

## DECORATION:

### Walls:

Make good, rub down, prepare new ceilings and walls for and decorate with 2 coats emulsion paint suitable for humid conditions.

### Tiling:

Provide 1000mm wall tiling to splashback behind W.C., plus a 2 course splashback behind wash hand basin.

### Flooring:

Provide and lay 2mm slip resistant flooring throughout WC, (colour to be confirmed by customer). Apply 'AltroFix 19 plus' solvent and water-free polyurethane adhesive. Supply & fit appropriate threshold strip to doorway.

### New Radiator:

Supply and install new 600x600mm double panel convector radiator in position as shown, complete with brackets, wall fixings, plug, vent, valves, chrome pipes, pipe covers and TRV. Ensure that heat output is sufficient for room size.

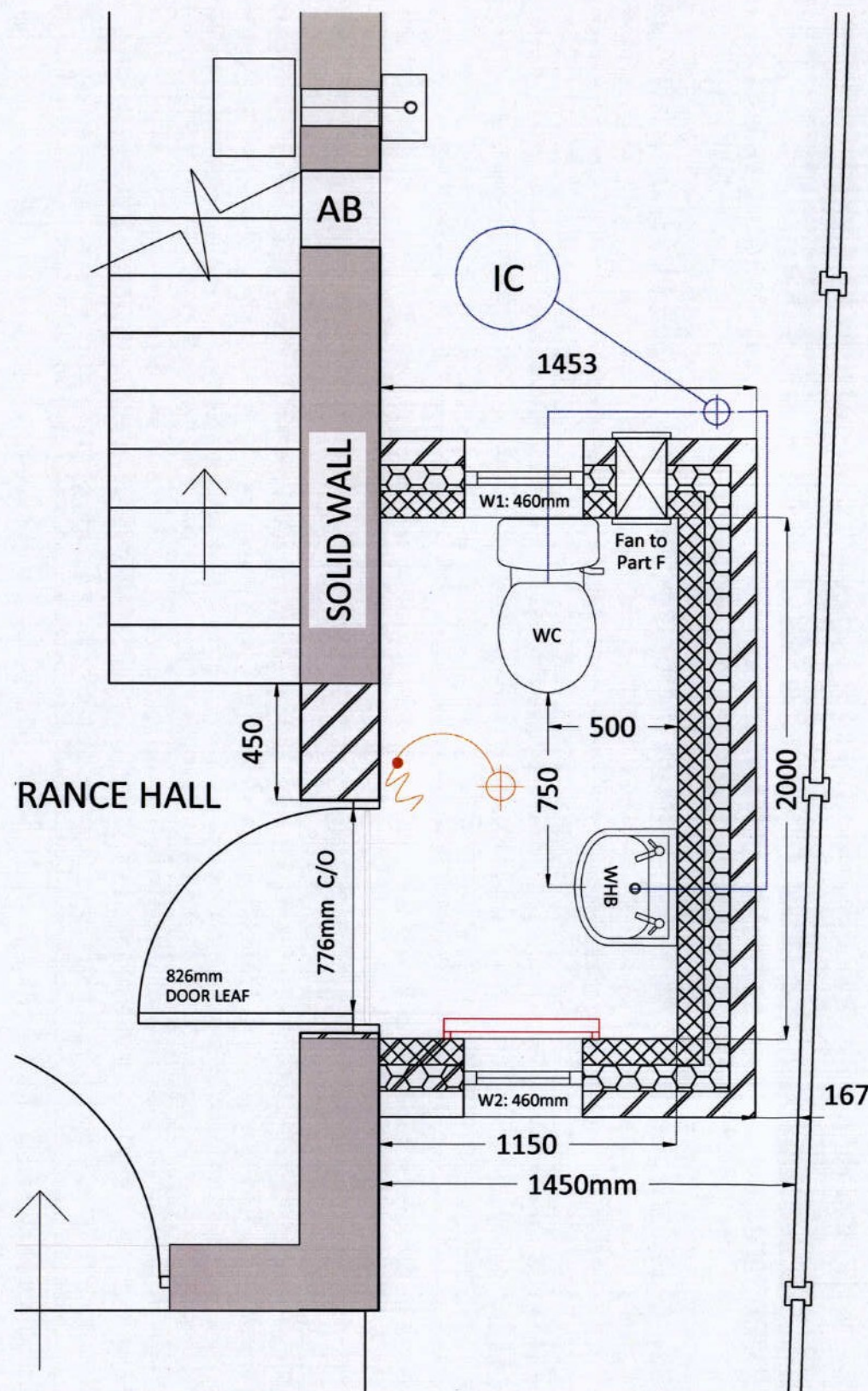
### Ventilation to Part F:

New Extract Fan (filterless EFHT2S SELV) or silent 100 CHZ humidistat SELV with 13a fused switch spur, engraved to indicate extract fan, fitted with standard thermal overload protection. Ducted through wall. Min. 15 litres/sec 15 minute over run, operated separately from light pull cord.

### Lighting:

Supply & install 1no. vapour proof Ceiling Light Fitting (IP65 standard), with Pull Cord switch.

Note: all electrical works are to be carried out by an IEE or NICEIC registered Electrician to comply with all the relevant standards & code of practice. Test installation in accordance with BS7671 (part 7)



1. GROUND FLOOR WC PLAN

SCALE: 1:25

## GROUND FLOOR W.C.

### Door to W.C:

New structural opening to start at approx. 450mm from edge of staircase. Supply and fit 826mm door leaf, incl. ironmongery, lever handle, frame, linings, and architrave to create a minimum 750mm C/O into W.C. Style and type of door to match existing. Provide and install suitable concrete lintel in accordance with manufacturers' instructions and recommendations.

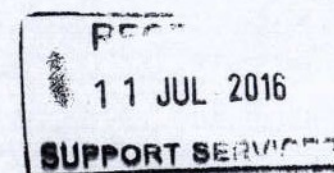
### W.C:

Supply and install new Vitreous China, Low Level WC, incl. pad handle, standard toilet seat, lid & cistern with horizontal outlet. Toilet pan rim to be 400mm above FFL & height of seat to be 420 above FFL. To be centered 500mm from wall to provide space for arm movement. Confirm position with customer prior to fitting.

### Wash Hand Basin:

Supply and install wall hung VC wash hand basin: 2 taphole with overflow and chainstay hole, plug & chain. 505mm (w) x 430mm (d), (AKW Medi care code: 23127 or similar). Supplied with 32mm PVC waste system incl. trap from basin discharging into SVP. Ensure all pipework at rear to allow fitting of shroud around waste. Install at a height of approx 800mm above FFL.

Lever basin taps (Pair: hot and cold), code: 23128CH. (AKW or similar approved)



## GENERAL

Contractor to verify all dimensions onsite before ordering materials or putting any works in hand.

All works to satisfaction of OT.

All DFG works subject to Grant Officer approval

All works to be carried out to satisfaction of Building Control officer.

All materials and workmanship to be to latest BS standards.

All materials and products to be used in strict accordance with the Manufacturer's instructions and recommendations.

**Location of incoming services not known. Contractor to test beforehand and proceed with caution as appropriate.**

Contractor to make good all areas disturbed.

## DRAINAGE

Excavate to locate drains, grub up and remove redundant gullies, drains etc. Drains to be maintained in working order for duration of works.

**New drains:** 100mm Hepworth, Osma or equivalent. Min fall 1 in 40 bedded and surrounded in granular fill. 450 diameter plastic Inspection Chambers up to 1.0m deep, 230 diameter Access Chamber if less than 600 deep.

**Above ground drainage:** 75mm deep seal traps, 40mm branch wastes to WHB and sinks up to 3.0m. New WC direct to underground drains via 200mm radius bend or 100mm stub stack. Kitchen wastes diverted to new stub stack/existing SVP. Level access shower with roddable gravity waste as AKW.

## WINDOWS / DOORS:

White PVC-u double glazed windows and doors to match existing. Standard PVC-U sections with steel reinforcement. Multi point locking to doors, lockable handles windows. Internal glazing beads for security. Trickle vents for background ventilation as noted above. Doors to have Part M level thresholds and safety glazing to vulnerable areas as Part N. Part L: **U value 1.6 W/m2/K.**

**External Wall:** 300mm full fill cavity: 100mm matching brickwork 100mm cavity fully filled with 100mm DRITHERM or equivalent glass fibre, 100mm aerated concrete blocks as THERMALITE THERMABATE cavity closers to achieve **U Value of 0.28W/m2K**

## Papworth Trust Home Solutions

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## Notes:

- Clear all debris, leave site clean & tidy upon completion.
- Reinstall all customer's existing fixtures & fittings previously set aside and confirm positions with customer on site

Address:  
32 Sutton Road, Rochford,  
Essex, SS4 1HJ

Drawn By: M.V

Scale: 1:50 @A3

Date: 05/07/2016

Dwg: RF/022858/02

Project: Provision of Ground Floor Toilet Facilities

Title: Proposed Ground Floor WC Plan

Master Sam Kempen

Rev: A