 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

DETERMINED
PLAN

project
MESSRS PODDINGTONS
PROPOSED CONVERSION OF GARAGE TO OFFICES
AT 44, DOUBLE STREET, SPALDING

drawing
GROUNDS & FIRST FLOOR PLAN

scale	drawing no
1-50	2569-3
MAY 94	A B C
	checked

FOOTPATH

VERGE

STEEL BEAM

STEEL BEAM

WORKSHOP

ROOF TRUSS

ROOF TRUSS

DOORWAY BLOCKED UP INTERNALLY, SHEETED OVER EXTERNALLY

UP

INSP

I.C.

I.C.

I.C.

CONC PATT / A.C. DRIVE

BRICK WALL

NEIGHBOURING HOUSE

TARMAC YARD

OUTBUILDING

LOCATION OF PREFAB GARAGE

I.C.

I.C.

PUBLIC FOOTPATH

GROUND FLOOR PLAN

RAMP

STORE

CONCRETE FLOOR

OFFICE

TIMBER FLOOR

DOWN

RAMP

FIRST FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
21 DEC 1994
REF. H16/1206/94

DETERMINED
PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768206. Fax: 0775 710218

project

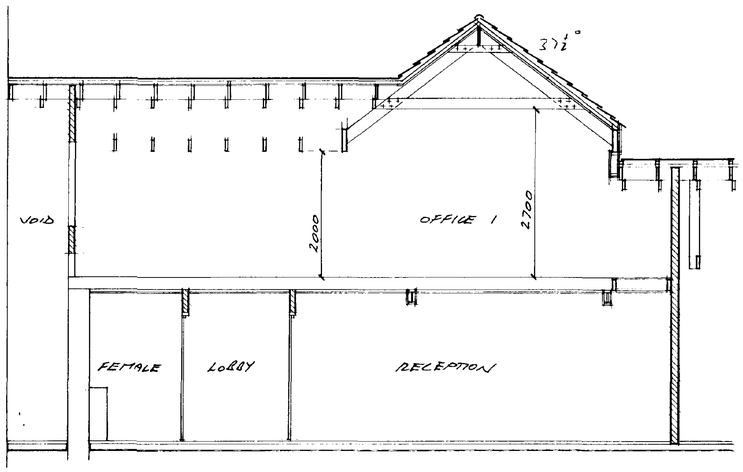
MESSRS PODDINGTONS
PROPOSED CONVERSION OF GARAGE TO OFFICES
AT 44, DOUBLE STREET, SPALDING.

drawing

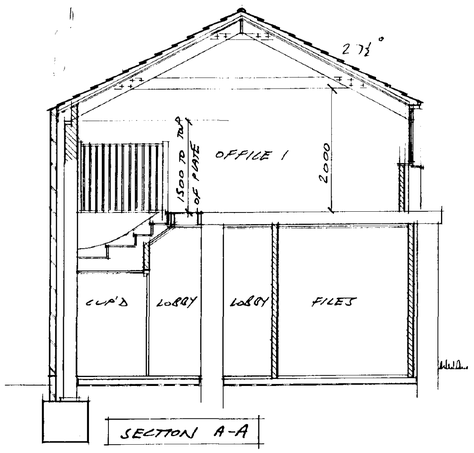
PLAN AS EXISTING

scale	drawing no
1-50	2569/1
MAY 94	RL

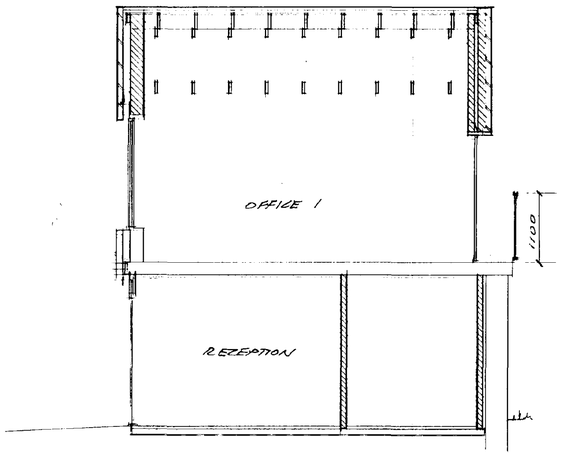
SUMMIT



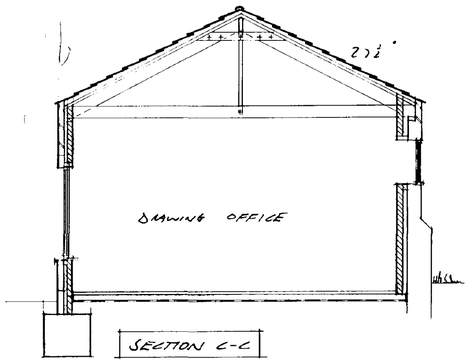
SECTION D-D



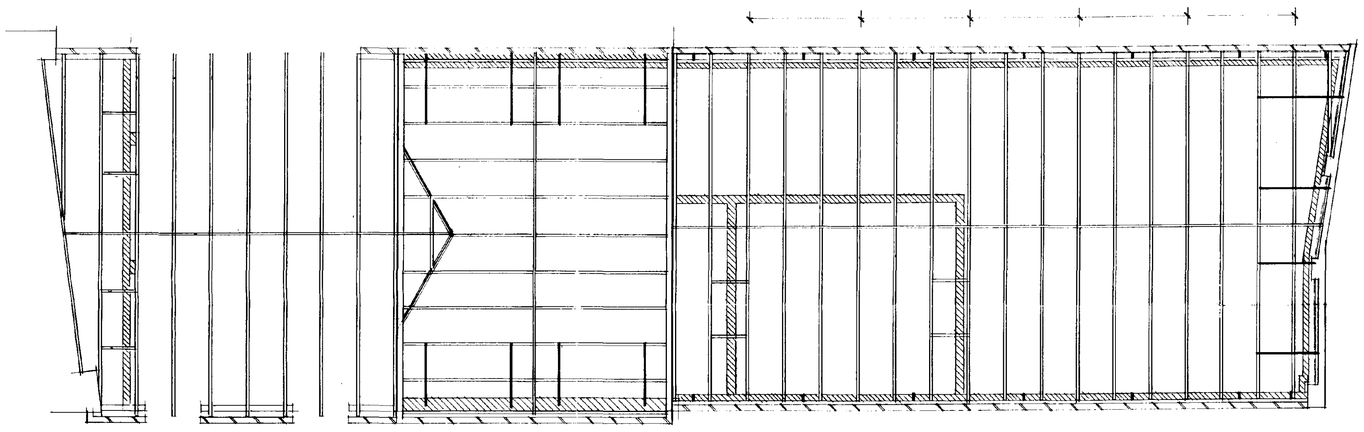
SECTION A-A



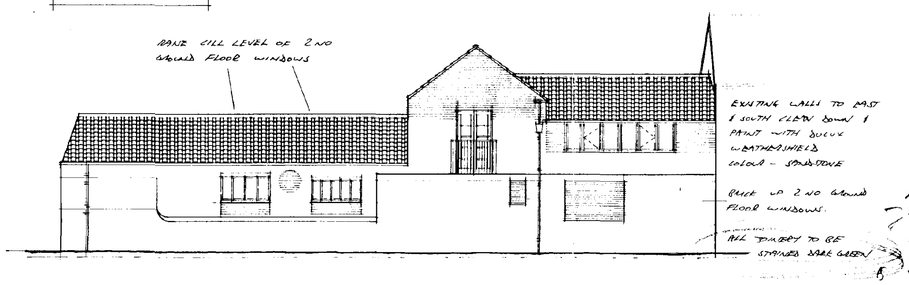
SECTION B-B

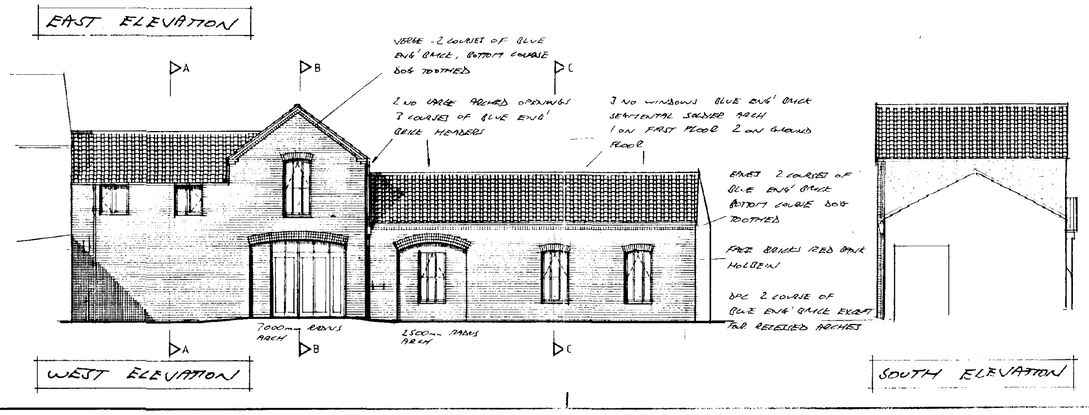


SECTION C-C



ROOF PLAN





EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

FIRE PROTECTION
2 NO EXISTING STEEL BEAMS UNDER FIRST FLOOR TO BE TREATED WITH INTUMESCENT PAINT TO ACHIEVE 1 HRS FIRE RESISTANCE OR
CLAD WITH 15mm TH GYPROC S FIRELINE BOARD

DRAINS
NEW FOUL DRAINS TO BE 100ϕ SOCKETED WITH FLEXIBLE JOINTS LAID TO 1:40 FALL WITH 150mm OF 20mm GRAVEL BED & SURROUND. CONNECT INTO EXISTING DRAINS USING EXISTING OUTLETS

HEATING
TO BE ELECTRIC

HOT WATER
TO BE ELECTRIC WITH A SUPPLY TO BOTH MENS & LADIES TOILETS & TO SINK

ROOF (SEE ALSO ROOF PLAN)
REMOVE EXISTING ROOF SHEETING & STEEL TRUSS'S. RAISE HEIGHT OF WALLS ON FIRST FLOOR & RE ROOF AS FOLLOWS.
SECTION C-C
SANDTOFT NATURAL RED COUNTY PANTILE WITH EACH TILE FIXED WITH TWIN SCRN LAP ON 25x38 T.T BATTENS ON 38mm ROOFING FELT WITH 150 LAPS HORIZONTALLY & VERTICALLY ON 38x50 T.T COUNTER BATTEN ON 50mm CEDOTEX G42 WHITE SOFFITS FACE DOWN & ALL JOINTS TAPED, ON
EX 175 x 50 SC3 RAFTERS AT 600 CTRS
EX 125 x 50 SC3 H.L TIE AT 600 CTRS
EX 175 x 75 SC3 TIE AT 2.0m CRS & 1800 CTRS
EX 150 x 50 SC3 STRUT AT 1800 CTRS
EX 200 x 50 SC3 RIDGE

SECTION A-A & B-B (2 STOREY ROOF)
TILES, BATTENS, FELT & CEDOTEX AS ABOVE, ON 16mm THICK T&G PLYWOOD FIXED STRIP BOARDING ON
EX 200 x 50 SC4 RAFTERS AT 600 CRS
EX 175 x 10 SC4 H.L TIE AT 600 CTRS
EX 200 x 50 SC6 TIE AT MID HEIGHT AT 600 CTRS
EX 250 x 38 SC3 RIDGE
ALL TIMBER CONNECTIONS IN SECTION AA, B-B & C-C TO USE 12mm ϕ BOLTS WITH TOOTHED COUNTERSINK PLATES & 50 ϕ CAST WASHERS.
100 x 65 SC3 WALL PLATE MIN 300 x 5mm WALLY M/S STRAPS TO SECURE WALL PLATE & RAFTERS TO WALL (SEE ROOF PLAN FOR CTRS) PROVIDE SOLID NOGGINGS UNDER STRAPS TO RAFTERS.

EAVES (SEE ALSO DETAIL 5)
CAVITY WALL INSULATION TO BE TAKEN UP TO UNDERSIDE OF CEDOTEX TO IS INTERNAL SKIN OF BRICKWORK. EXTERNAL SKIN OF BRICKWORK TO BE TAKEN UP TO UNDERSIDE OF TILES. FIRST FLOOR TO BE INSULATION CAST IRON GUTTER & DOWN PIPE

WINDOWS (SEE ALSO SCHEDULE)
ALL PURPOSE SOFTWOOD UTILISING PRESSURE TREATED TIMBER. SEALED DOUBLE GLAZED UNITS. TRICKLE VENTS TO TOP OF WINDOW. WINDOWS IN NEW CAVITY WALLS TO HAVE DARKER INSULATING 50C TH CAVITY CLOSURES.

EXTERNAL WALLS
THESE ARE TO BE LINED INTERNALLY WITH 100mm TH THERMAL HEMELITE AT GROUND FLOOR BUILT OFF FLOOR SLAB WITH DPC TO BASE OF WALL & THERMAL PLASTER QTS (400 kg/m³) AT FIRST FLOOR STAND 65mm OFF FACE BRICK OF EXTERNAL WALL & TIED TO IT USING APPROPRIATE BRICK TO TIMBER CAVITY TIES SCRAMED INTO EXISTING BRICK. FILL CAVITY WITH 65mm TH ROCKWOOL CAVITY WALL BATTS. PLASTER & SKIM INTERNALLY
WEST ELEVATION OF SINGLE STOREY BUILDING TO BE COMPLETELY REBUILT USING 265mm TH CAVITY WALL COMPRISING
100mm FACE BRICK
65mm CAVITY FILLED WITH 65mm TH ROCKWOOL CAVITY WALL BATTS
100mm THERMAL HEMELITE BLOCKS.
THE NEW WALL TO EXISTING WITH ROOFS WALL EXTENSION SYSTEM
REMAINDER OF WEST ELEVATION TO HAVE 100mm BRICK SKIN BUILT IN FRONT OF EXISTING WALL & TIED TO EXISTING WITH WALL PLUS WALL TIES

INTERNAL WALLS
TO BE IN BRICK/BLOCK & THICKNESS AS SHOWN ON PLAN & BUILT OFF FLOOR SLABS WITH DPC TO BASE OF WALL

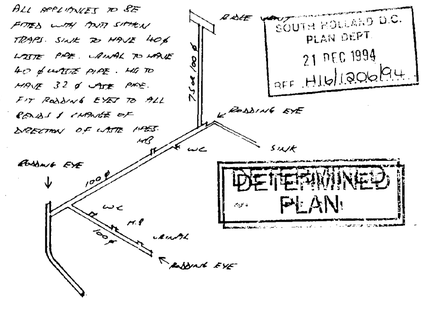
FLOORS
CLEAN DOWN EXISTING LAY 1200g POLYTHENE SHEET & LAP INTO DPC WHERE POSSIBLE. LAY 100mm OF C25 CONCRETE & REINFORCE WITH 1 LAYER OF A252 MESH TO FLOOR WITH 50mm SAND & CEMENT SCREED

MECHANICAL VENTILATION
TO MALE & FEMALE TOILETS PROVIDE MECHANICAL EXTRACTION SYSTEM. THIS TO BE CONNECTED TO LIGHT SWITCH & RUN 5 MINS/HOUR WITH 15 MINUTE OVERRUN. DUCT THRU' VOID WITH BLACK 100ϕ PVC PIPE & TERMINATE WITH GRILL ON EXTERNAL WALL ON WEST ELEVATION

CEILING
FIRST FLOOR UNDER CONCRETE FIRST FLOOR BY FIXING 25x38 T.T BATTENS TO ⅓ ϕ CLIPS WITH 10 mm PLASTERBOARD & OTHER FINISH.
FIRST CEILING UNDER TIMBER FIRST FLOOR WITH 2 LAYERS OF 15mm PLASTERBOARD ALL JOINTS STAGGERED WITH ARTEX FINISH.

FLOOR
FORM INFILL FLOOR AT TOP OF STAIRS & IN LOBBIES TO SOUTH OF OFFICE 1 WITH 225mm TH 7/16 SPAN BOARDING ON 200 x 50 SC3 JOISTS AT 400 CTRS. LAY 100mm PLASTERBOARD JOINTS CLIPS ⅓ OF JOIST WITH 2 LAYERS OF 15mm PLASTERBOARD & SKIM FINISH

PLUMBING
S.V.P TO BE 100ϕ & TERMINATE AT ROOF LEVEL WITH RAISE TILE VENT
ALL APPLIANCES TO BE FITTED WITH ANTI SIPHON TRAPS. SINK TO HAVE 40ϕ WASTE PIPE. URINAL TO HAVE 40ϕ WASTE PIPE. WC TO HAVE 32ϕ WASTE PIPE.
FIT RODDING EYES TO ALL BENDS & CHANGE OF DIRECTION OF WASTE PIPES



GABLES
FORM STUD WALL AT SOUTH GABLE OF FIRST FLOOR SECTION OF BUILDING WITH
20mm TH CONVENTIONAL RENDER OR 12mm TH FIBRE RENDER RENDER ON TYVEKAIR OR 9X400BP TYVEKAIR INCORPORATING BREATHING MEMBRANE ON 12mm EXTERIOR GRADE PLY ON 100x50 SC3 STUDS AT 400 CRS. STUDS FIXED TO CONCRETE FIRST FLOOR & UNTREATED TIMBER BEAMS
INFILL BETWEEN STUDS WITH 100mm TH FIBREGLASS. CLAD STUD INTERNALLY WITH 15mm FOIL BACKED PLASTERBOARD & SKIM. FIX TYVEKAIR TO STUDS USING 45mm STAINLESS STEEL SAILOR SCREW NAILS WITH 30mm ϕ POLYTHENE WASHERS AT 150mm CTRS. CODE 4 LEAD FLASHING AT WALL/ROOF JUNCTION WITH BELL MOUTH DRIP OVER.

STAIRS
TO BE IN PURPOSE MADE TIMBER. TREADS TO HAVE 250mm GO. TOTAL RISE APPROX 2665= 15 NO RISERS OF APPROX 177mm. PITCH OF FLIGHT 35.5° MIN 2m HEADROOM
GUARDING TO FLIGHT TO BE 900mm HIGH & TYPES TO BE FEATURED VERTICALLY ABOVE PITCH LINE OF FLIGHT. GUARDING TO LANDING TO BE 1100mm HIGH & UTILISE VERTICAL BALUSTRADING.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296 Fax: 0775 710218

project
MESSRS PODDINGTONS
PROPOSED CONVERSION OF GARAGE TO OFFICES AT 44 DOUBLE STREET SPALDING.

drawing
SECTION & ELEVATIONS AS PROPOSED

scale	drawing no.
1-50 1-100	2569-9
DEC 94	PL

SUMMIT