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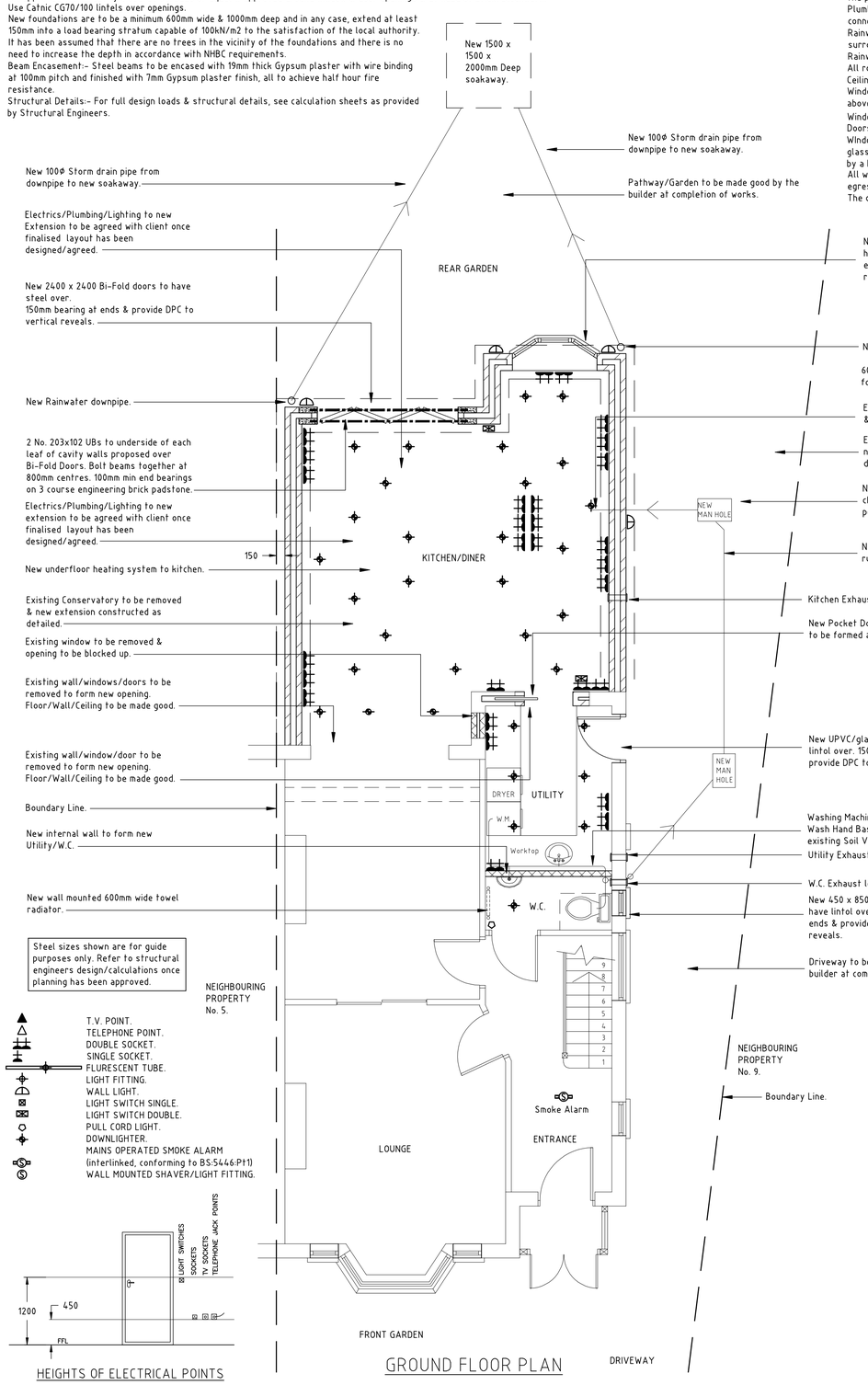
SPECIFICATION

Construction to comply with Robust Details as published by D.T.L.R.
Cavity Wall Construction:– 102 facing blockwork outer leaf, 100mm cavity filled with 100mm drytherm or similar and 100mm thermalite shield inner leaf with 13mm two coat plaster finish. Use tyi-wavy or similar wall ties @ 900 horizontal and 450 vertical centres (300 at reveals) and provide a 150 wide vertical d.p.c. to reveals where cavity closed with blockwork.
All work below d.p.c to be brickwork and fill cavity with 10:1 semi-dry concrete to within 150 of d.p.c. Use Catnic CG70/100 lintels over ground floor opening and CGE50/100 over first floor openings, min. 150 end bearing.
Ground Floor Internal Walls:– Use 100mm non load bearing blocks with 13mm plaster finish to both sides built off floor screed.
DPCs:–All new & existing DPCs to be linked & be a minimum 150mm above Ground Level.
All new DPCs & DPMs to be linked. Vertical DPC & cavity tray to flank wall to suit change changes in ground level.
All reveals to have insulated cavity closures.
BA approved 100mm cavity closures 96/3226 or equal & approved around window & door openings & at head of Brick/Blockwork.
Use Catnic CG70/100 lintels over openings.
New foundations are to be a minimum 600mm wide & 1000mm deep and in any case, extend at least 150mm into a load bearing stratum capable of 100kN/m2 to the satisfaction of the local authority. It has been assumed that there are no trees in the vicinity of the foundations and there is no need to increase the depth in accordance with NHBC requirements.
Beam Encasement:– Steel beams to be encased with 19mm thick Gypsum plaster with wire binding at 100mm pitch and finished with 7mm Gypsum plaster finish, all to achieve half hour fire resistance.
Structural Details:– For full design loads & structural details, see calculation sheets as provided by Structural Engineers.

Complience With Part "M":– Main entrance door to have a flush threshhold with a level or ramped approach with a gradient not exceeding 1:20 and not less than 900 wide.
Ground floor doors to be 838 wide and W/c door to open outwards.
Drainage:– All above ground soil & waste pipes to be in accordance with B.S.5572.
Foul water drainage to be 100mm dia. with flexible joints laid to falls & bedded on 100mm granular fill.
Where drains pass under a building they are to be surrounded in a minimum 100mm of granular material, where drains pass through walls they are to have an opening with lintol over to give at least 50mm clearence all round the pipe & the opening to be masked both sides with rigid sheet material, void filled with a compressible sealent.
(Note depth & position of existing drains to be located before work commences.)
Any drains with less than 600mm cover are to have concrete paving slabs laid as a bridge above pipes with at least 75mm granular fill between the top of the pipe and the underside of the slab. Insert bridging lintels in foundations where any drains pass through.
Plumbing:– W.C. to have side outlet "P" trap to 100 dia uPVC wastes, bath and shower 38mm uPVC wastes, basins 32 dia, all through 75 d.s. traps and all to connect to stacks. Provide rodding access at any change in direction of wastes. All work to be to BS5572 and CP301.
Rainwater Disposal Proposed Roofs:–100dia gutters. 65mm down pipes to 100 dia uPVC drains laid to fall min 1 in 40 and with a 100 pea shingle bed and surround to soakaways min 5 Metres from building, 1m capacity below invert and filled with hardcore.
Rainwater Disposal Existing Roofs:–100dia gutters. 65mm down pipes to existing outlets.
All roof Guttering to be UPVC 65mm and laid to falls to downpipes.
Ceiling void between ground & first floor to have 200mm fibreglass quilt insulation between rafters.
Windows:– All windows and doors to be double glazed using low E glass to achieve a U value of N.E. 2.0w/msq. degrees K. Any glazed openings below 800mm above floor level to be glazed using safety glass as defined in BS6206:1981.
Windows to have trickle vents fitted to heads to provide 8000mm2 background ventilation & minimum total area openable of $\frac{1}{20}$th floor area.
Doors & windows to be draught stripped.
WIndows/External Doors: Double glazed UPVC/Timber frames fitted with draught seals & lockable handles. Double glazed units to include Pilkington K Low E glass to inner pane, a minimum 20mm air gap giving a minimum U Value of 1.6w/m2k. All windows & doors to overlap cavity insulation by 30mm & be installed by a FENSA approved contractor.
All windows to first floor & second floor bedrooms shall be classed as escape windows with a minimum opening light of 450mm & area of at least 0.33m2 with egress hinges.
The cill will be no more than 1100mm above the floor.

Flat Roof:–Plywood deck on top of 250x50 SC 3 roof joists @ 400 centres supported on galvanised steel joist hangers. Vapour control membrane layed with 200mm insulation, built up bitumen roofing system bonded in hot bitumen.
Mono Pitched Roof Construction:– Roof tiles on 38x25 soft wood treated battens on one layer of Tyvek breathable roofing felt on Sasco or similar gangnailed hand cut roof trusses @ 600 centres over 50x100 wall plate strapped down to walls @ 1.2M centres.
Trusses to be connected to wall plates with Catnic truss clips or similar.
Facias to be Upvc & soffits to be 8mm Upvc, with a 10mm continuous air gap fitted with an insect proof grille.
Roof Insulation:– 90mm cellotex with a 50mm air gap to the underside of the roof felt, between the rafters & 40mm cellotex below the rafters.
Means of Escape: All new habitable rooms will have an unobstructed openable area of at least 0.33sq.m & be at least 450mm high & 450mm wide with the bottom of this area not higher than 1100mm above finished floor.
Bathrooms, En-Suites & Cloakrooms to have 12.5mm Water Resistant Plasterboard.
Mechanical extract vent to Kitchen providing 8 Air Changes per hour (90 liters per second) discharges thru outside wall with weather louvre/terminal.
Mechanical extract vent to Utility providing 6 Air Changes per hour (30 liters per second) discharges thru outside wall with weather louvre/terminal.
Mechanical extract vent to Cloakroom providing 6 Air Changes per hour (10 liters per second) discharges thru outside wall with weather louvre/terminal.
Lighting:– Provide energy efficient light fittings in 4 no. positions (lounge, kitchen, hall & landing) with luminous efficancy greater than 40 lumens per circuit watt.
Electrical:– All electrical switch & socket heights to be in accordance with diagram 22 of approved document M.
Electrical installation to be inaccordance with current IEE regulations.
All electrical work required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.
Smoke detection system:– Provide self contained smoke alarms inter connected, permanently wired to a separate fused circuit at the distribution board to all hall/landing levels. Wiring to be IEE wiring regulations. Each alarm to be fixed to the ceiling at least 300mm from any wall or light fitting.
These notes are to be read in conjunction with notes on plans, sections & elevations.
Setting Out Dimensions: The dimensions shown on the drawings are to be checked prior to commencing works. Ground levels shown on the plans are schematic only and the contractor is to check ground & floor levels on site.

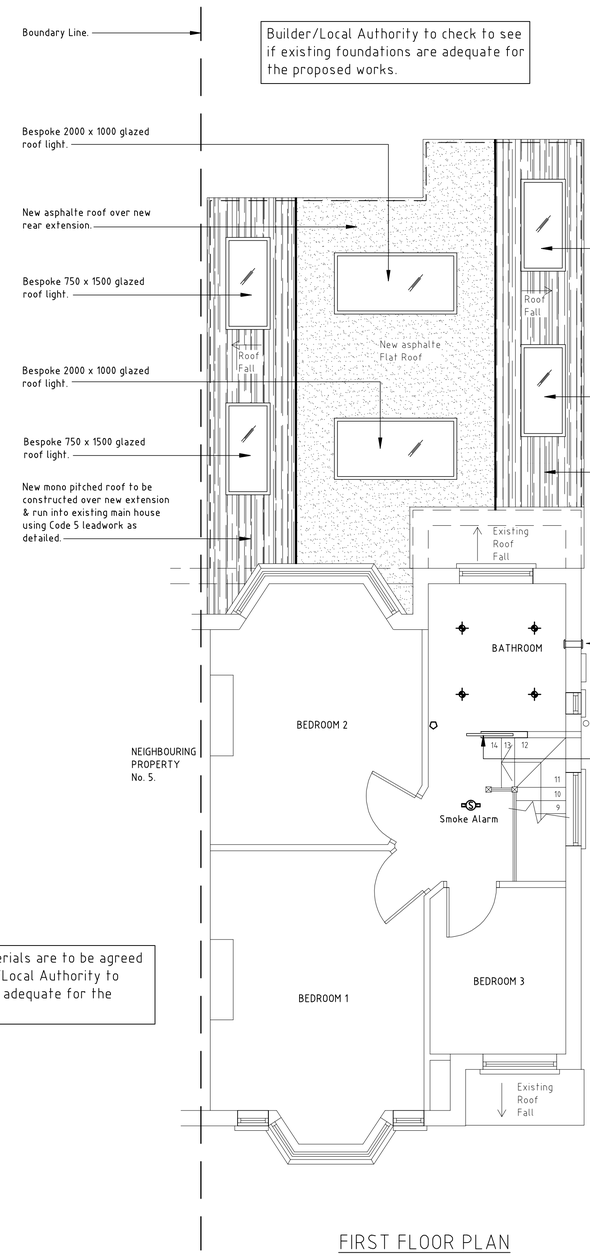


GROUND FLOOR PLAN

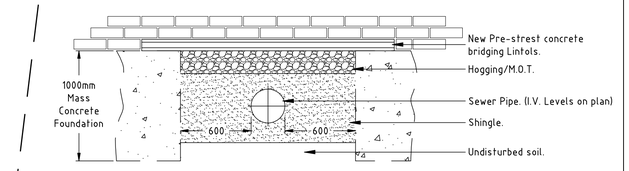
T.V. POINT.
TELEPHONE POINT.
DOUBLE SOCKET.
SINGLE SOCKET.
FLURESCENT TUBE.
LIGHT FITTING.
WALL LIGHT.
LIGHT SWITCH SINGLE.
LIGHT SWITCH DOUBLE.
PULL CORD LIGHT.
DOWNLIGHTER.
MAINS OPERATED SMOKE ALARM (interlinked, conforming to BS:5446:Pt1)
WALL MOUNTED SHAVER/LIGHT FITTING.

HEIGHTS OF ELECTRICAL POINTS

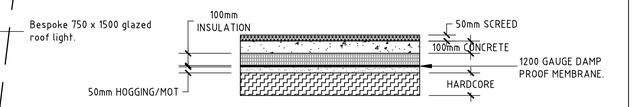
All works & materials are to be agreed with the Builder/Local Authority to confirm they are adequate for the proposed works.



FIRST FLOOR PLAN

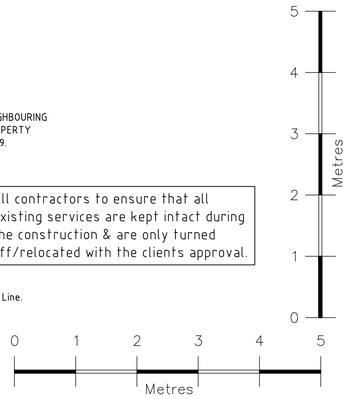


PIPE/LINTOL CROSS SECTION (N.T.S.)



GROUND FLOOR SLAB DETAILS (1: 25)

All contractors to ensure that all existing services are kept intact during the construction & are only turned off/relocated with the clients approval.



Date.	Revision.

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Title.
PROPOSED PLANS.

Scale.	Date.
1 : 50 @ A1	FEB. 15

Drg. No.	Rev.
311/D004.	