JO 12/00075/FUL DCPLAN

PARTITIONS: (Inc. 1/2hr. fire resisting construction indicated thus — — — — — — — — — —)
100x50mm s.w. studding at 600mm horizontal and 900mm vertical centres finished both sides with 13mm plasterboard and 5mm skim coat.
JOINERY:
Replacement PVCu/softwood double-glazed joinery as required with min. 12mm air gap.
New glazing to or within 300mm of doors less than 1500mm above f.f.l. and to windows less than 800mm above f.f.l. to receive toughened glass to B.S.6206:1981.
Staircase from basement to comprise:
Risers of between 150 & 190mm with goings of between 250 & 320mm.
Clear width to handrail to be 900mm.
Landings to be min. 900x900mm.
Handrail to be 900mm high with max. 100mm gaps between balusters
Min. headroom 2000mm
Pitch not exceeding 38 degrees.
'Second-fix' joinery strictly to Clients requirements.

DRAUGHTPROOFING:
All windows and external doors plus loft hatch to be 100% draughtstripped. Perforations through floor/walls to be sealed.

LINTELS:
Stressline (or similar) proprietary lintels designed and scheduled by manufacturer.

EMERGENCY LIGHTING:
Emergency lighting to B.S.5266part1:1988.

FIRE WARNING SYSTEM:
Fire warning system extended to serve extension to B.S. 5839part 1:1988. See plans for location of smoke detectors in private rooms and bedrooms. Detection in circulation areas, public areas and kitchen, etc. to B.S. stated above.

FIRE ESCAPE SIGNAGE:
Fire escape pictogram signage to B.S.5499

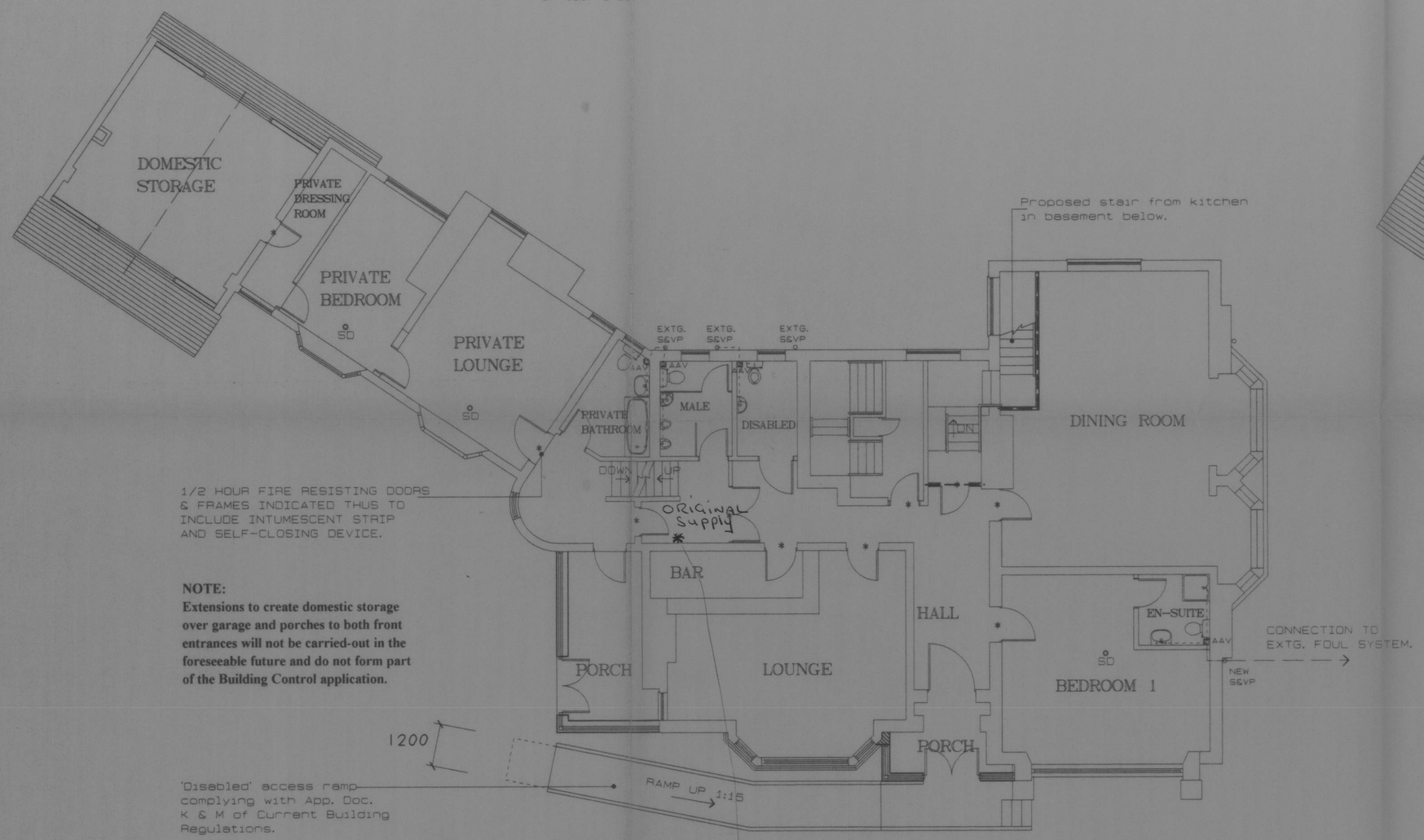
DRAINAGE:
110mm dia. pvcu underground drainage bedded and surrounded in 150mm pea gravel (9mm down) at 1:70 fall. Drains below buildings/drive to receive 75mm pea gravel arch protection and 2no. levers p.c.c. paving slabs with staggered joints above. Drains passing through walls to receive prestressed concrete lintels over with flexcell compressible wrap (or similar) to pipe and mortar fill to voids with 600mm long 'rocker' pipes connected within 150mm of each face of wall.
Plastics inspection chambers throughout up to 1m deep with Cast Iron covers to B.S.497:Part 1:1976.
Soil and vent pipe to extend 1m above head of nearest window and other soil pipes to receive 'Durgo' air admittance valves above flood level of all connected sanitary fittings.
All stacks boxed-in with voids filled with mineral wool quilt and access covers provided above f.f.l's in each case.

GENERAL VENTILATION: (Domestic)
Kitchen to receive cooker-hood capable of 30l/s extraction with an opening window and trickle ventilation of 4000sq.mm.
Bath/shower rooms to receive fan capable of 15l/s extraction with an opening window and trickle ventilation of 4000sq.mm.
Other sanitary accommodation to receive an opening window or a fan capable of 6l/s extraction and trickle ventilation of 4000sq.mm.
Utility room to have an opening window with a fan capable of 30l/s extraction and trickle ventilation of 4000sq.mm.
Habitable rooms to receive an opening window of clear area equal to 5% of floor area of room and trickle ventilation of 8000sq.mm.

GENERAL VENTILATION: (Non-domestic)
Kitchen to receive cooker-hood capable of 30l/s extraction or fan elsewhere capable of 60l/s extraction with an opening window and trickle ventilation of 4000sq.mm.
En-suite shower rooms with opening window to have fan capable of 15l/s extraction and trickle ventilation of 4000sq.mm.
En-suite shower rooms without window to have fan capable of 15l/s extraction and with minimum of 15 minutes overrun controlled by the light switch or an occupant sensor and trickle ventilation of 4000sq.mm via. 10mm gap under door or air brick with "hit and miss" ventilator.
Bedrooms to have an opening window of clear area equal to 5% of floor area of room and trickle ventilation of 4000sq.mm/sq.m of floor area.

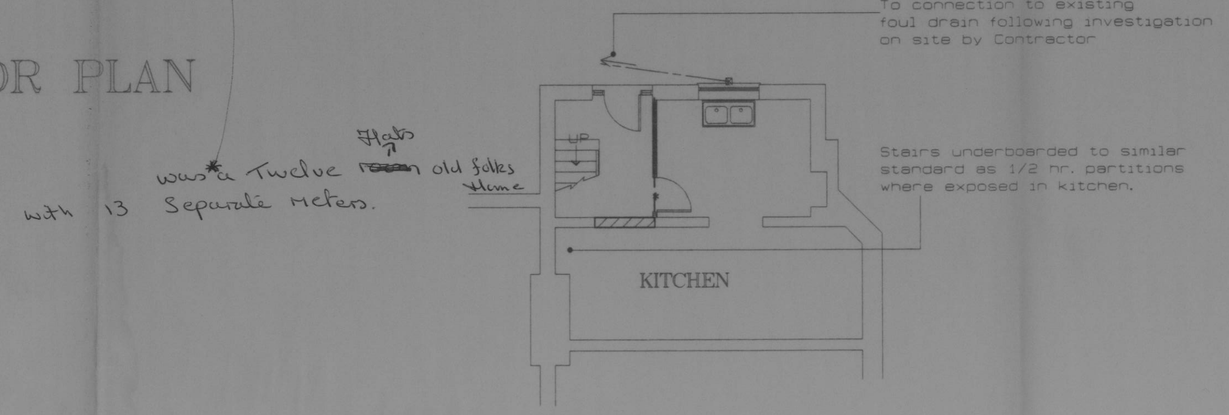
GENERAL VENTILATION: (LOUNGE)
Lounge/bar to have an opening window of clear area equa to 5% of floor area with trickle ventilation of 4000sq.mm/sq.m of floor area and fan capable of 200l/s extraction.

PLUMBING:
32mm dia. pvcu wastes to wash-hand basins.
40mm dia. pvcu wastes to sinks, baths and showers.
The above with 75mm depth of seal traps.
110mm dia. pvcu wastes to W.C's with 50mm depth of seal traps and rodding point above f.f.l.
32mm wastes exceeding 1.7m in length to be increased to 40mm dia.
40mm wastes exceeding 3.0m in length to be increased to 50mm dia.



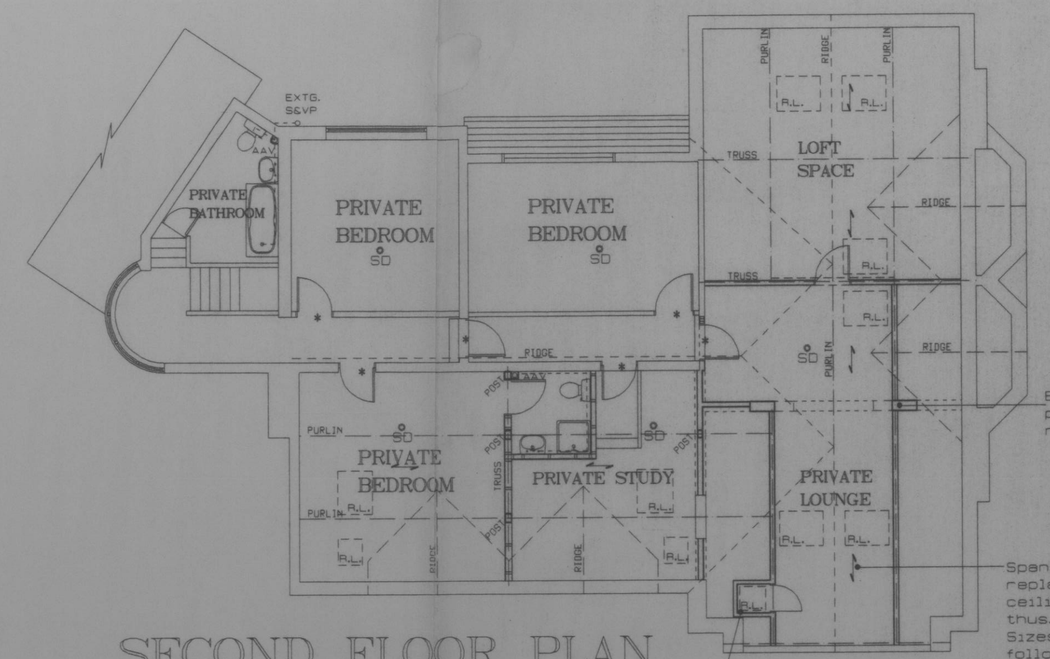
NOTE:
Extensions to create domestic storage over garage and porches to both front entrances will not be carried-out in the foreseeable future and do not form part of the Building Control application.

GROUND FLOOR PLAN

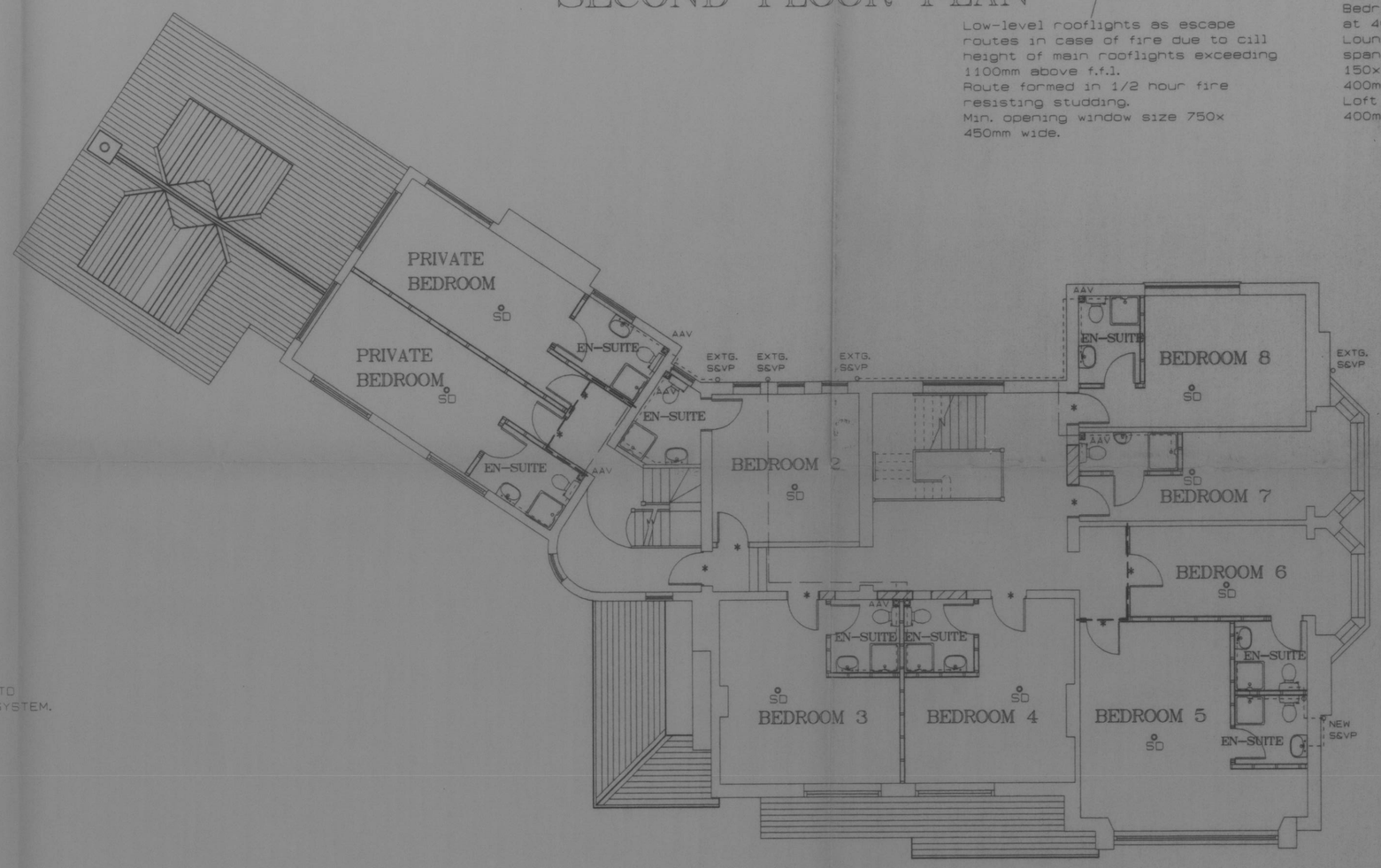


was a Twelve Eight old folks Home with 13 Separate meters.

PART BASEMENT PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTES:
1. This drawing remains the Copyright of The Burton Emery Partnership. Note: Certain areas of this drawing are taken from survey information provided by Client.
2. All dimensions to be checked on site by Contractor.
3. All dimensions in millimetres unless otherwise stated.
4. Do not scale copies of this drawing.
5. Any discrepancies in information should be reported to The Burton Emery Partnership for advice before proceeding.
6. All timber to be treated with preservative to B.S. 1282 prior to use and made good thereafter.
7. This plan must be read in strict conjunction with other plans in this set and specialists' details.

C 2.10.00 Escape rooflights added
B 28.8.00 Smoke detectors to bedrooms, loft conversion, fire screen, etc.
A 29:06:00 Building Regulations information added.

rev.

client
MR. & MRS. N. PETTY & MR. & MRS. M. PETTY

project
PROPOSED CHANGE OF USE, ELM LEA, ASHBY ROAD, HINCKLEY

title
FLOOR PLANS AS PROPOSED
(CHANGE OF USE AND GROUND FLOOR PRIVATE ACCOMMODATION)

drawn	scale	ref.	rev.
JWC/gb	1:100	2305-06	C

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