1 GENERAL

See the accompanying Pre-Construction Information regarding your responsibilities as a Contractor/Principal Contractor.

The Contractor shall take all reasonable steps to safeguard the health, safety and welfare of any person on the premises during the course of the works, and particular consideration is to be given where occupants are in residence whilst works are in progress.

Contractors who carry out work on gas appliances must be registered with Gas Safe and must be in possession of a current Gas Safe Registration Certificate.

Clear away all debris from site and leave premises clean and tidy on completion.

2 LEVEL ACCESS SHOWER

NOTE:
You must specify in your quotation which products you will be fitting for the following: Level access shower area former; vinyl floor covering; electric shower; and extractor fan.

.00 Route all pipes so they are concealed.

.01 Provide and fix a 1200mm x 1200mm level access shower area former incorporating pre-formed gradients. Fit the level access shower area former as shown on the drawing.

The level access shower area former must comply with the following minimum specification and be fitted in accordance with manufacturers instructions: Take a maximum weight of 300kg/47 stone point load; be suitable for a timber floor; and have the flexibility to offset the waste with a rotating centre piece, to avoid unforeseen problems and costs with joists and pipes.

Make a suitable drainage connection to the waste provided and cover any remaining floorboards with plywood, screwed and glued as necessary.

.02 Apply suitable 'LATEX' type or similar smoothing compound to the complete floor. Cover floor with a welded vinyl sheet including for provision of cove former, 150mm upstands to all walls and include capping strips as necessary.

The vinyl sheet must comply with the following minimum specification: Slip resistance R11; Pendulum Test Value 50; Gauge 2.0mm; it must be suitable for barefoot and shod traffic - wet and dry, with a flat emboss (i.e. no pimples).

.03 Supply and fit a new automated WC unit. See separate schedule for this item.
.04 Supply and fit a new standard sized (approx. 500mm wide) wall mounted washbasin without pedestal at standard height (800mm to 850mm from floor – to suit disabled occupant), with plug and chain attachment, overflow and lever taps. Fit washbasin in the position shown on the drawing.

Box-in the washbasin waste pipe where it goes through the floor to allow for vinyl floor upstand. Supply and fit a plastic cover to this boxing.

.05 Include for provision of wall tiles to the full graded shower area, 1200mm x 1200mm x full ceiling height and the washbasin splashback. Fix tiles with waterproof tile adhesive and grout with an anti-bacterial additive.

.06 Provide and fit a 1050mm x 1050mm 'L' shape shower rail, ceiling support and 2000mm long weighted shower curtain which just touches the floor.

NOTE: No shower seat required on this project.

.07 Supply and fit two 600mm long adjacent grab rails, which are plastic or plastic coated and ridged and have plastic screw covers, and a soap dish.

.08 Provide and fix a new thermostatic electric shower (with maximum temperature set at 41 degrees c) and riser rail.

The shower is to have the following accreditations: BEAB Approved; BEAB CARE; RNIB; WRAS; Energy Efficiency - Class A; Water Efficient Product Recommended. The shower is to comply with the following minimum specification: 2m long shower hose; 1m long riser rail.

Include for new cable and circuit breaker, plus a full bore isolating valve. The shower and riser rail are to be mounted 900 mm above the floor. Fit shower on the side external wall/washbasin wall.

Fit the riser rail at approx 400mm centreline from the corner, fit the vertical grab rail at approx 530mm centreline from the corner and fit the shower at approx 750mm centreline from the corner.

NOTE - In all cases, the Contractor is to include in his quotation a sum of £150 for providing and fixing a Henley connector block to the meter tails and a suitably sized additional consumer unit fitted with an RCD to supply the new wiring. This sum of £150 is to be deducted from the final invoice if Electrician deems this work is not necessary.

.09 EXTRACTOR FAN WITH WINDOW Provide and fix a wall mounted humidity activated ventilator unit which incorporates an automatic humidity sensor. The extractor fan SHOULD NOT be activated by the light switch (as there is a window in the room) and should be set up as follows: To operate on trickle ventilation 24 hours a day; the pull cord to turn the fan from trickle to boost (to enable the user to expel unpleasant odours); the humidity sensor to automatically turn the fan to boost and then back to trickle when humidity is cleared.

The fan should have a suitable IP rating for fitment within Zone One of the shower room and have SELV classification. Fit fan on the rear external wall/WC wall, in the shower area.

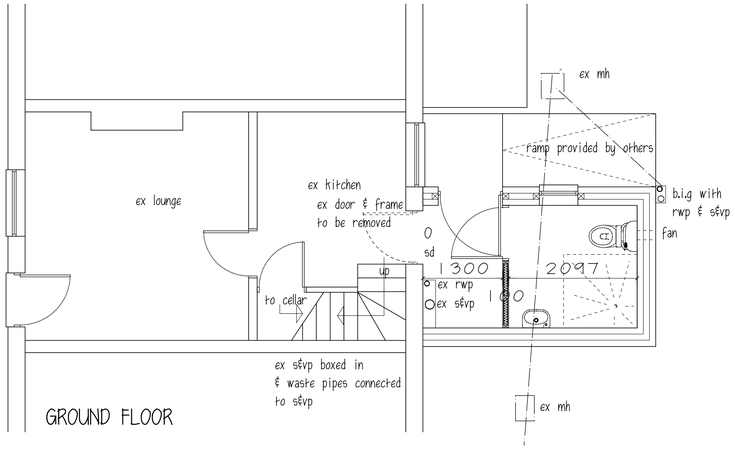
.10 Provide and fix a splashproof light fitting with IP65 rating.

.11 Plasterboard the walls and ceiling to the shower room using a gyproc moisture resistant plasterboard which contain water repellent additives in the core. Scrim and skim the walls and ceiling to a smooth and even finish, include angle bead and corner bead as necessary.

.12 An electrical completion certificate, as prescribed in the IEE Regulations for Electrical Installations must be provided on completion of the works.

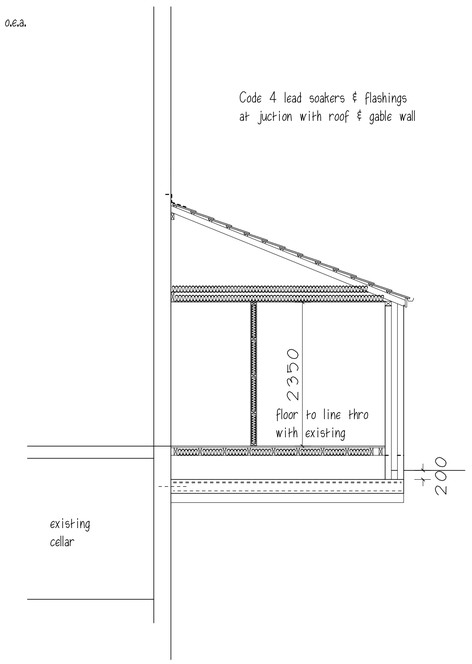
In addition to the above certificate, evidence of compliance with Part P of the Building Regulations will also be required for this electrical work. This will be either a copy of the electrician's registration certificate with an 'Authorised Competent Person Self Certification Scheme' (e.g. NICEIC, NAPIT, ELECSA etc.) or alternatively a Building Control completion certificate, should the electrician not be a member of such a scheme.

.13 The work will require Building Regulation approval. This approval can normally be secured by submitting a Building Notice. Further information can be obtained from Building Control, Tel. No. 01226 772678.



ROOF CONSTRUCTION
Roof to be concrete interlocking tiles, to match existing, every tile nailed on 38x25 sw battens on untearable sarking felt to BS 747 on 50x175sw rafters @ 20° pitch @ 450mm c/cs fixed to 50x100 sw wallplate held down with m.s. holding down straps @ 1.8m c/cs, built into wall. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/cs & built into wall.
47x147sw ceiling joists @ 450mm c/cs, 170mm insulation quilt laid over @ 90° & 100mm between ceiling joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 10mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 100mm dia. pvc guttering, discharging into rwp and guttering

WALL CONSTRUCTION
walls to be 103mm brickwork to match existing, with 100mm cavity, filled with 100mm cavity dri-therm wall batts with 100mm thermalite block o.e.a. with p/b dabs & skim finish, 250mm s.s vertical twist wall ties @ 450mm c/cs vertically & 750mm c/cs horizontally, staggered with ties @ every block coarse @ reveals, cavity closed @ openings & eaves with dpc & insulation.
IG lintels LS/HD100 type lintels to be used over door & window openings, o.e.a. with tray dpc over.
dpc to wall to be min. 150mm above g.l.
tray d.p.c. to be installed at ground level where landing & ramp will occur.
air leakage to be limited by the use of robust construction details i.e. the cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation. the cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate)
cavity wall insulation must be carried up the full extent of gable walls.
floor joists ect. must be set on joist hangers.
all cavity closures must be insulated.
new wall block bonded into existing with cavity continuous



RAMP
A metal modular ramp and landing to be provided by others

O denotes smoke detectors wired directly to mains sd with battery back up & interlinked to BS 5446 part 1
All sockets & switches to be between 450mm & 1200mm high
min. 75% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt
any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb.
all electrical work to be carried out under "Competent Person" scheme for design, installation, testing & certification, to comply with Part P of Building Regs.

All windows to be double glazed with 20mm air gap & pilkington K low E coating, to give min. 1.60W/m2K U value.
& 8000mm sq background ventilation opening lights to equal 1/20th floor area min.
850x500, safety glazing to doors, side panels & glazing below 800mm from fl.
Supply & fit new PVCu double glazed (top half) door & frame with wheelchair accessible threshold

HEATING
extend existing heating system to provide two new radiators, one in shower room & one in lobby, of suitable sizes for the rooms, include thermostatic valves & lockshield valves, bury radiator pipes into wall to come out above vinyl floor upstand in shower area.

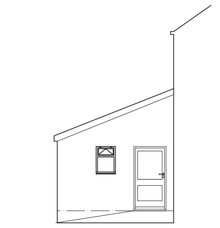
ELECTRICAL
all domestic and other relevant electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG reconised competent person "self certification" scheme.
electrical socket added in lobby area
Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.

DRAINAGE
All wc,s to have 100mm dia. pvc SVP,s with birdproof mesh cage min. 900mm above any opening lights, 32mm dia. pvc waste from w.h.b,s 40mm dia. pvc waste from bath, sinks & showers, all with 75mm deep re-sealable traps, discharging into S&VP or b.i.g.
Below ground drainage to be 100mm dia. flexible jointed pipes, bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing m.h.
provide vent at or near head of drain run
foul water to discharge into existing drain
existing SVP & rwp to be boxed in with 18mm wp ply

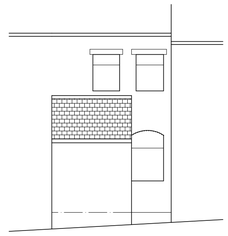
All surface water to be discharge into soakaways, min 5m from building & min. 1m3 clean hardcore to satisfaction of B.C.O. & subject to percolation tests.

GROUND FLOOR
18mm t&g flooring grade 2/3 chipboard on 47X120sw floor joists @ 450mm c/cs with 120mm Celotex insulation laid in between min. 150mm air gap, floor to line thro with existing skirting boards to match existing as closely as possible

RAFT FOUNDATION
175mm concrete slab reinforced with 2 layers A252 in top & 1 layer A252 in bottom see Engineers details,on 2000g visqueen methane/radon barrier taped & lapped , on 150mm well consolidated, sulphate free, hardcore slab to be H12 dowelled into existing house wall @400mm c/cs see separate Structural Engineers details & calcs



SIDE ELEVATION



REAR ELEVATION

GENERAL NOTES
All existing dimensions,sizes, & drain inverts to be checked on site prior to commencement
All work to comply with current B. Regs. & B.S.C.P. wether or not specified on dwg.

Mr BEECROFT

PROPOSED DISABLED W.C. & SHOWER ROOM
4 MARYS PLACE
POGMOOR

PLAN,SECTION & ELEVATIONS

1:100,1:50@A1 MAR19 Rev C

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