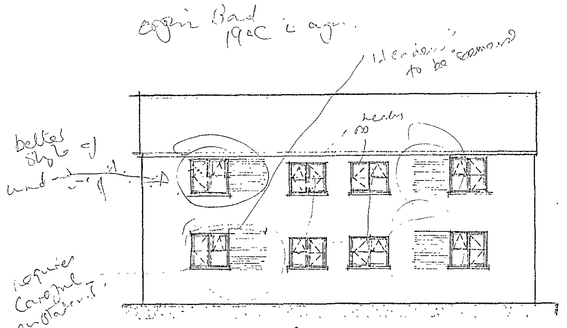
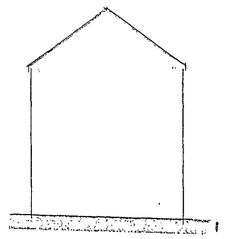
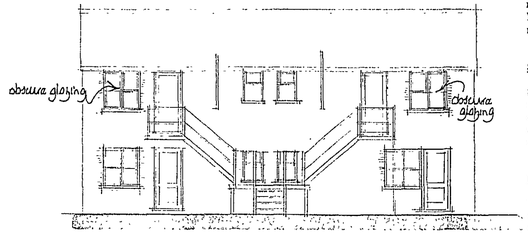


n n east



e s east



s s west

FIRST FLOOR CONSTRUCTION

Sound Reduction Systems' Acoustical , proprietary acoustic flooring underlay is to be laid over the existing floor finish prior to laying of floor finishes.
18mm Weyroc floor panels
Existing floor joists
Provide min. 100mm glassfibre quilt to be laid between joists
15mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and skim finish.

WALL CONSTRUCTION

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

WINDOWS & DOORS

Windows and doors to be purpose made UPVC, or similar and approved, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with min. 16mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 1.8W/m²K
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

At least one window to each first floor bed room is to contain at least one opening that has min. dimensions of 450mm and a min. area of 0.33m², and the bottom of that opening is to be no higher than 1100mm above finished floor level. *Key operated locking devices are not permitted to first floor windows.*

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

VENTILATION

All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room
If the vents open at an angle of less than 30° then the combined total is to be not less that 1/10th of the floor area.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

Shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

BACKGROUND VENTILATION

Background ventilation is to be provided either by trickle vents set within the construction of the windows or by airbricks through the walls with a controllable hit/miss vent on the inside. The area of the trickle vents to habitable rooms is to be a minimum of **5000mm²** and to wet rooms i.e. kitchen, utility, bath, shower rooms etc is to be a minimum of **2500mm²**.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated **SD** on the drawing. The alarm is to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

ELECTRICAL INSTALLATION

The electrical installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

LINTELS

Lintels to solid wall to be Catnic CN71A, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

HOT WATER/CENTRAL HEATING SYSTEM

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory applied coating of PU foam insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

Space heating to be provided by an electric towel rail in bathroom with a combined light and heat source and electric storage heaters to the living room and bedroom.

DRAINAGE

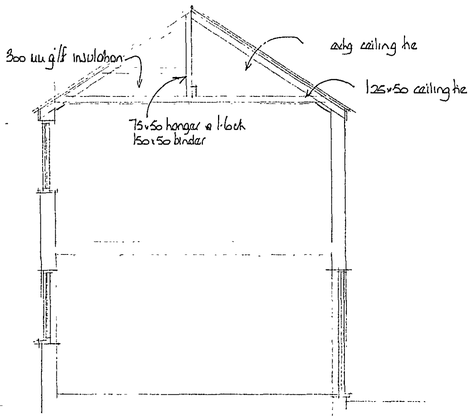
Install 40mm diam. pvc waste to sinks and showers, *(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste).* 32mm diam. pvc waste to hand basins all with 75mm deep traps. *Unless specified other wise on plan.*

The waste from the kitchen sink along with the waste from the washing machine are to discharge into a Saniflo pumping system which in turn discharges into extg soil stack.

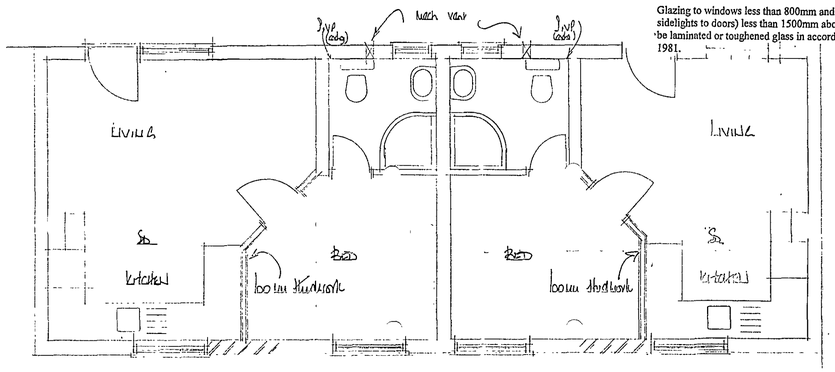
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

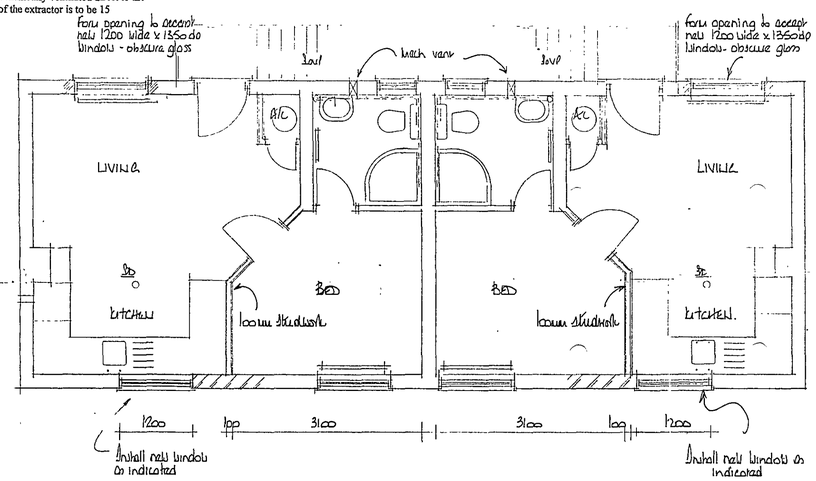
Above ground drainage to comply with BS5272 : 1978

All drainage items are to be installed in strict accordance with the manufacturers instructions.

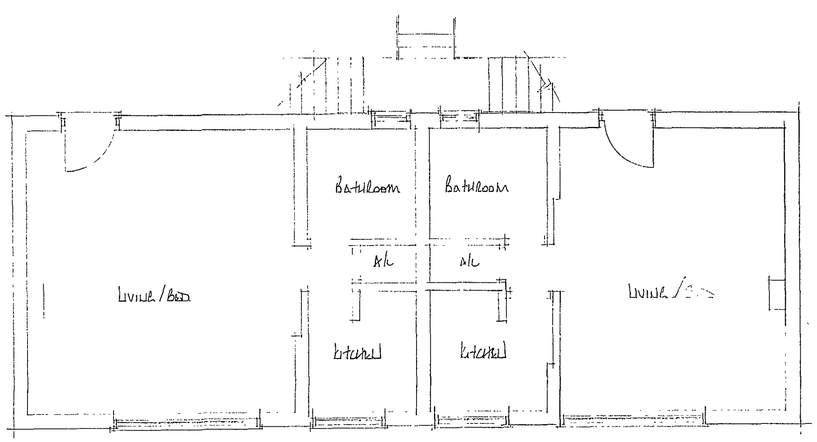


section



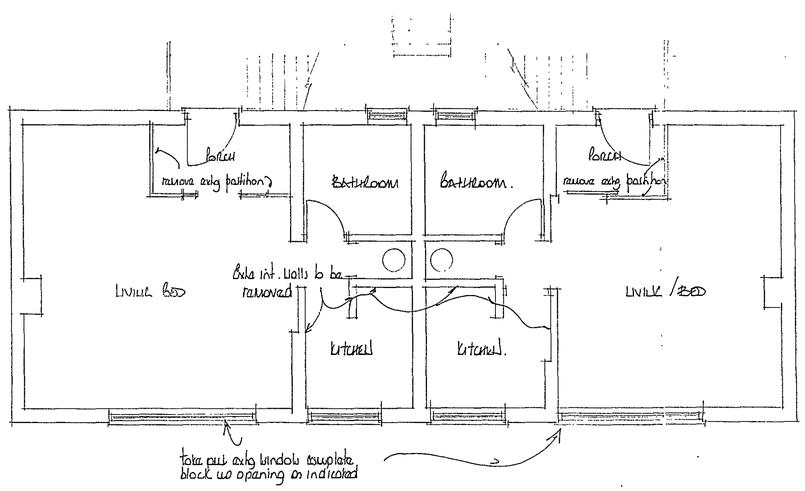


proposed



ground floor

existing



first floor

12/40/08

Cley Developments Ltd

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Spalding, Lincs
PE11 3JA

Tel/fax :- 01775 767968
Mobile tel. no :- 07710 815044

Project
'THE LANTERNS'
STONEGATE
SPALDING
LINCS.

Drawing Title
Alterations & Improvements to first floor flats

Scale 1:50 & 1:100

Date June 08 Drawn AL

Drawing No.
L/08/01