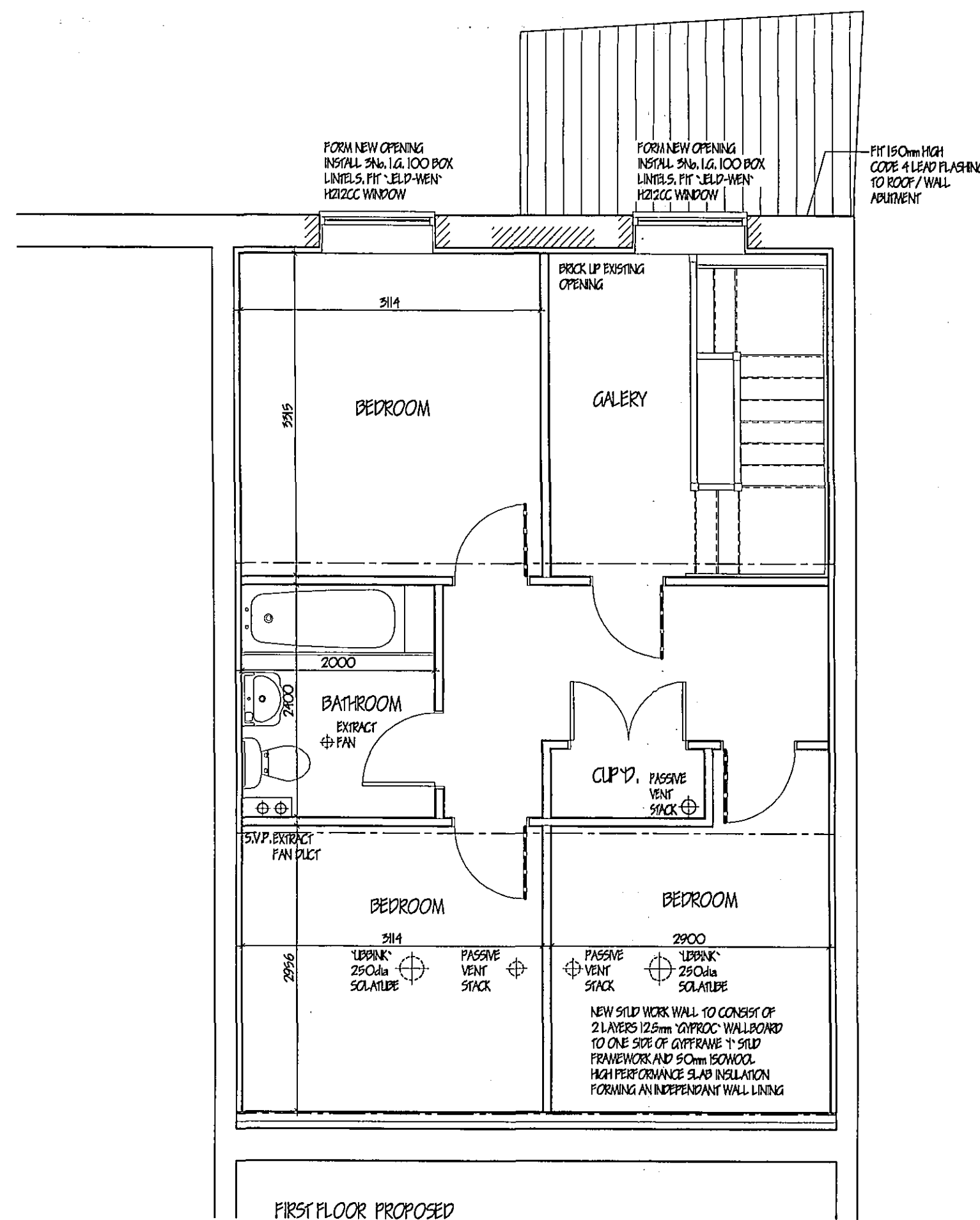
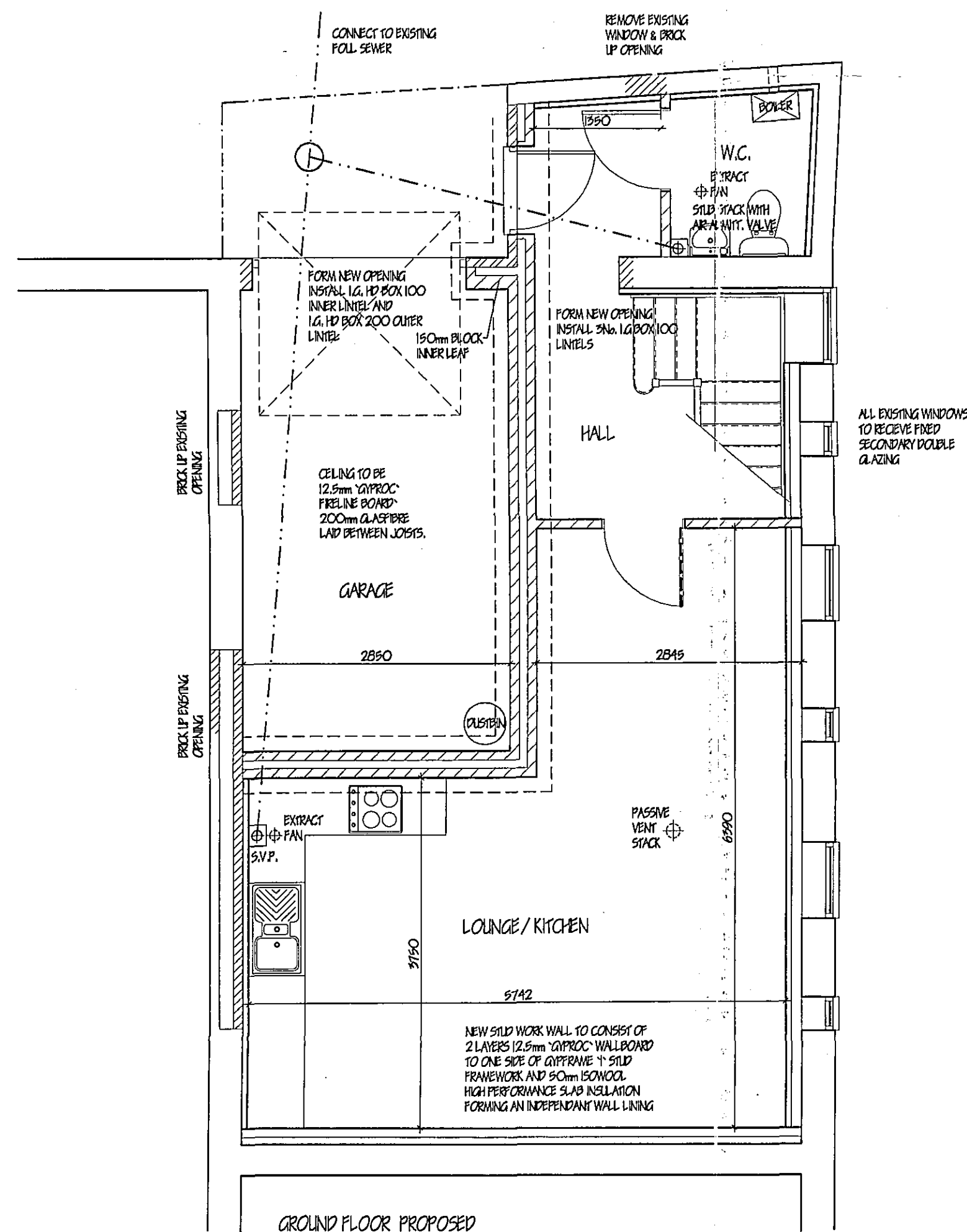
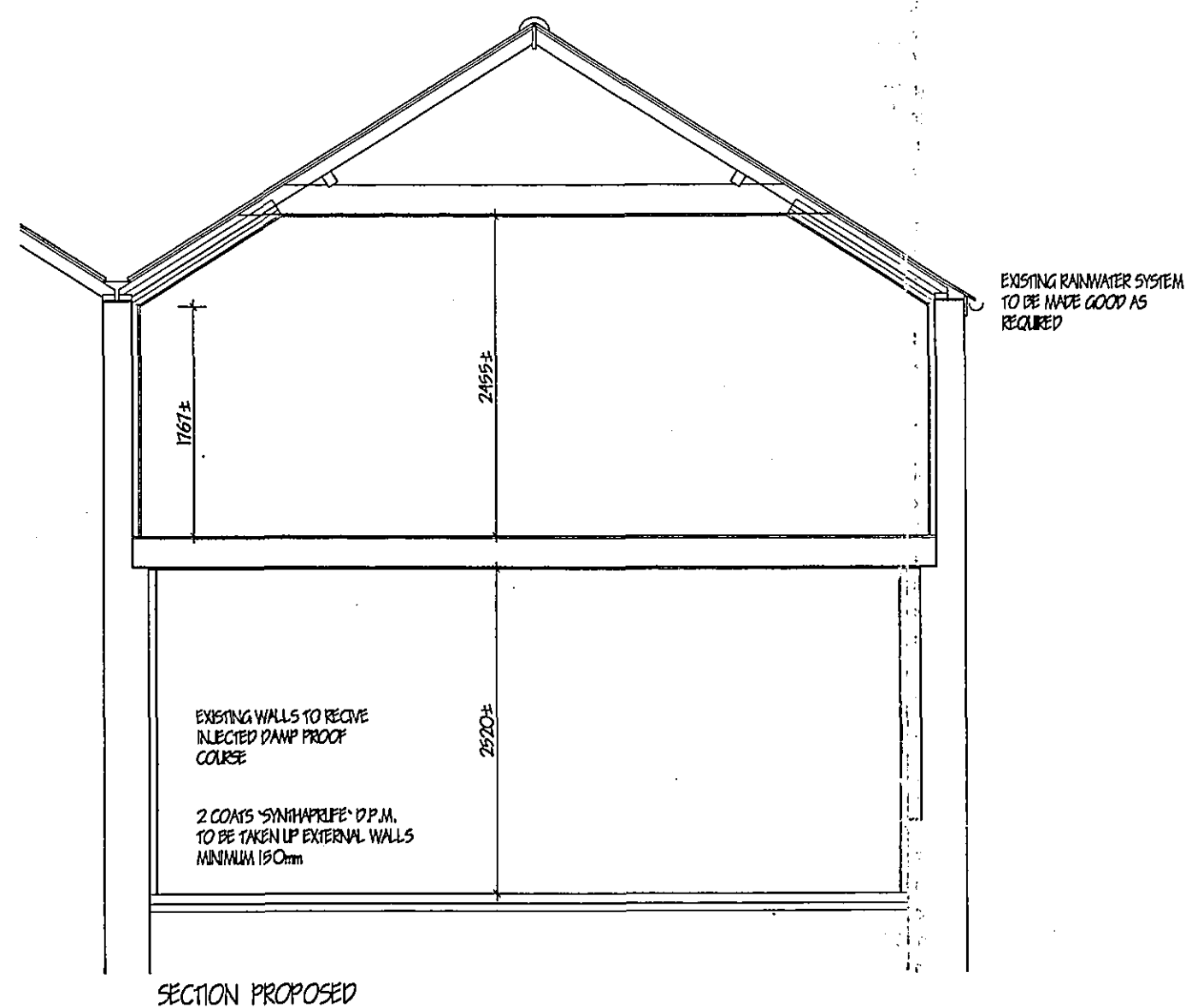




FALL DRAINAGE
Inspection during construction to be "Onsite" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with PVS B.50.01983. Fall drainage pipes to be 100mm dia. UPVC, to PVS. 4.666/01983 flexibly jointed and laid to makers' instructions to a fall of 1:100 level and surrounded with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexed joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete inlet bridle where pipes pass through walls, provide compressible (Foil around pipe, opening made both sides of wall with rapped steel material. Soil and vent pipes to be 100mm dia. PVC to PVS. 4.514. 1993 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. All PVC to PVS. 5.949.5. 1979 complete with rodding eyes at every change of direction. P traps, baskets and sink to have deep seal traps. All residential drains to be gasketed and filled with foam concrete. Commensurate drainage from boiler flues to discharge via 22mm diameter pipe work through a 75mm condensation trap. Alternatively an additional trap should be provided externally to provide the required seal, an air trap should be provided between the boiler and the trap.

EGRESS WINDOWS. All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.35 sq.m. and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above floor level.

VENTILATION. All new windows to have opening lights to give the equivalent of 1/20th the floor area. Provides background ventilation to habitable rooms min, 8000cmm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun. To all rooms with no operable windows provide 'Yobrick' or similar passive stack ventilation

HOT WATER AND SPACE HEATING.
Provide Gas fired combination boiler in position shown (min SEIRBP 66%)
with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch, suitable zone and boiler control interlocks. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch. All hot water pipe work to be insulated to B.S. 5422:2001.
Heating Engineer to provide L / A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446; pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued,

An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

LIGHTING.
To all Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.
External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

GENERAL
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm and 1200mm from f.f.l.

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CEILING / INSULATION
 Roof 1 of 4: Flat ceiling lap 2500mm glass fibre insulation: total thickness, 100mm between joists and 150mm over joists, 100mm min. 'U' value of 0.16 W/ sq.m.K. Sloped ceiling lap: Celotex G50SBO + G25W/ sq.m.K. to provide a max. 'U' value of 0.2 W/ sq.m.K. Easure 500mm air gap over all insulation.
 12.5mm Gypsol wallboard skin finish: Provide min. 35 x 35 mm joists to all plasterboard edges. All joints to be taped and filled. Provide access traps for roof spaces.
 Access panel to be 12mm ply with layer of 25mm Pirene board fixed to face, 1000mm. Joist to top surface. Provide slide bolt fastening & draught seal all round.
 Mid floor 1 of 12: 12.5mm Gypsol SoundBlock skin finish. 100mm. Insolved General Purpose roof infill between joists. 'U' value min. 35 x 35 mm joists to all board edges. All joints to be taped and filled.

WALLING.
23% cavity walling to consist of 100mm facebrick.
Headline's 50 N/mm² solid insulation blocks or similar.
85 cavity built into cavity Driftmark cavity wall built
inboard in boarding in accordance with makers instructions
and assemblers' cut No.04/1268 8 86/1594.
100mm Facebrick Headline's 50 N/mm² solid insulation
blocks or similar. Cavity walls tied together using
stainless steel twist bars tied 750 horizontally and
450 vertically to BS.1249:1978 wall ties positions
at 300 vertical centres at all unboarded corners of
cavity. Close cavities with "Thermabead" performed
as per the product information file IFC to CP.12. All
work to be carried out in accordance with BS Code
of Practice 12:1975. External walls to have max.
"N" value of 0.35 W/m² sq.m. Internal walls of 100mm
Facebrick Headline's solid insulation blocks.
Movement joints to be installed in blockwork in
accordance with BS. 5628 p.3 1975.

All to receive 12mm lightweight plaster finish, (except garages). Stud walls to consist of 38 x 89mm c/s studs at 600mm c/c, both sides to be clad with 12.5mm Gyproc SoundBloc and skim. 25mm Isovol Acoustic partition roll infill between studs

SUB STRUCTURE WALLING.
100: m dense concrete blocks to 1" 5, 6075 psi
1981: DPC to external wall positioned in accordance
with CP 102 min. 150 above finished ground level:
Weak mix concrete infill to base of cavity no closer than
225 to DPC. All brickwork below DPC to be F.L.
quality.

LEVEL ENTRY THRESHOLD
Provide 'Jeldawen Ltd.' Mobility door frame & threshold
(FN:29M-MOB) Principal entrance to building. All
External doors to be 838mm wide. And in all cases to
provide minimum 775mm clear opening width.

INTERNAL DOORS.
All internal doors to ground floor habitats rooms and toilet accommodation to be 838mm wide.

GRO AND FLOOR CONSTRUCTION.
70mm sand and cement screed with chicken wire reinforcement on 500mm polystyrene D.P.M. on 60mm Celotex GAO60 insulation board, on 2 coats 'sift/sprufe' applied to existing oversite concrete.
Alternative: Floor construction as above but 19mm T&G flooring grade chipboard on 60mm Celotex GAO60 insulation board laid on over site in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FOUNDATIONS.
Under cavity walls as shown provide 225 x 600 strip concrete foundations all CEM4 mix to B.S. 5328; pti 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations; should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be in accord with: N.H.B.C. Foundation Practice Guidance Notes.

STAIRCASE AND BALUSTRADE.
Contract staircase as follows: 900mm clear width.
141No. risers of 198.55mm. 25 x 225 x 225 oging at
32 x 250; pitch 42deg. Min. head room 2.0m
measured vertical above pitch line. All in accordance
with B.S. 5395:1977. Staircase to have 38 x
50 shaped hardwood handrail min. 900 above pitch
line. 100 x 100 softwood newel post. Gap between
vertical balusters not to exceed 99mm. Handrail and
balustrade to be capable of resisting the appropriate
load specified in B.S. 6399; Pt. 1. Balustrade to be
min. 900mm high.

LINTELS.
All lintels to be manufactured by Messrs. L.G. Ltd. and to be installed in accordance with makers' instructions, min. end bearing of 150mm at external positions to have cavity tray D.P.C. to CP, 121; Internal lintels to be L.G. 100 Box type. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide perp-end weep holes and stop ends to cavity tray.

EXISTING WALLS
All existing external walls to be lined with 60mm Gyproc Thermaline Super. All to be fixed in accordance with manufacturers instructions. All window heads and reveals to receive Gyproc Thermaline Reveal.

FIRE DOORS.
All doors to stairwell & bedrooms to be 30 minute fire resistant and be fitted with self closers. All frames/ doors to have intumescent strip and smoke seals fitted. Self closer to EN 1154. Max 20N closing force at leading edge. All door furniture and fittings in accordance with BS5800:2001

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DETERMINED
PLAN

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30 SEP 2005

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