

FOUNDATIONS

Foundations to be ST4 grade concrete

For 275mm walls foundations to be 700 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground

65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
48mm Celotex GA2000 floor insulation
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

WALL CONSTRUCTION

Below Ground

To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground

To be 275mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
75 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Tarmac
Toplite standard, k = 0.15

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.303W/mK

Internal Walls

To be 100mm blockwork constructed off a dpc off the floor slab

DPC in Walls

To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

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 12mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 2.0W/m²K
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm² to non habitable rooms.

Windows to first floor habitable rooms are to contain openings that have min. dimensions of 450mm and a min. area of 0.33m², and have a sill level no more than 100mm above finished floor level. Key operated locking devices are not permitted to first floor windows.

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

WINDOW/DOOR & LINTEL SCHEDULE

Location	Window/Door ref.	Width x height	Lintel ref.	Length
1	900	2100	CG&O/100	1200
2	915	1350	-	1200
3	915	1350	-	1200
4	1800	1200	-	2100
5	1200	1200	-	1500
6	915	1050	-	1200

The clear opening width of the principal entrance door is to be 775mm and the entrance to the dwelling is to include a level access threshold.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Catnic CN102 lintels unless specified otherwise.

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

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The shower room is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

External light fittings i.e. porch etc. are to be controlled by the fitting of passive infra red's with bulkhead fittings having sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt.

DRAINAGE

Surface

Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul

Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes :-

Depth	Internal diam	Cover diam
6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe and the void filled with compressible material to prevent entry of gas.

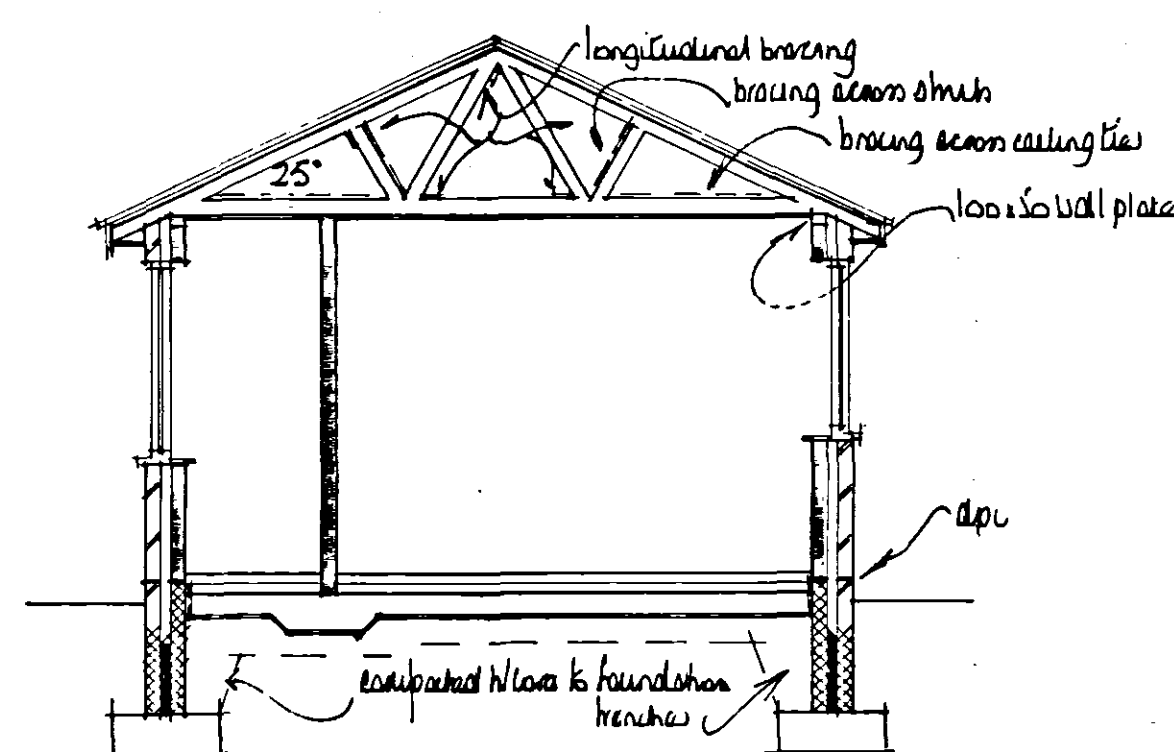
Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs with a compressible filler laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the compressible filler.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

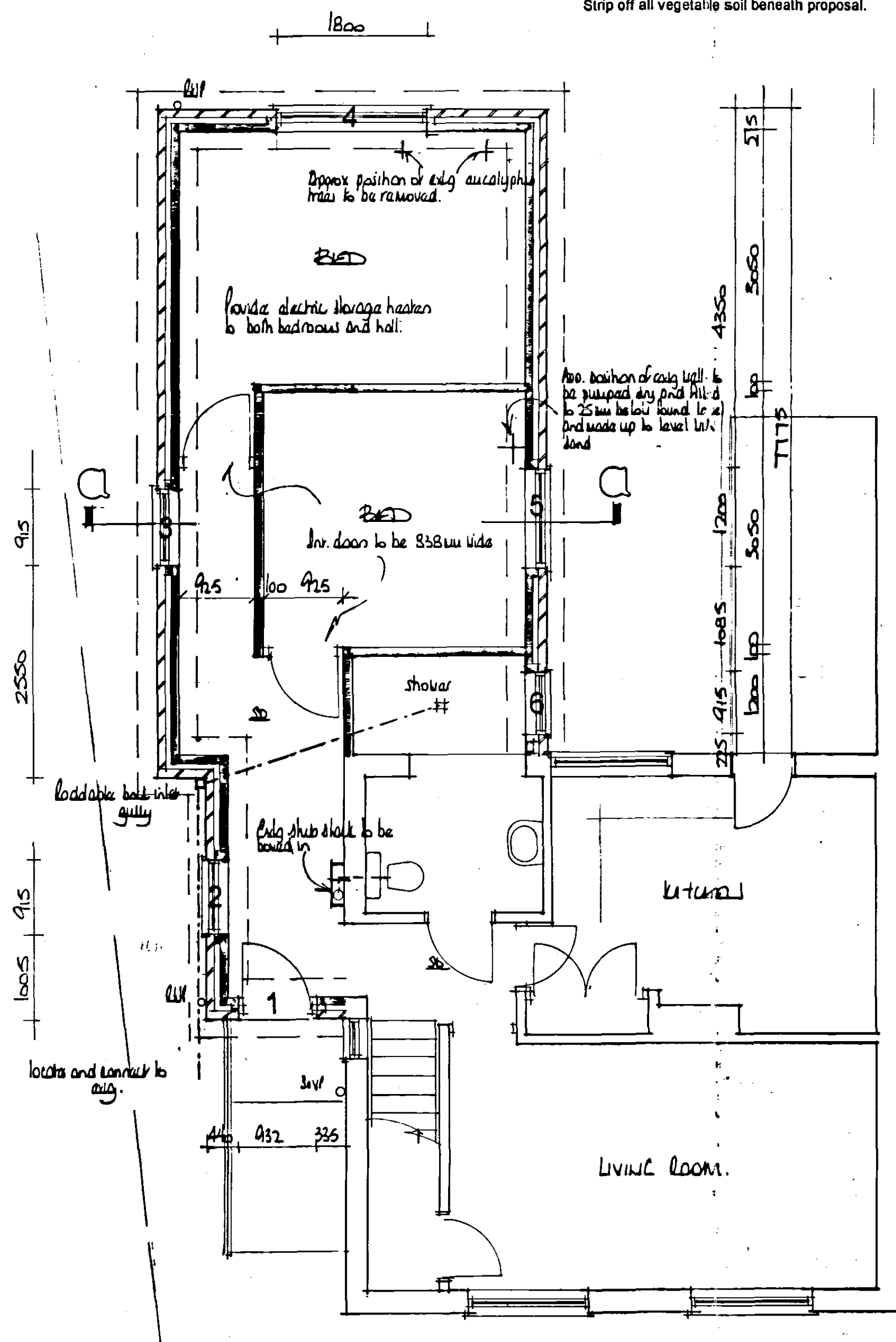
Install 40mm diam. pvc waste to sinks and showers.
(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste), 32mm diam. pvc waste to hand basins all with 75mm deep traps.
40mm diam. pvc waste to bath with combined trapped waste and overflow. Unless specified other wise on plan.
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
Below ground drainage to comply with BS8301 : 1985

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



a-a



ground floor plan

Provide and fit hospital shower rail and curtains in position shown. Curtain to be weighted to fall within the graded area. Rails to be Gelson Professional mod 4-400 shower rail, 32mm deep x 5.5mm wide with associated wall brackets, ceiling suspension, hooks and gliders with Gelson Professional shower curtains in applicants selected colour and finished 75 - 100mm above floor level.
Gelson Professional Tel : 0121 7722944
Bradford Street
Birmingham
B12 0PE

Fix seat, provided by Social Services, to wall in position to be agreed with occupier.

Provide suitable electric heating to the bathroom capable of maintaining a minimum temperature of 70°F in the bathroom

Provide and install 2No. grab rails in positions to be agreed with occupier.

Make good all where disturbed upon completion of the building works and decorate bathroom as necessary.

Form new ramp access to front entrance door as indicated on plan at a gradient of 1:20. Excavate to reduce levels removing extg concrete path etc. and lay in 100mm limestone base and compact with vibrating compactor plate. Form ramp with 75mm upstand and ramp concrete and brush finish to provide non slip surface with float finish to perimeter.
Make all necessary provision to ensure the integrity of the damp proof course to the dwelling is maintained.

Provide and fix galv. m. s. handrail to wall (Kee Klamp or similar) at a height of 900mm above ramp with vertical post bolted to ramp as plan. Fixing positions to be as recommended by manufacturer.

DETERMINED
PLAN

0009/04

EAST MIDLANDS
DESIGN ASSOC.

Architectural Consultants

Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3JA

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Client
MISS D BARNIE

Project
ORISATION + ALTERATIONS OF
58 BATTLEFIELD LANE
HOLBEACH
SALFORD Lincs

Drawing
PLANS + ELEVATIONS

Scale
1:50, 1:100

Date
Sept '03

Dwg No.
Rev.

03/30/01