

CAVITY WALLS

315 mm cavity wall comprising, 100mm lightweight block outer leaf (min 3.5N/mm²) 75mm cavity filled with 75mm isowool or similar approved cavity wall batts 140mm lightweight concrete block inner leaf (min 7.0 N/mm²) 18mm sand/cement render to match existing to outer face of blockwork. Allow for expansion joints as necessary in the render.

Build in s.s. cavity wall ties spaced at max 900mm ctrs, horizontally and 450mm ctrs, vertically. Spacings to be decreased around openings to provide ties within 150mm of opening.

CAVITY CLOSERS

Where cavities are closed at jambs and cills, use Dampcor insulating d.p.c. extending a min. 100mm into cavity. Windows and doors are to be set back a min. 30mm into cavity and reveals to be finished with a lightweight plaster.

INTELS

All lintels to be heavy duty, to carry concrete beams. I.G. or Catnic or similar approved, galvanised and insulated with a p.v.c. cavity tray over. All lintels to be fitted in strict accordance with the manufacturers instructions and are to have a min. end bearing of 150mm. Weep holes are to be provided above the lintels in external walls, positioned directly above the lowest edge of the lintel at max 450mm ctrs, horizontally, with a min. of 2 per opening. Internal face of steel lintels to be covered with insulation.

INTERNAL PARTITIONS

Main walls between rooms to comprise 100mm thick Durox Supabloc 4 (density 620kg/m²) Walls between en-suites and bedrooms to comprise 75x50 studs @ 400ctr, with noggin to suit, with 15mm plasterboard or equivalent approved 10kg/m³ board. Skim either side and insert min 25mm acoustic matting between studs. All partitions to achieve a min of 43db sound insulation.

INTERNAL DOORS

All internal doors except en-suite doors to be 1/2 hr fire doors complete with intumescent strip and smoke seals. Doors on escape routes to have vision panels comprising georgian wired glass.

NATURAL VENTILATION

Windows to provide natural ventilation equivalent to 1/20th of the floor area. Windows are all to be fitted with overframe ventilators, allowing a total of 8000mm² air ventilation per room (4000mm² in rooms which have mechanical ventilation.)

WINDOWS

To be high performance u.p.v.c. windows with weather stripping.

GLAZING

All ext. windows and doors to be double glazed with 22mm double glazing units, with all glazing in critical locations to be toughened safety glass to B.S. 6206:1981.

External pane of glazing units to be Pilkington 'K' type glass.

CEILINGS

All ceilings to be 12.5mm plasterboard on noggin to suit, with skim finish to underside. On ground floor plasterboard to be fixed to u/s of concrete beams on battens.

INTERNAL GLAZING

All glazing to partitions, internal doors and side panes close to the edge of the door should be laminated, toughened or georgian safety wired glass, up to a level of 1500mm above floor level or 900mm for partitions. Glass should be a min 6mm thick and class B in accordance with B.B. 6206:1982. If panel is in excess of 900mm wide then it should be class B in accordance with B.S. 6262:1982. All safety glass should be marked with a safety glazing mark.

Transparent glazing in areas where people may not be aware of it and may collide with it should incorporate features which make it apparent.

All above ground drainage to comply with B.S. 5272:1978
All below ground drainage to comply with B.S. 8301:1978

ELECTRICAL WORK

All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation certificate, issued for the work by a person competent to do so.

SWITCHES ETC.

All switched socket outlets and switches to all electrical appliances and equipment in all habitable rooms, to be at heights between 450x1200mm from finished floor level.

VENTILATION

Bathrooms, en-suites and w.c.s to have extract fans fed via light switch. Ducted to outside air and giving a minimum 15 litres/sec. for bathrooms and a minimum of 3 air changes/hour with a 15 min over run for w.c. Laundry and sluice to have mechanical extraction providing a minimum of 30 litres/sec.

New lighting to have a luminous efficacy greater than 40 lumens per circuit watt, with energy efficient lighting provided in every 4th location.

Where external lighting is provided they must automatically extinguish when there is enough daylight and when they are not required at night.

DRAINAGE

Drain runs to be 110mm dia. u.p.v.c. laid at a min of 1:80 to be laid on a regulating bed of graded shingle. Pipes are then to be surrounded and covered with a min. 100mm similar fill. Drain runs within 1000mm of foundations to be encased in concrete up to top of foundations and to have a reinforced slab over it within vehicular areas.

Where drains pass through walls they are to have a reinforced concrete lintel over.

All ground floor doors to have a minimum clear opening of 750mm and 1500mm for double doors

HANDRAILS

Fit handrails on both sides of all corridors at 900mm above floor level. handrails to be 40-45mm in dia. and there must be a 60-75 clearance between handrail and adjacent walls.

Windows to all habitable rooms to have a min clear opening of 0.33m² with smallest dimension making up this area to be no less than 450mm. Cill height to be a max 1100 above floor level for escape purposes.

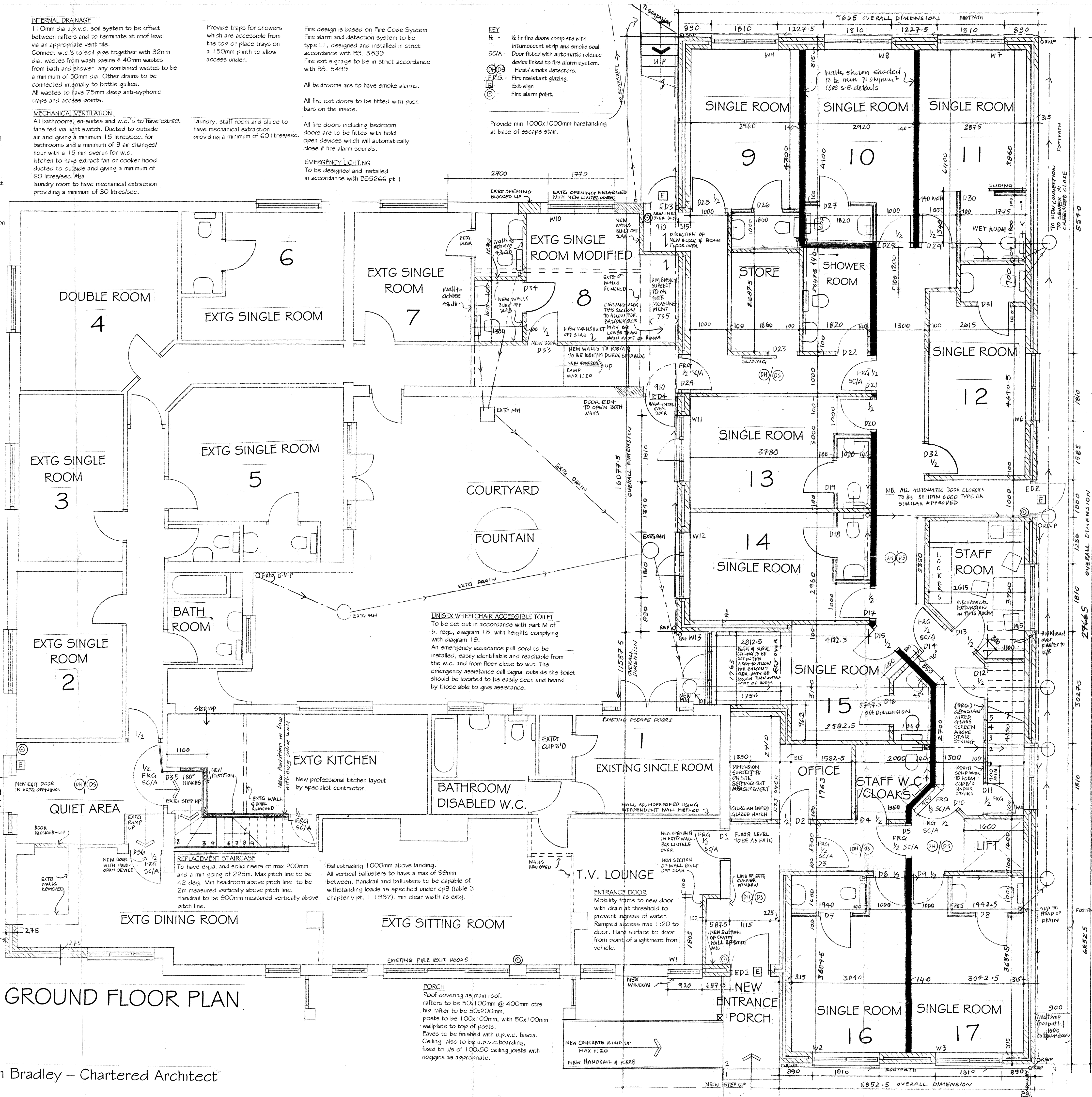
The installer of the central heating and hot water system must be a competent person and provide the owner with suitable commissioning certificates such as those produced by Benchmark. Copies to be submitted to building control prior to installation. The installer of the central heating system is to provide for approval. Details of the arrangements for time and temperature controls and for boiler interlocks to the heating and hot water systems. The area is to be zoned, with zoning areas not exceeding 150m² each with independent timing controls.

Boiler to be condensing type and to have an 'A' SEDBUK rating.

PROPOSED EXTENSION TO,
MAYFIELD RESIDENTIAL HOME,
FLEET STREET, HOLBEACH,
for, Mayfield Residential Care Ltd.
Proposed Ground Floor Plan- scale 1:50
Dwg. no. 03/09/08(P) (JULY 2007)

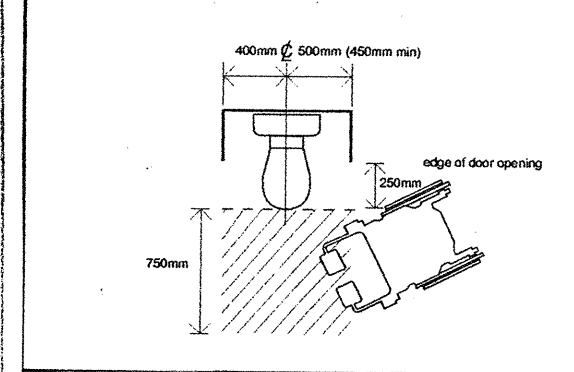
Karen Bradley – Chartered Architect

GROUND FLOOR PLAN



DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT.

SETTING OUT POSITIONS OF DOORS AND W.C.'S IN EN-SUITE ROOMS



SOUND RESISTANCE
Solid masonry walls which are separating walls between private rooms and between private rooms and communal areas to be solid concrete block of type specified or similar approved block which with 12mm plaster either side achieves a min sound resistance of 43db. Junctions between separating walls and other elements i.e. roofs, floors, external walls to be detailed correctly with perimeter junctions sealed with tape and flexible sealant. Ensure that doors have good perimeter sealing including at thresholds and have a mass per unit area of 25kg/m². Alternatively use a doorset with a min sound reduction index of 29db. Do not connect sockets back to back.

INDEPENDENT WALLS
Independent walls in positions shown where additional remedial acoustic treatment is required are to consist of 50x50 studwork, set a min of 10mm from face of existing party wall. room face to have 2 layers of 12.5mm plasterboard with skim. Mineral wool with a min density of 10kg/m³ and a min thickness of 35mm to be placed between studwork. Seal perimeter of wall with sealant.

MAIN STAIRCASE
To be precast concrete and to have equal and solid risers of max 180mm and a min going of 280mm. Min headroom above pitch line to be 2m measured vertically above pitch line. Handrail to be 1000mm measured vertically above pitch line. Ballustrading 1000mm above landing. All vertical ballusters to have a max of 99mm between. Handrail and ballusters to be capable of withstanding loads as specified under cp3 (table 3 chapter v pt. 1 1987). Stairs to have min clear width of 1000mm.

Min dimension between long side wall and boundary to be min 1000mm

External long wall to have expansion joints min 12m spacings. Internal walls to have expansion joints every 6m.