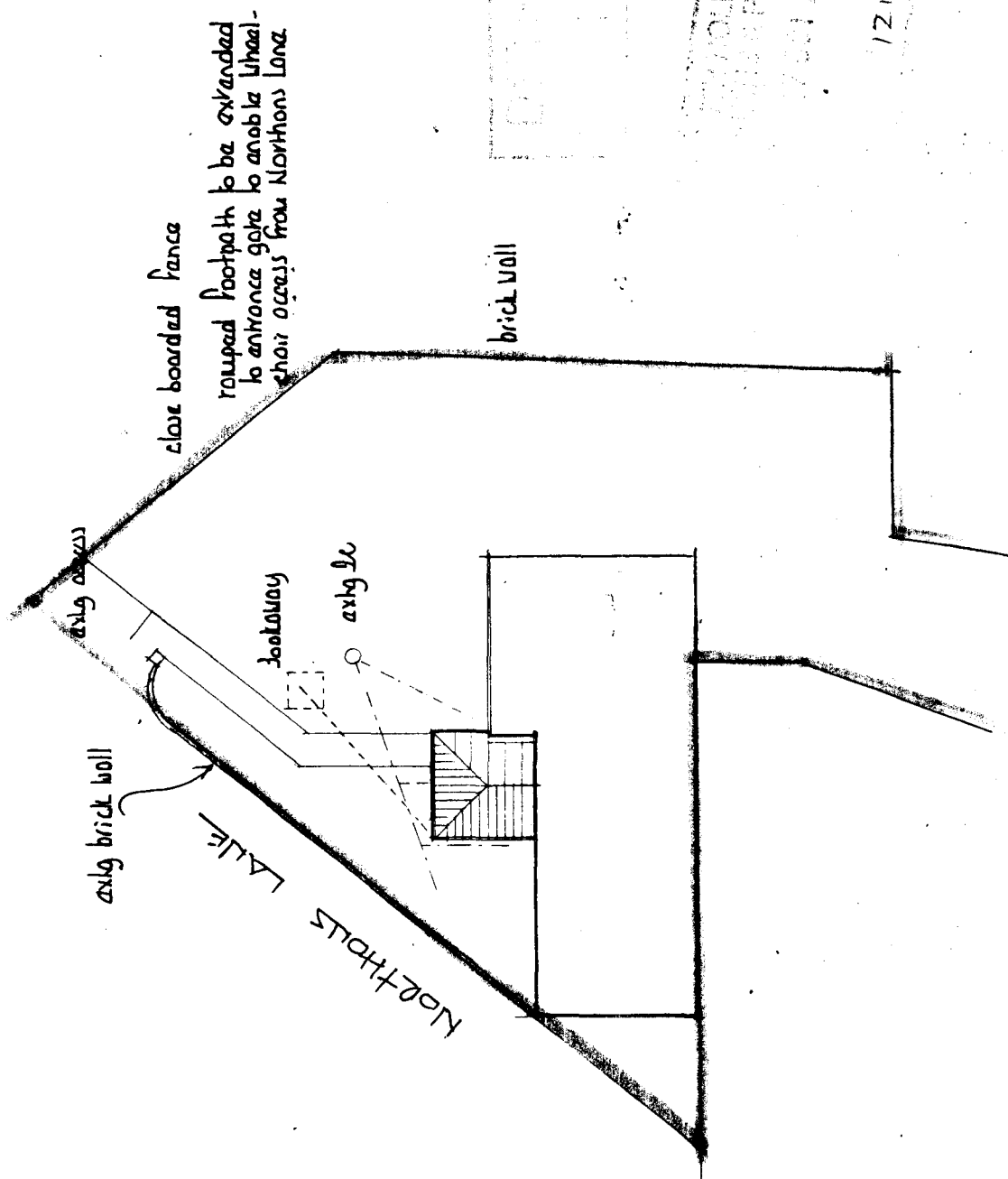


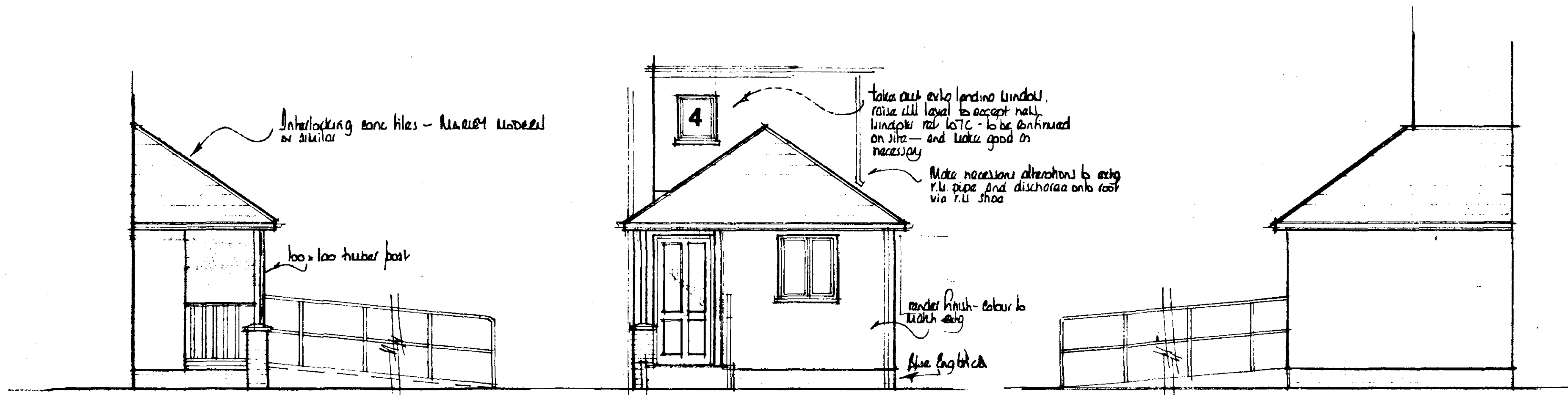


ORTHOGONAL
PLAN

1001 1001
PLANNING

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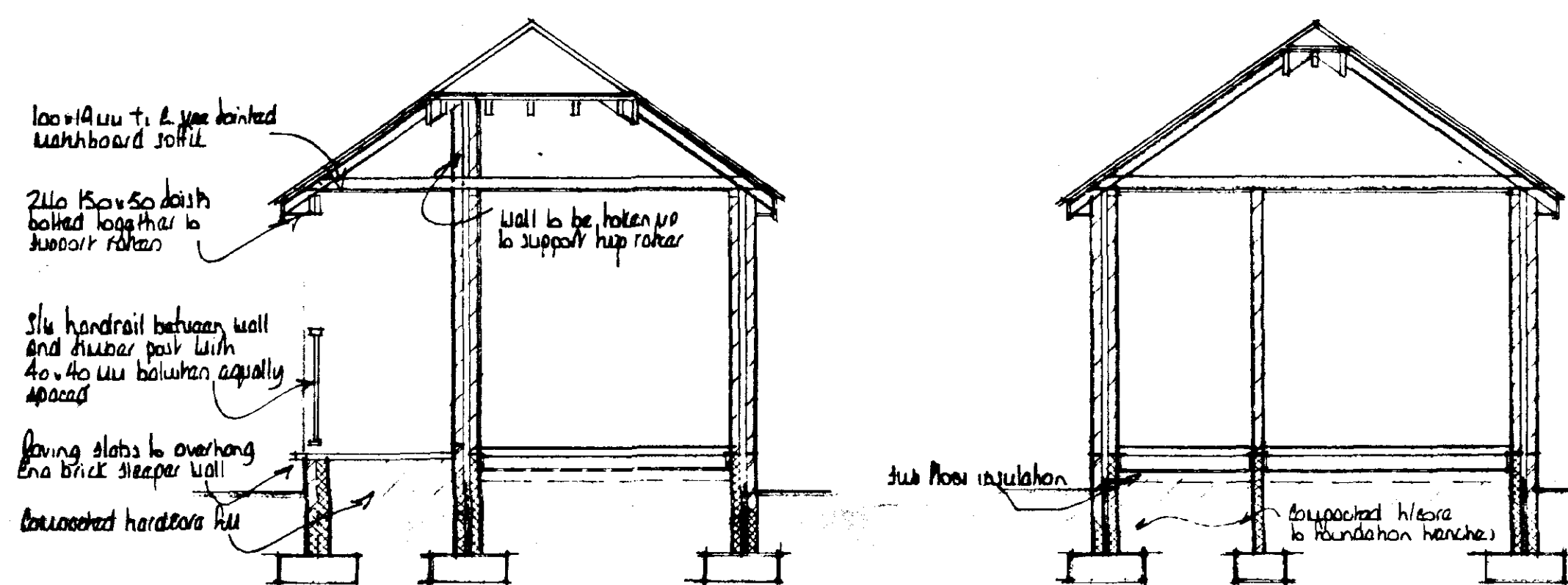
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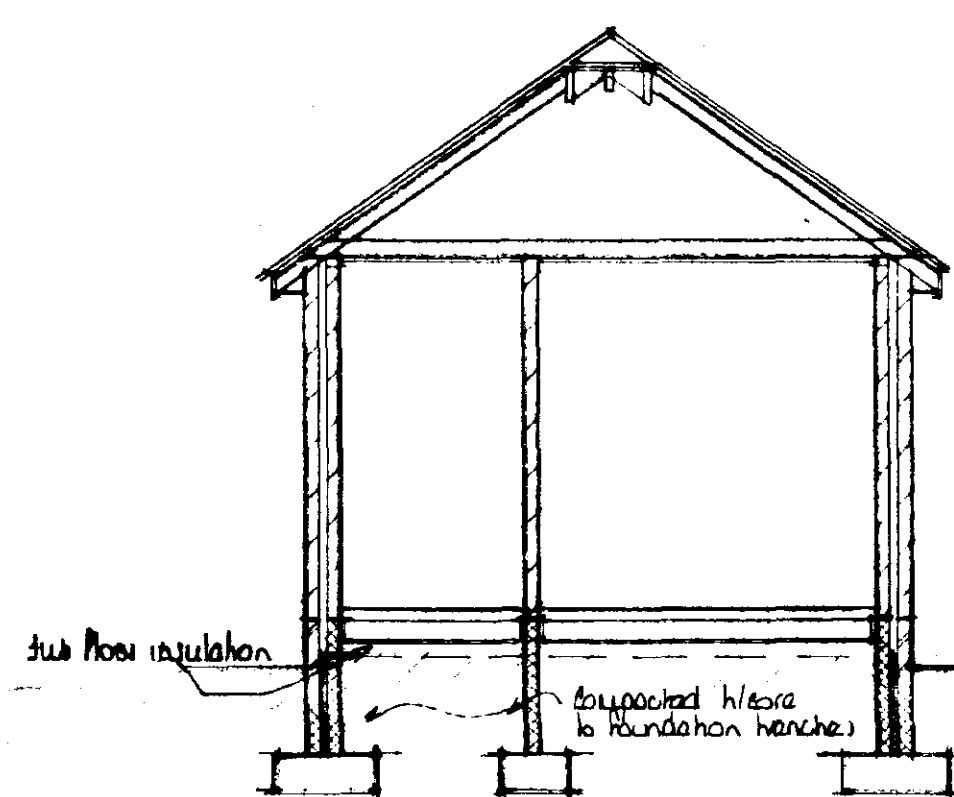
south

east

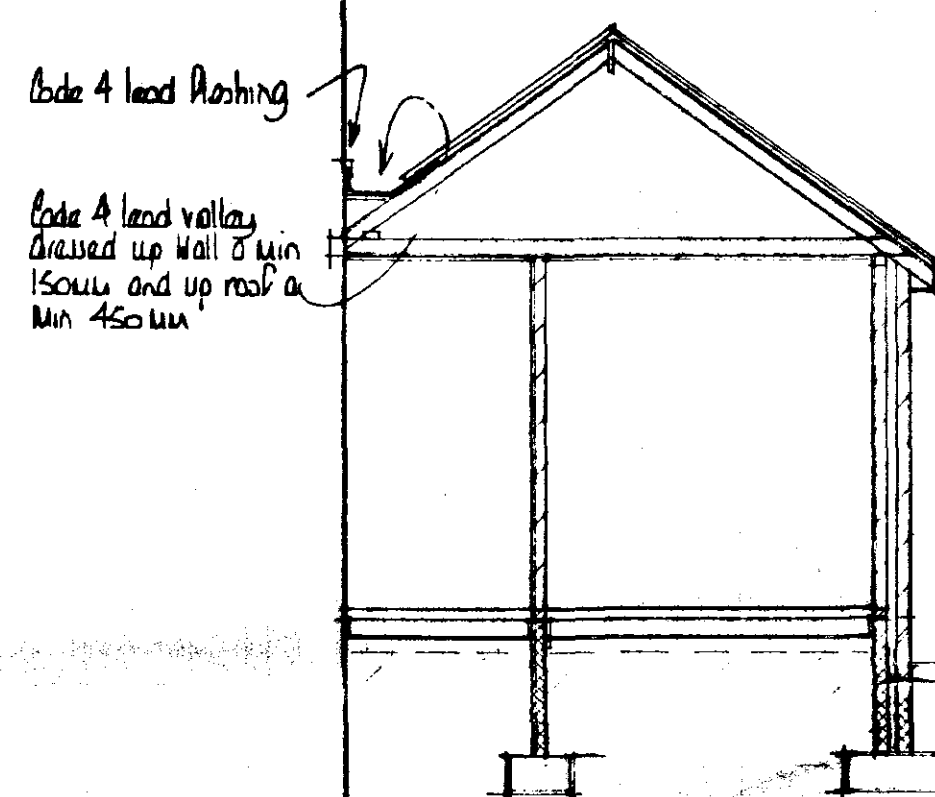
north



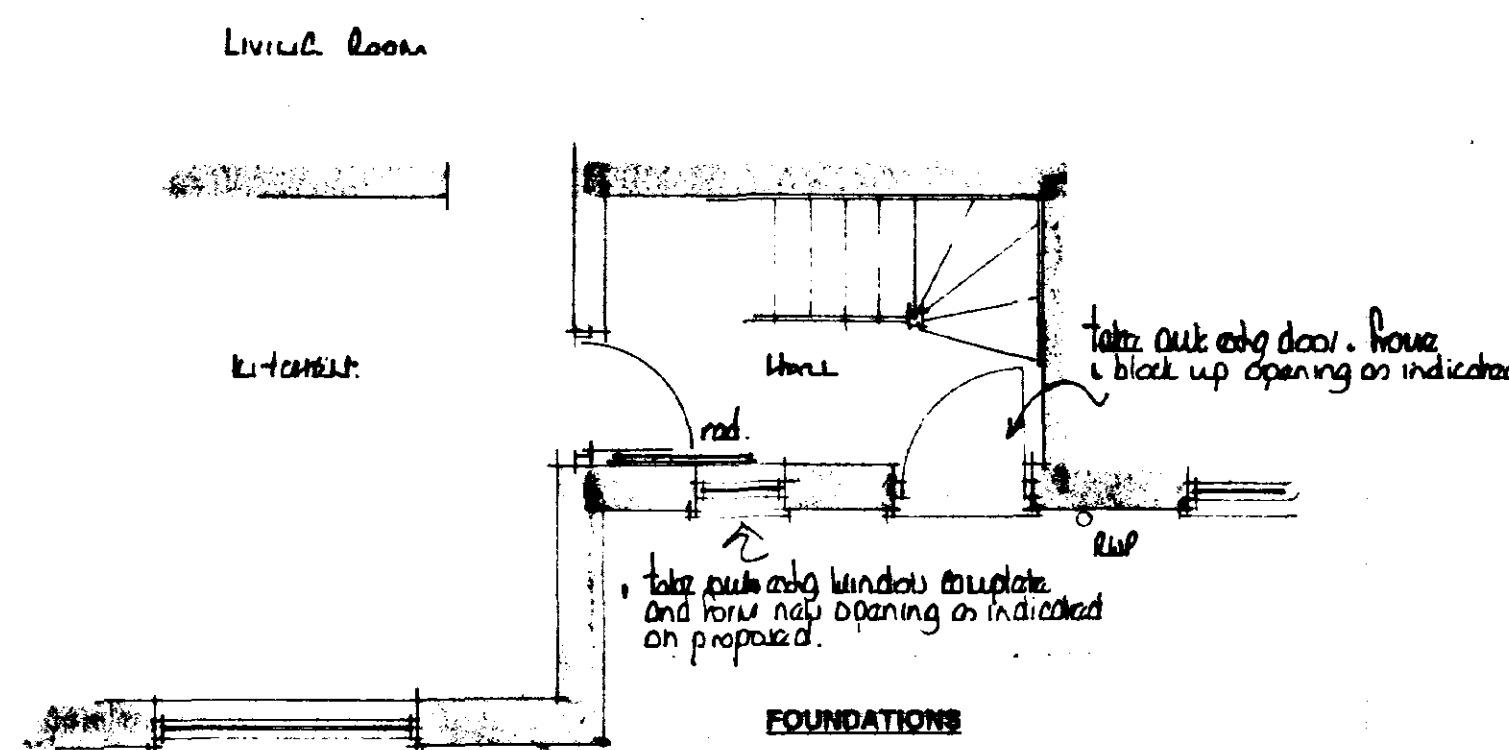
a-a



b-b



c-c



FOUNDATIONS

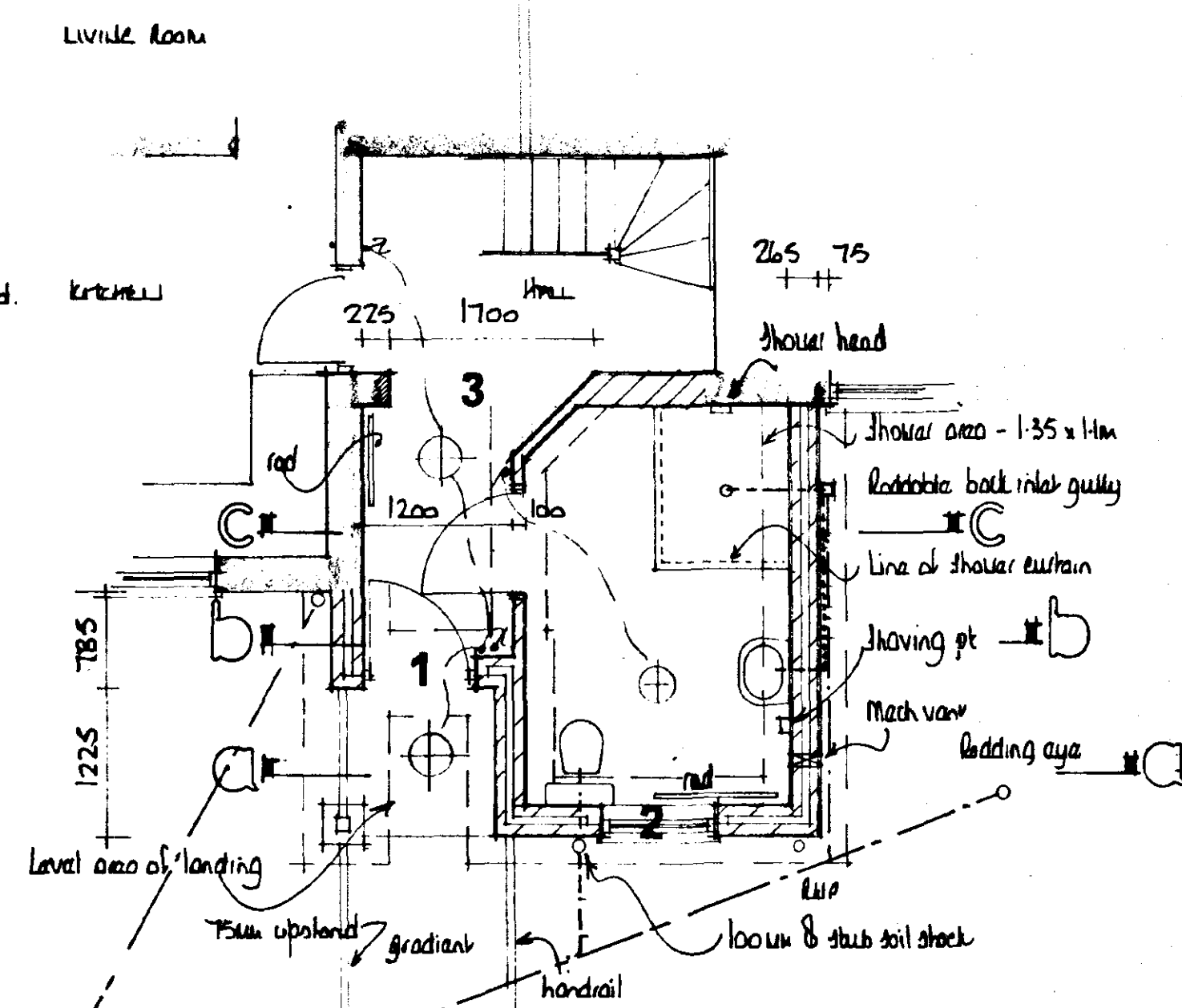
Foundations to be ST4 grade concrete
For 285mm walls foundations to be 700 x 230mm
For 100mm

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.

FLOOR CONSTRUCTION

Ground
85mm sand/cement screed reinforced with chicken wire mesh
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
50mm sub floor insulation laid in accord with manuf. instructions.
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

existing



proposed

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 285mm o/a constructed as follows:-

- 100mm insulation blocks (Blue Eng. brick below dpc level.)
- 85 mineral wall insulation i.e. Ditherm (k = 0.036)
- 100mm loadbearing insulation blocks i.e. Hemette (k = 0.44)

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.

External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expanded metal plaster stops and finished with Tyrolean render applied in strict accordance with manufacturers instructions. Render to terminate 150mm above ground level in a bell mouth drip.
Render to conform to BS5282 : 1978

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls

To be 100mm blockwork constructed off a dpc off a foundation

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.

INTELS

Intels 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.

Intels over internal openings to be Catnic CN102 intels unless specified otherwise.

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

VENTILATION

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

WINDOWS & DOORS

Windows and doors to be Boulton and Paul, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Window to incorporate a controllable trickle vent of 4000mm².

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.

WINDOW/DOOR & INTEL SCHEDULE

Location	window/door ref.	intel ref.	& length
1	FN20M with level access threshold		
2	110C	CG50/100	1200
3	3No.	CG50/100	900
4	107C	CN5KA	2100
		extg	extg

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.

The door to the bathroom is to be 838mm wide

The door to the kitchen from the hall is to be re-hung as indicated.

NOT WATER SYSTEM

A room thermostat or radiator valves are to be installed.

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.

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.

Fest

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.

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

Install where indicated 100mm diam. stub soil stack jointed to 100mm diam. upturned bend at base with rodding facility. Provide removable screw on lid at head.

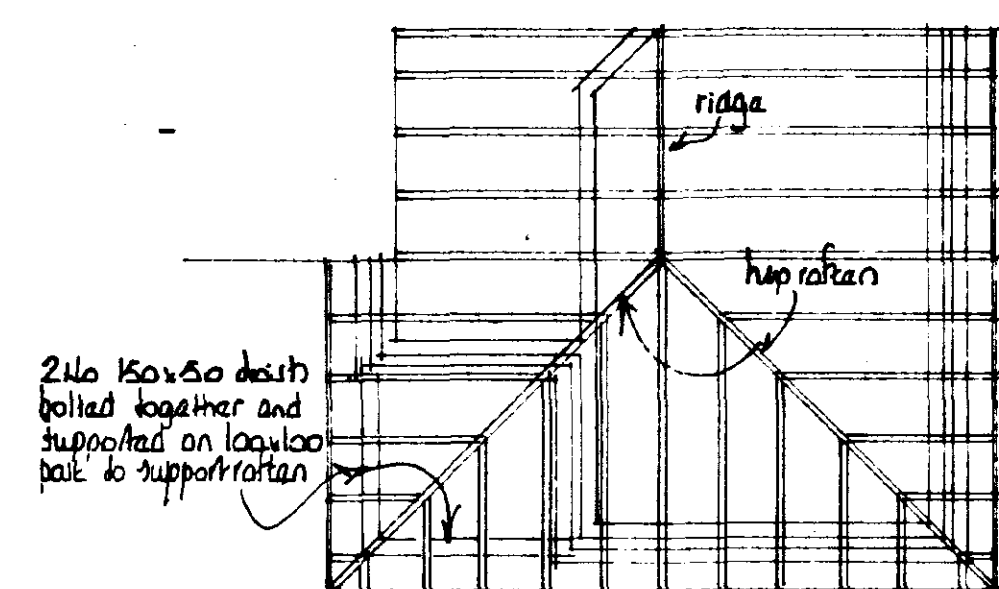
Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

Install 40mm diam. pvc waste to hand basin with 75mm deep trap. Provide and install an approved trapped shower waste outlet (McAlpine 75mm seal trapped shower waste outlet code TSG1-WH with a 50mm x 45mm BS5255 solvent weld reducer or similar). A 45mm waste outlet pipe to be laid within the floor concrete to discharge through external wall into the. The outlet pipe is to discharge below grating level and above water level.

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



roof plan

ROOF CONSTRUCTION

Tiles

The roof is to be covered with interlocking concrete roof tiles fixed in strict accordance with manufacturers instructions.

Battens

Approved quality tanalised s/w battens, 35 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay

Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joints and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine ply wood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves

Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges

Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over bargeboards or gable brickwork.

Ridge

The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Valley structure

Valleys are to be formed with Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Hips

Hips should be covered with Marley segmental ridge tiles of similar colour and texture to that of the main roof tiles. The tiling should be cut closely to the rake of the hip and the ridge tiles bedded with solid bedding at butt joints onto the adjacent roof tile.

A galv. hip iron, 6mm thick, should be fixed at the base of the hip tree with 2No. 2.65mm diam. screws.

The first hip tile should be shaped at the foot to the line of tiling at the eaves and the fair end filled with mortar and set with pieces of tile and neatly pointed.

The junction of the hip and ridge should be mitred using a standard three way mitre and solid bedding.

Abutments

The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm

Mortar

All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Traditional roof construction

Ridge	150 x 36mm
Hip rafters	100 x 50mm @ 400mm
Ceiling ties	200 x 50mm
	125 x 80mm @ 400mm ctrs

All timber to be SCS grade unless specified otherwise.

Insulation

To be Rockwool Roflotts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 150mm laid at right angles over the top.

Ceiling

12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc. and finish with artex/skim finish in accord with clients instructions.

Ventilation

Provide over fascia ventilation (equal to a 10mm continuous gap) to provide cross ventilation to the roof space.

Rainwater Goods

Supply and fix 115mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

Supply and fix 4mm PVC downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swanlocks, adaptors etc. and taken into 100mm diam. upturned bend at base.

STRAPPING

Where rafters, floor joist and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having noggled between rafters and hooked into the cavity a min. 150mm.

Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv. m.s.

GENERAL

Floor finish to bathroom to be Altro Marine 20 non slip sheet flooring to whole of bathroom with Altro coveed skirting to all wall abutments and Altro capite C8 trim at skirting to tile abutment with final height to suit wall tiling. All to be laid and installed in accord. with manufacturers instructions and recommendations including any reference to dryness of screed prior to laying. Finished floor to be neatly and securely fixed into shower waste outlet and to be a colour chosen by occupier.

Provide and fix in position indicated on drawing, to be confirmed on site, a Triton T100E care product electronic shower control unit complete with extended control lever and riser rail for shower head. Controls to be easy to operate and sited 100/110cm from the floor with the shower slide, approx. 1.0m long starting at height of controls.

The shower control unit to be electronically wired in accord. with I.E.E. Regulations using a double pole 35 amp isolating pull switch and an R.C.C.B. Control unit to be served by a mains supply of cold water of a min. pressure of 1.0bar (14.5psi) with an in line isolating stop tap. All pipework to be hidden, chased into walls, where practicable with any exposed being neatly clipped to wall.

Tile (in plain colour agreed with occupier) wall tiles to half height generally and to full height in curtained shower area extending tiling as appropriate to outside of curtained area. Tiles to be grouted using waterproof grouting.

Provide and fix hospital shower rail and curtains in position shown. Curtain to be weighted to fall within the graded area. Rails to be Getson Professional mod 4-400 shower rail. 32mm deep x 5.5mm wide with associated wall brackets, ceiling suspension, hooks and gliders with Getson Professional shower curtains in applicants selected colour and finished 75 - 100mm above floor level.

Getson Professional Tel: 0121 7722944
Bradford Street
Birmingham
B12 0PE

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

Ensure extg radiator is capable of maintaining a temperature of 70°F in the bathroom

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

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 min. 100mm limestone base and compact with vibrating compactor plate. Form ramp with 75mm upstand as indicated on plan and tamp 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) to a height of 800mm above ramp with vertical post bolted to ramp as plan. Fixing positions to be as recommended by manufacturer.

A		Revisions	
Date			
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East Midlands Design Associates			
"Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767966			
Client Mr P. & Mrs J. Roberts - Needham			
Job Title Extensions to Willow Lodge at The Old Coach House, Norththorpe Lane, Holehouse, Lincs Post 712			
Drawing Title Plans Sections Elevations			
Scale 1:50			
Date 08.01	Drawn by AL		
Dwg No. 01/43/01		Rev	

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