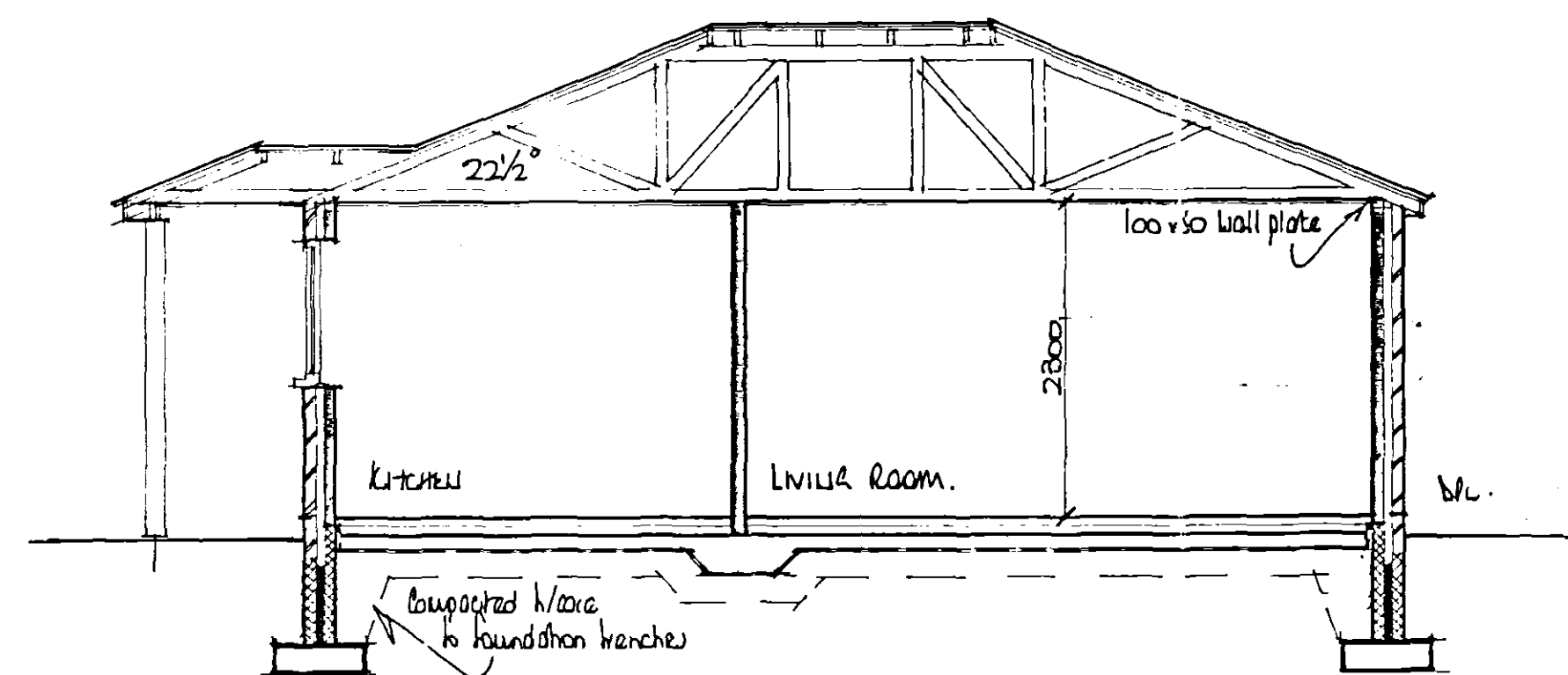
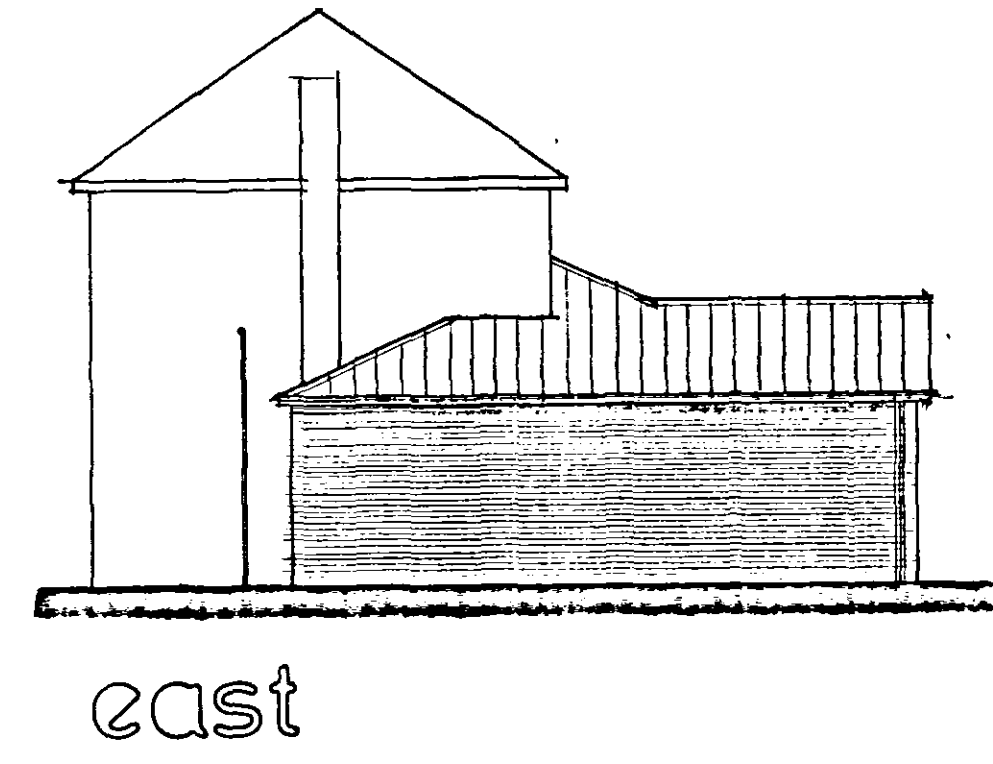
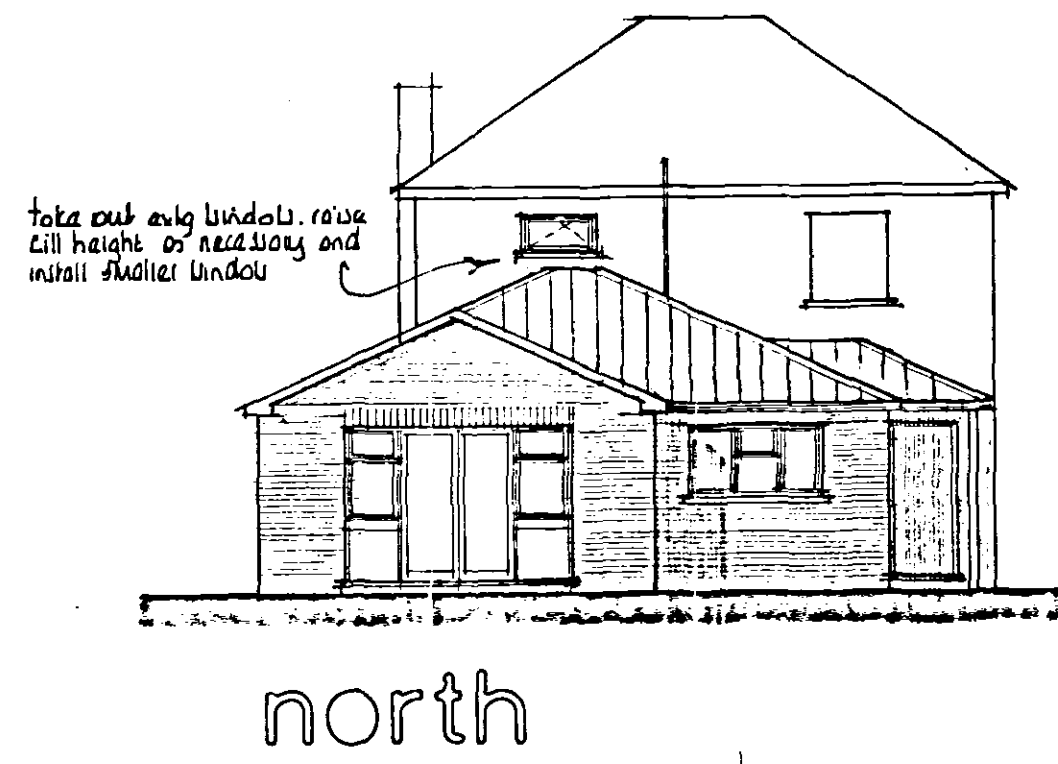
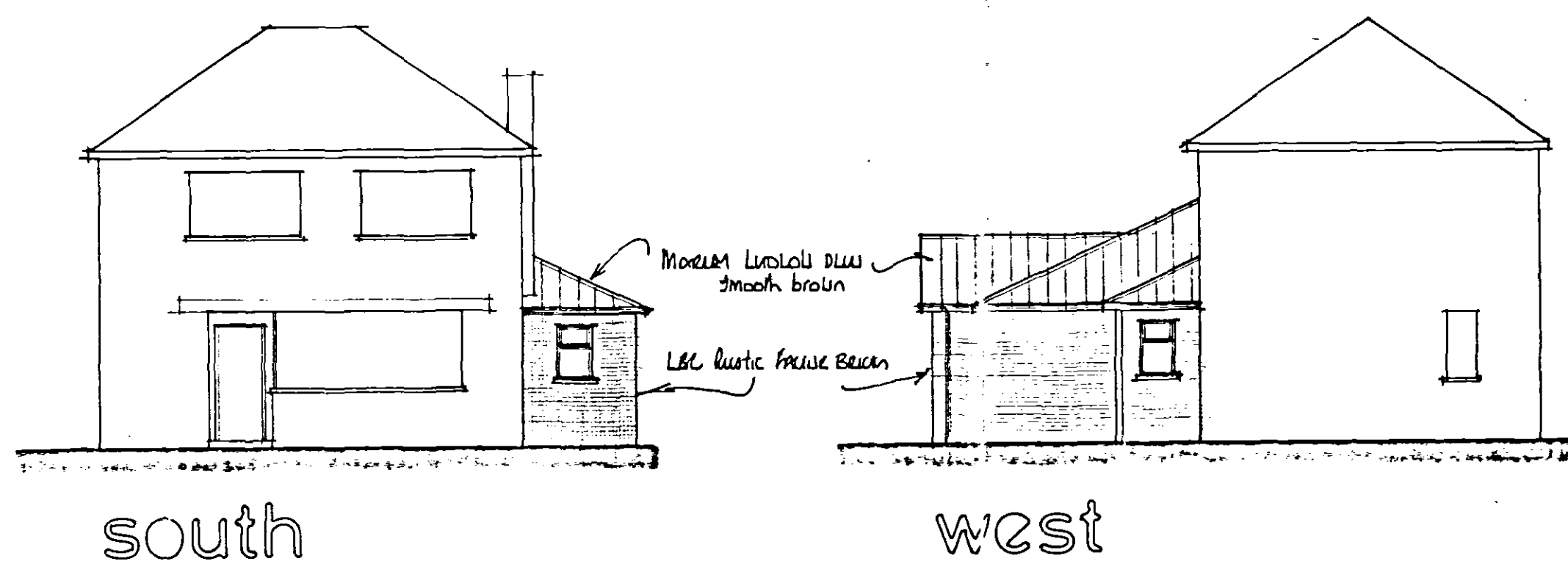




FOUNDATIONS

Foundations to be ST4 grade concrete
For 275mm walls foundations to be 700 x 230mm
For 100mm " " " " 450 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/s 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 a foundation/ floor slab as indicated.

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.

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

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.

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 & LINTEL SCHEDULE

Location	Window/door ref.	Lintel ref. & length
1	630 x 1050	CG70/100 900
2	1800 x 1050	" 2100
3	3000 x 2100	" 3300
4	630 x 1050	" 900

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.

All internal doors to rooms other than cup'd etc. are to be 838mm wide

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

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.

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 installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

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.

HOT WATER/CENTRAL HEATING SYSTEM

A room sealed gas fired central heating boiler (having a min. SEDBUK rating of 78%) is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.

Separate timing controls (space heating and hot water) are to be provided to control the operating periods of the boiler, with the exception of combi boilers, and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

Thermostatic radiator valves are to be installed with a room thermostat provided to switch off the boiler when there is no demand for heating or hot water.

The hot water system is to be vented.

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 10mm.

REPLACE

Remove extg fire surround complete with all services etc., block up fireplace and build in 215 x 75mm air brick to vent flue. Make good.

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.

Four
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

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.

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 a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

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, 32mm diam. pvc waste to hand basins all with 75mm deep traps. 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.

GENERAL

Prior to excavation works the Contractor is to identify the location of any services i.e. gas, electric, water, BT etc. and is, during the excavation period, to implement safe working systems and practices to avoid damage to the services.

The Contractor shall allow for all works shown on the drawing and described in the specification notes and all work not specifically mentioned but which may reasonably be inferred as being necessary is deemed included.

All materials to be new unless otherwise stated and all components, products and materials etc. to be used are to be fitted and installed in strict accordance with manufacturers specifications and relevant Code of Practice

All work shall be carried out in accordance with the Building Regulations.

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 bathroom and to discharge through external wall into gully. The outlet pipe is to discharge below grating level and above water level.

Alto Speedscreed 10 plus graded to maximum fall of 1 : 20 to the waste outlet to be laid over prepared area after all making good.

Floor finish to be Altro Marine 20 non slip sheet flooring to whole of bathroom with Altro coved skirting to all wall abutments and Altro captile 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 or shower head. Controls to be easy to operate and sited 1100/1100mm 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. if required. Control unit to be served by a mains supply of cold water of a min. pressure of 1.0bar (141.5psi) with an in line isolating stop tap. All pipework to be concealed, chased into walls, where practicable with any exposed being neatly clipped to wall.

Tile (in plain colour agreed with occupier) wall tiles to three walls in curtained shower area from floor to ceiling, extend tiling as appropriate to outside of curtained area. Tiles to be grouted using waterproof grouting.

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.

Ensure 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.

EAST MIDLANDS DESIGN ASSOC.

Architectural Consultants

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23 MAR 2005
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Client
MR R. & MRS W. MARSH

Project
Extension & Alterations At
11 MATTHEW LANE
SPALDING
Lincs

Drawing
Plans, Section & Elevation

DETERMINED
PLAN

Scale
1:50, 1:100

Date
MAY 05

Dwg No.
04/20/02

Rev.

existing
ground floor plan

proposed

