



S EAST

HEALTH AND SAFETY

The Employer/Client is responsible to ensure that the contractor is fully conversant with and adopts all necessary measures to afford compliance with the Health and Safety Legislation for building sites and work places.

The contractor is to carry out the works in a safe and practical manner with regard to all matters concerning Health and Safety incorporating safe working systems and practices.

FOUNDATIONS

Foundations to be ST4 grade concrete

For 285mm walls foundations to be 700 x 250mm
For 100mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.8m 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.

Any investigation work relating to existing foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground
85mm sand/cement screed reinforced with chicken wire mesh
90kg polythene separating membrane
50mm Jalcote SD floor insulation ($k = 0.037 \text{ W/m}^2\text{K}$)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm, it is a max. 800mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.

Where 100mm internal weirs 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 265mm o/a constructed as follows:-

100mm facing brick (to be FL quality below dpc level)
85 mineral wool insulation, Ls. Driftm ($k = 0.036$)
100mm loadbearing insulation blocks (i.e. Hemeite ($k = 0.44$))

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.

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 the floor slab/foundation as indicated on plan

Steel 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 12.7mm plasterboard, tape joint and skim finish

steel partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists

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.

N EAST

LINTELS

Lintels to be IG, 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 over internal openings to be IG internal 180 lintels unless specified otherwise.

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 double glazed with 20mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm², to new habitable rooms.

Glazing to windows less than 800mm and doors (include sashweights 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.	Size
1	1200 x extg opening	extg lintel	2100
2	1800 x 1050 L1/S	2100	
3	1800 x 1350 L1/S	2100	
4	900 x 1850 L1/S	1200	
5	1800 x 1200 L1/S	2100	
6	2400 x 2100 L1/S	2700	
7	1200 x 1350 L1/S	1500	

NOTE: windows ref. 3 & 5 to have opening casements of dimensions of not less than 500mm wide x 850mm high

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not 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 80 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.

N WEST

SMOKE DETECTION

Self contained smoke alarms complying with BS5838 : 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 fused 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 Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations

Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

HOT 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.

SEWERAGE

Basins
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

Farm soakaway where indicated a min. 5.8m 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.

Feed
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
8m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	800mm
over 1.5m	1200mm	800mm

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 100mm diam. pipes pass beneath the building they are to be encased in 150mm pea gravel surround.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs 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 slab.

Install where indicated a 100mm diam. vent pipes 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.

S WEST

Install 40mm diam. pvc waste to sinks and showers. (NOTE: shower trays to be constructed on a suitable slant to maintain access to trap and waste), 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. Unless specified otherwise 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 BS5301 : 1985

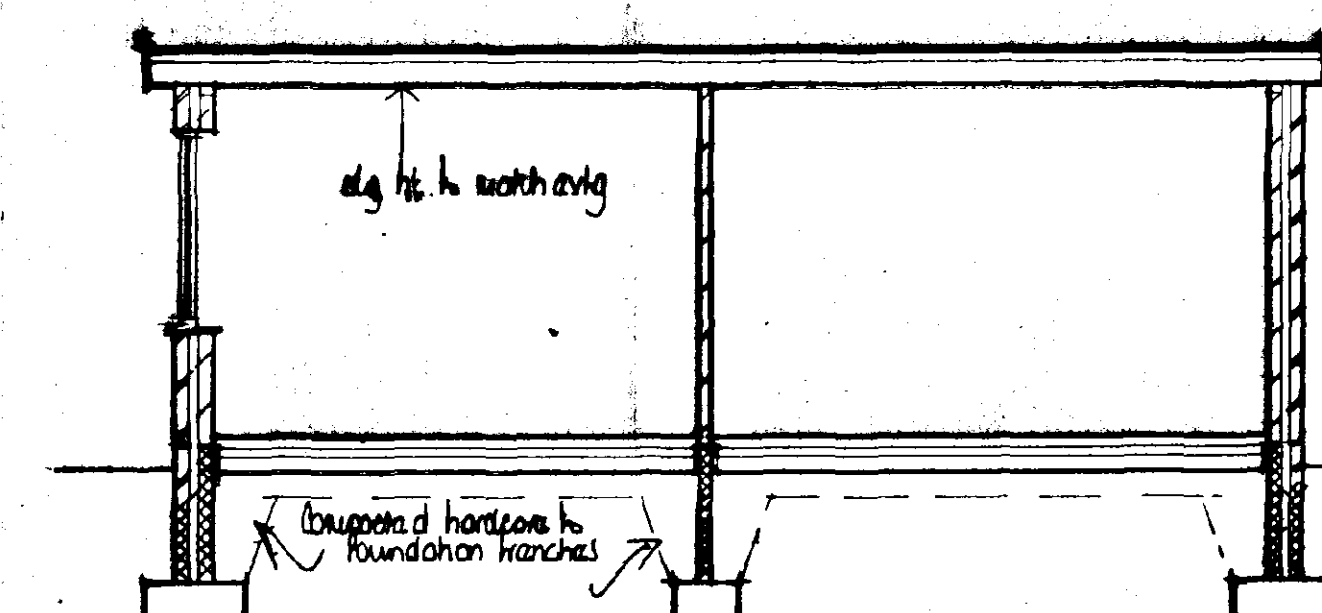
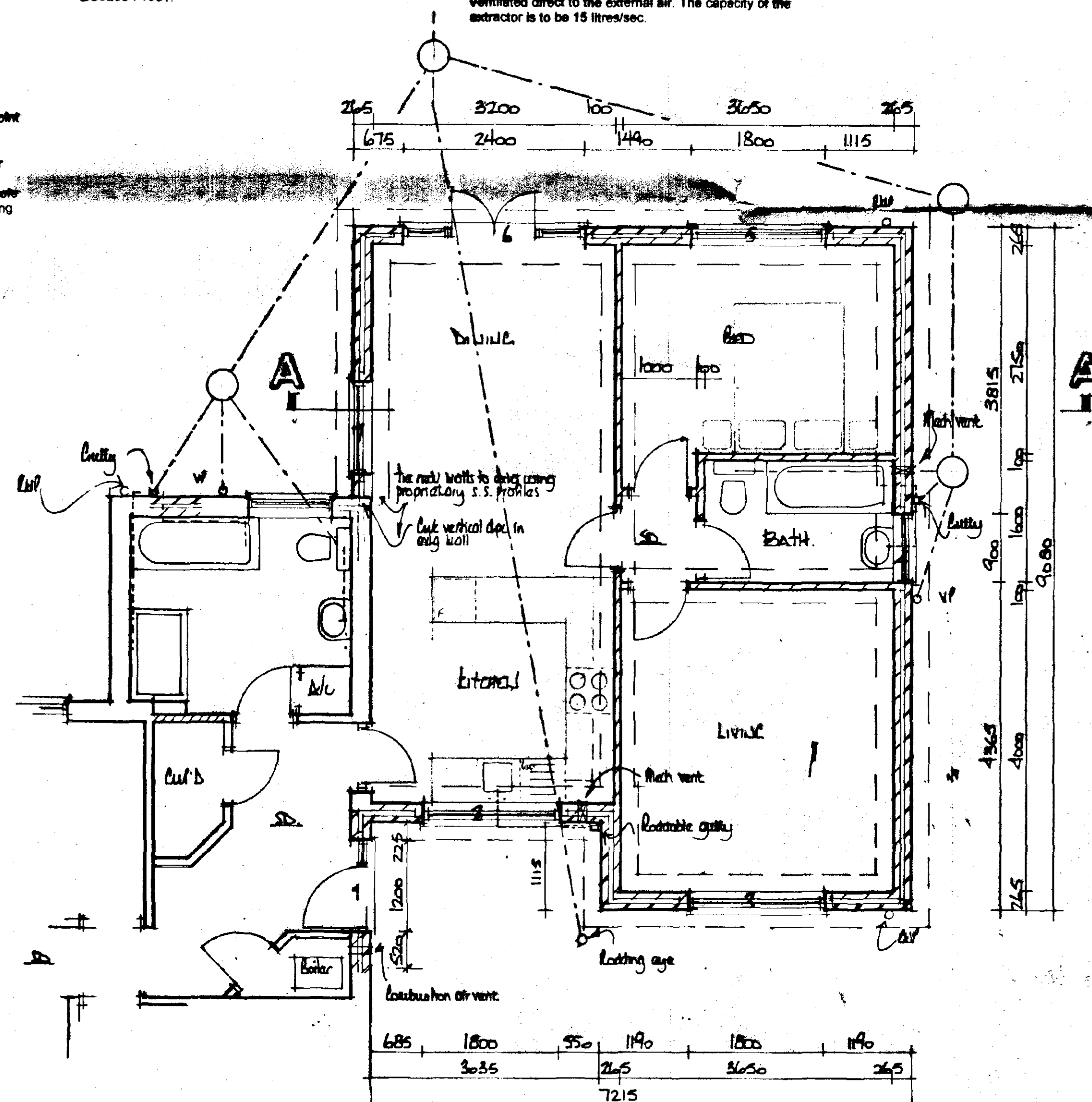
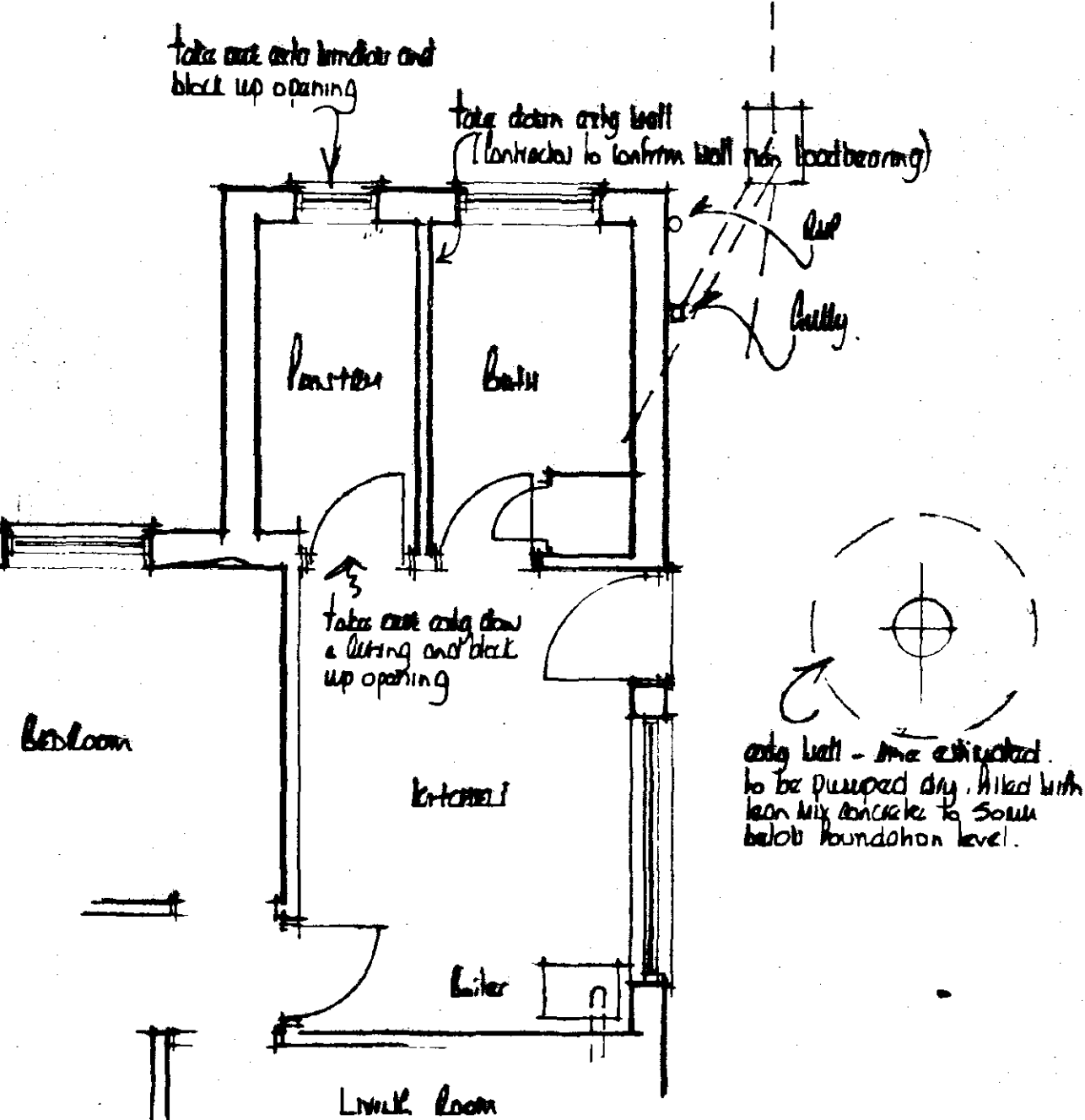
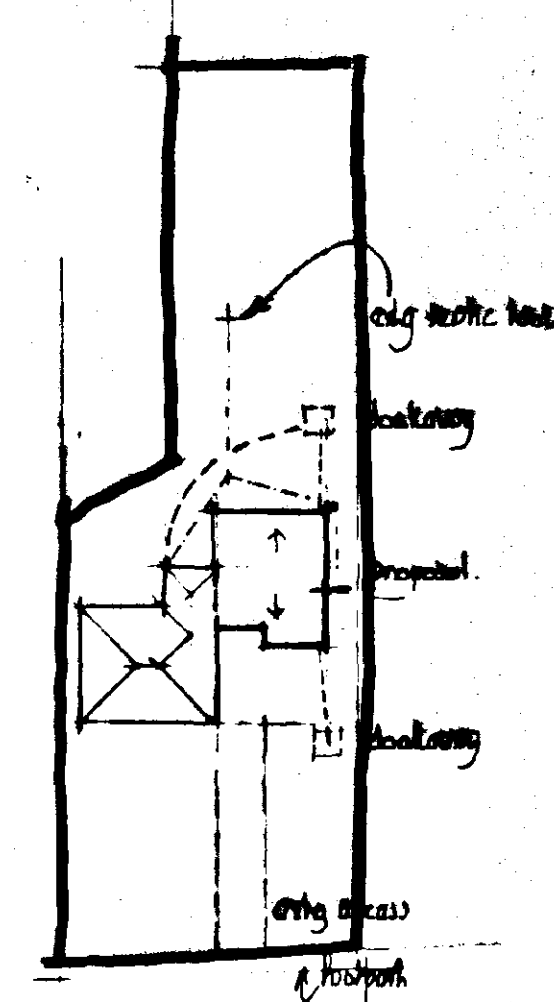
All drainage horns are to be installed in strict accordance with the manufacturers instructions.

FLAT ROOF CONSTRUCTION

12.5mm white spar chippings blaken bedded on 3 layer built up roofing felt, bottom layer to be asbestos based, dressed up abutments a min. 150mm and up adjacent pitched roof a min. 450mm.
30mm exterior grade plywood decking
Plin pieces to give a fall of 1 : 80
200 x 50mm SC3 grade joists at 400mm cts
180mm glassfibre insulation laid between joists
12.7mm foil backed plasterboard and skim finish

Where joists run parallel to walls they are to be strapped at 1800mm cts with 30 x 8mm galv m.s. straps fixed to a min. 3No. joists, having noggins between beforehand, and securely fixed to walls. Similar straps to be used at 1800mm cts to hold down the well plate.

Supply and install 103mm pvc gutters and fix to falls on fascia with all necessary brackets, stop ends, outlets etc. Supply and install 64mm downpipes securely clipped to walls at 1800mm cts together with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.



A - A

EXISTING

GROUND FLOOR PLAN

PROPOSED

A		Date	Revisions
Copyright			
East Midlands Design Associates "Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0773) 757908			
Client			
MR & MRS N. PARRIS			
Job Title			
Extension to existing 1st floor 'The Cottage' 1st floor			
Drawing Title			
Rear Section			
Scale			
1:50, 1:100, 1:200			
Date		Drawn by	
Jan 99		AL	
Dig No		Rev	
99/01/01			