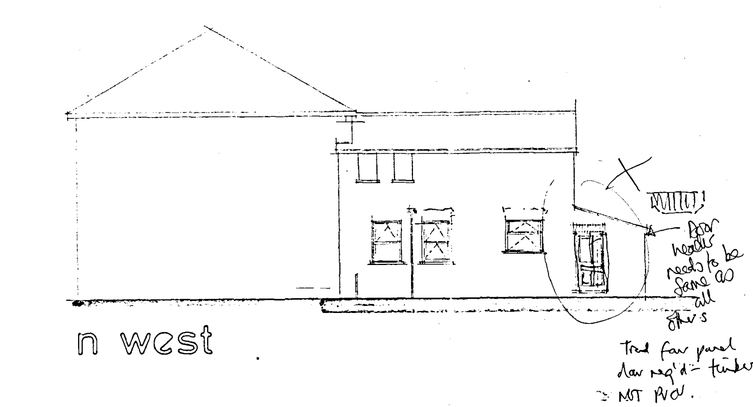
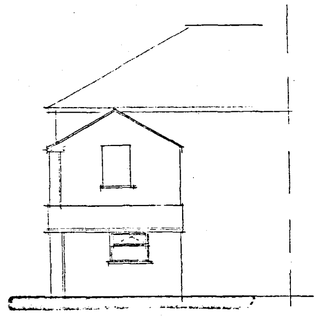
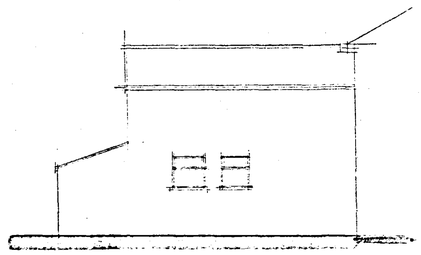


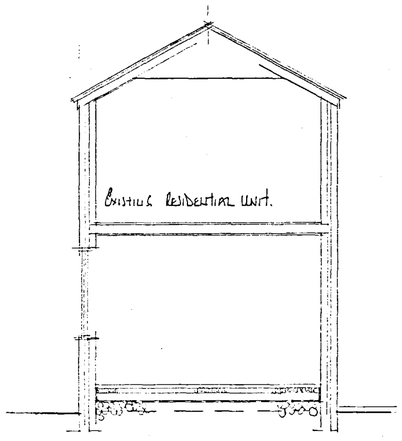
n west



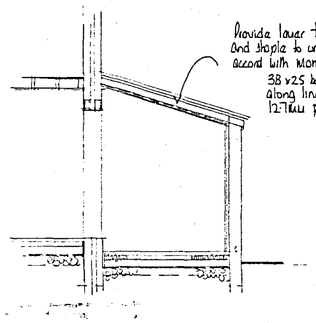
s west

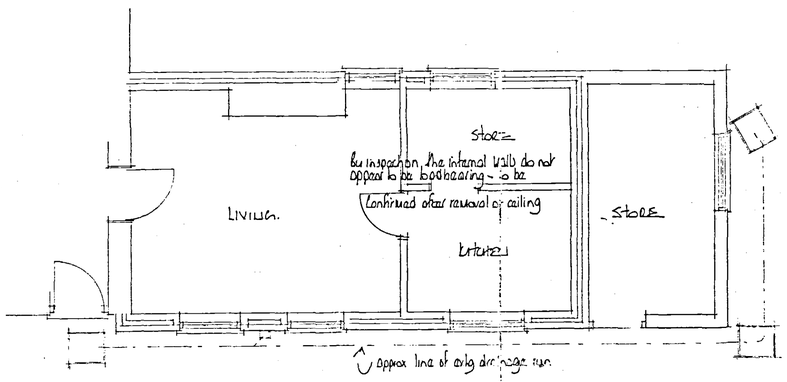


s east



section

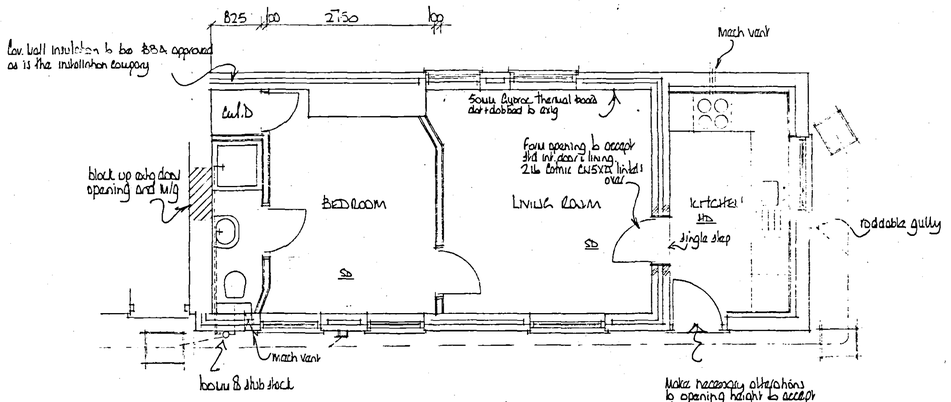




No existing.

existing

ground floor plan



proposed

FLOOR CONSTRUCTION

Ground
Take up extg timber and concrete floors and replace as follows:-
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
80mm min. Celotex fast-R FF3000 floor insulation
100mm min. oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm min compacted hardcore. If a greater depth is required, up to a max of 600mm it is to be laid and compacted in layers not exceeding 150mm.

WALL CONSTRUCTION

External walls
The external walls are constructed of two skins of common bricks in cavity construction. It is proposed to provide proprietary injected cavity wall insulation.
In addition it is proposed to line the wall internally with insulation backed plasterboard with skim finish.

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 15mm plasterboard, tape joint and skim finish

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.

Lintel to be as specified on plan

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 min. 16mm air gap to sealed units and weather stripped.

'U' value of double glazing to be 1.8W/m²K
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

At least one window to each habitable room is to contain at least one opening that has min. dimensions of 450mm and a min. area of 0.33m², and the bottom of that opening is to be no higher than 1100mm above finished floor level.

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.

VENTILATION

All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room
If the vents open at an angle or less than 30° then the combined total is to be not less that 1/10th of the floor area.

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.

BACKGROUND VENTILATION

Background ventilation is to be provided either by trickle vents set within the construction of the windows or by airbricks through the walls with a controllable hit/miss vent on the inside. The area of the trickle vents to habitable rooms is to be a minimum of 5000mm² and to wet rooms I.e. kitchen, utility, bath, shower rooms etc is to be a minimum of 2500mm².

SMOKE DETECTION

Self contained smoke alarms complying with BS5839 : Pt 6 is to be installed where indicated SD (Smoke detector), HD (heat detector) on the drawing.

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.

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

25% of all light fittings are to be comprised of fluorescent tubes or compact fluorescent lamps or other light fitting which will only accept lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

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

Hot water is to be provided to the wash hand basin and kitchen sink by a proprietary electric hot water heater with 10l storage capacity

A 8.5W min electric shower unit to be provided

Space heating is to be provided by thermostatically controlled electric space heaters.

DRAINAGE

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

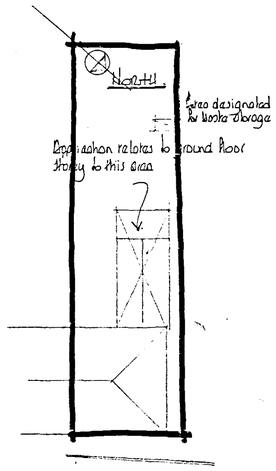
Install where indicated 100mm diam. stub soil stack jointed to 100mm diam. upturned bend at base. Provide removable screw on lid/air admittance valve at head.

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

Install 40mm diam. pvc waste to 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.
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.



1233/08

EAST MIDLANDS DESIGN ASSOC.

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Client
Mr N. Revill.

Project
Alterations to Existing Cloakroom Unit, Flat to Provide Additional Flat at 33 The Crescent Spalding. Lincs.

Drawing
Plans. Sections & Elevations

Scale
1:50. 1:100 & 1:250

Date Nov 08 Drawn AL

Dwg No: 08/14/01 Rev.