LEGEND WC

- 1 x centre light incl switch
- 1 x towel rad
- Install clients bathroom suite
- 1 x shaver socket

All quantities and locations to be confirmed on site between client & contractor

LEGEND UTILITY

- 1 x centre light incl switch
- 4 x double sockets
- 1 x Plumbed in radiator Plumbing & heating engineer to determine BTU Requirements

All quantities and locations to be confirmed on site between client & contractor

LEGEND KITCHEN

- 2 x centre light incl switch
- 10 x double sockets
- 1 x Plumbed in radiator Plumbing & heating engineer to determine BTU Requirements

All quantities and locations to be confirmed on site between client & contractor

LEGEND LOUNGE

- 2 x centre light incl switch
- 3 x double sockets
- 1 x TV Aerial point
- 1 x Plumbed in radiator Plumbing & heating engineer to determine BTU Requirements

All quantities and locations to be confirmed on site between client & contractor

LEGEND GARAGE

- 2 x centre light incl switch
- 3 x double sockets
- 1 x TV Aerial point
- 1 x Plumbed in radiator Plumbing & heating engineer to determine BTU Requirements

All quantities and locations to be confirmed on site between client & contractor

LEGEND BED 4

- 1 x centre light incl switch
- 3 x double sockets
- 1 x TV Aerial point
- 1 x Plumbed in radiator Plumbing & heating engineer to determine BTU Requirements

All quantities and locations to be confirmed on site between client & contractor

LEGEND BED 5

- 2 x centre light incl switch
- 4 x double sockets
- 1 x TV Aerial point
- 1 x Plumbed in radiator Plumbing & heating engineer to determine BTU Requirements

All quantities and locations to be confirmed on site between client & contractor

LEGEND BATHROOM

- 1 x centre light incl switch
- 1 x towel rad
- 1 x shaver socket
- Install clients bathroom suite

All quantities and locations to be confirmed on site between client & contractor

LEGEND PORCH

- 1 x centre light incl switch
- 1 x double sockets
- 1 x Plumbed in radiator Plumbing & heating engineer to determine BTU Requirements

All quantities and locations to be confirmed on site between client & contractor

LEGEND EXTERNAL

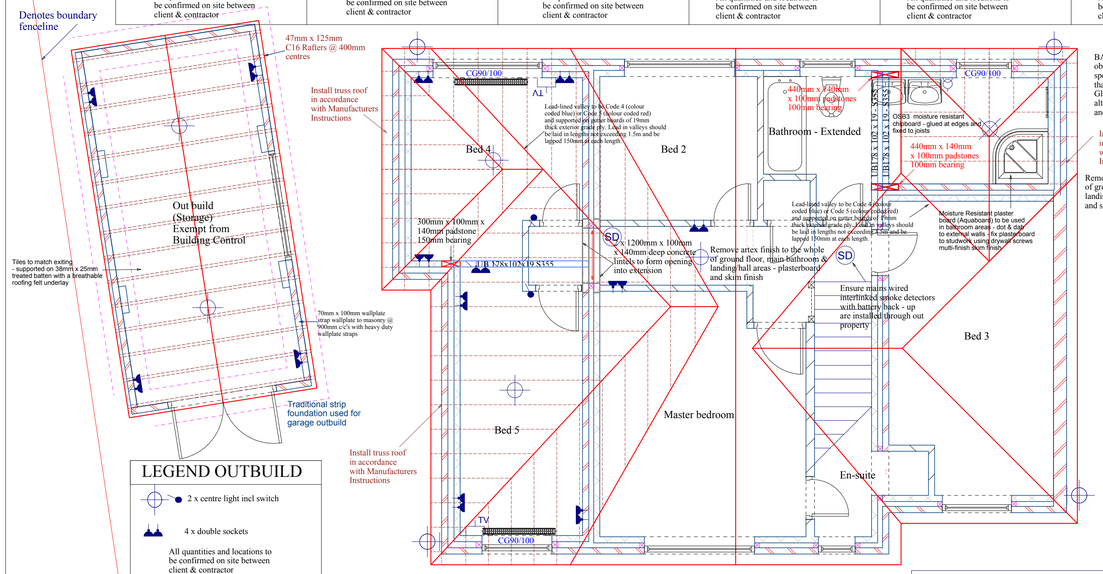
- 1 x external tap
- 4 x flood lights
- 1 x external porch light incl switch

All quantities and locations to be confirmed on site between client & contractor

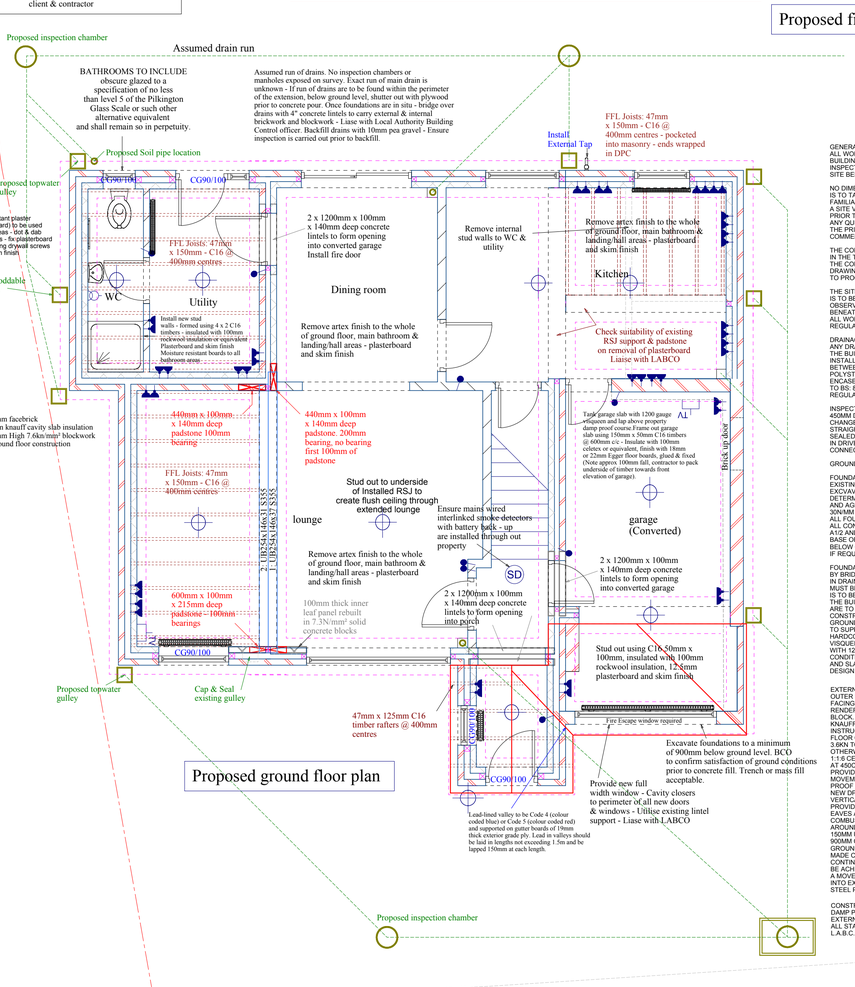
LEGEND FIRST FLOOR HALL

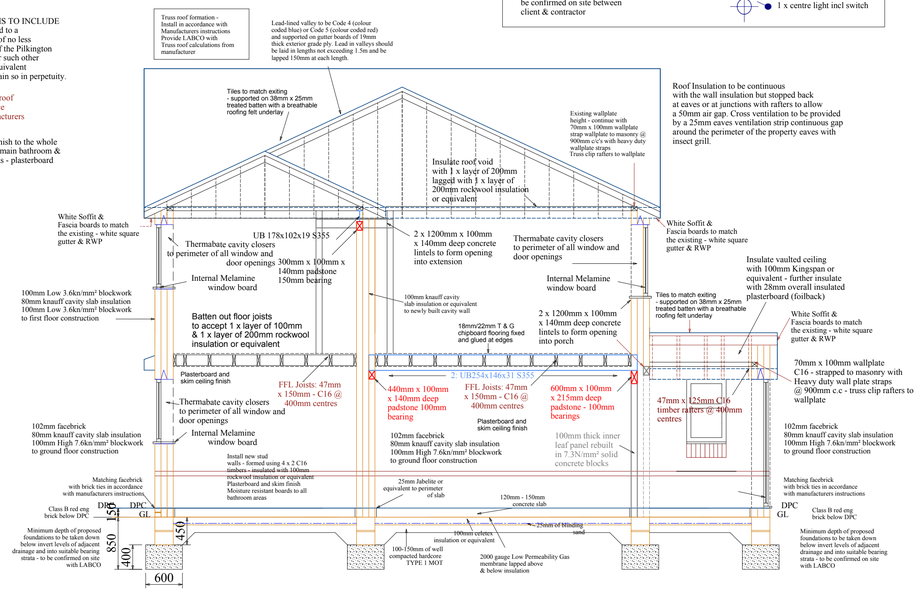
- 2 x double sockets
- 1 x centre light incl switch

All quantities and locations to be confirmed on site between client & contractor



Proposed first floor plan





CROSS SECTION - LIAISE WITH STRUCTURAL ENGINEERS REPORTS

GENERAL
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND THE REQUIREMENT OF THE APPROVED INSPECTOR. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORKS.

NO DIMENSIONS TO BE SCALED OF DRAWING. APPOINTED CONTRACTOR IS TO TAKE SITE MEASUREMENTS. THE CONTRACTOR IS TO FULLY FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND/OR UNDERTAKE A SITE VISIT TO ASCERTAIN THE EXTENT OF WORK REQUIRED, PRIOR TO SUBMITTING TENDER FOR THE WORK. THEY MUST MAKE ANY QUERIES KNOWN TO THE BUILDING WORK. INCLUDE IN THE PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCEMENT AS DESCRIBED ON DETAILED DRAWINGS.

THE CONTRACTOR IS TO IDENTIFY EVERY ITEM OF WORK NOT INCLUDED IN THE TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF THE WORKS. THE CONTRACTOR IS TO BRING ANY DISCREPANCY BETWEEN THE DRAWINGS AND WORKS AND OBTAIN THE CLIENTS APPROVAL PRIOR TO PROCEEDING.

THE SITE IN QUESTION IS TO BE KEPT TIDY AT ALL TIMES, NO REFUSE IS TO BEBURNED ON SITE AND NORMAL HOURS OF WORKING IS TO BE OBSERVED. ALL ORGANIC MATERIAL IS TO BE REMOVED FROM BENEATH THE FOUNDATIONS.
ALL WORKS ARE TO COMPLY ENTIRELY WITH CURRENT BUILDING REGULATIONS.

DRAINAGE
ANY DRAINS NEW OR EXISTING TO BE ENCASED IN CONCRETE UNDER THE BUILDING, WHERE THEY PASS THROUGH EXTERNAL WALLS - INSTALL CONCRETE LINTELS OVER (ALLOW 50MM CLEARANCE BETWEEN DRAIN AND UNDERSIDE OF LINTEL. GAO FILLED POLYSTRENE) FLEXCELL COLLARS TO BE FITTED WHERE DRAINS ARE ENCASED IN CONCRETE. ALL BUILDING DRAINAGE TO BE CARRIED OUT TO BS: 8301:1985 AND REGULATION H1 & H3 OF CURRENT BUILDING REGULATIONS.

INSPECTION CHAMBERS UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS. PROVIDE INSPECTION CHAMBER WITHIN 12M OF THE CONNECTION TO A SEWER

GROUND & FLOORS

FOUNDATIONS
EXISTING TOP SOIL AND VEGETATION IS TO BE REMOVED PRIOR TO EXCAVATION. CONCRETE STRIP FOUNDATIONS. SIZE AND DEPTH TO BE DETERMINED ON SITE UPON INSPECTION OF GROUND CONDITIONS AND AGREED WITH BUILDING CONTROL OFFICER. CONCRETE MIX TO BE 30N/MM AT 28 DAYS AND TO CONFORM BS EN 206-1 AND BS 8500-2.
ALL FOUNDATIONS TO BE A MINIMUM OF 900MM BELOW GROUND LEVEL. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH 2004 BUILDING REGULATIONS A1/2 AND BS 8004:1986 CODE OF PRACTICE FOR FOUNDATIONS.
BASE OF FOUNDATIONS SUPPORTING WALLS TO BE MIN 600MM BELOW GROUND LEVEL. SULPHATE RESISTANT CEMENT TO BE USED IF REQUIRED.

FOUNDATIONS TO TAKE INTO ACCOUNT DRAINS PASSING CLOSE TO THEM BY BRIDGING OVER OR PASSING UNDER THEM ENSURING FLEXIBILITY IN DRAINS. THE DEPTH OF THE EXISTING FOUNDATIONS IS UNKNOWN & MUST BE EXPOSED PRIOR TO MAKING ANY CLAIMS FOR HOW INTERFACE IS TO BE ACHIEVED TO NEW FOUNDATIONS. THIS IS TO BE ASSESSED WITH THE BUILDING INSPECTOR. PROVIDE ALL EXCAVATIONS, SHORING AND NECESSARYTHESE TO BE INSPECTED BY THE CONTRACTOR. DPM BELOW SLAB CONSTRUCTION TO BE LINKED WITH DPC IN CAVITY WALLS.
GROUND BEARING SLAB IS TO BE USED IF GROUND IS OF FIRM CONDITION TO SUPPORT SLAB. PREPARE THE SLAB BY 100-150MM OF WELL COMPACTED HARDCORE AND 25MM OF BLINDING SAND OVERLAID WITH 1200 GAUGE VISQUEEN WITH 150MM CLETEX INSULATION OR EQUIVALENT LAPPED WITH 1200MM GAUGE VISQUEEN. BUILDING INSPECTOR TO CONFIRM CONDITION PRIOR TO SLAB BEING POURED. UNLESS OTHERWISE INSPECTED AND SLAB DETAIL CONFIRMED ON PLANS OR BY STRUCTURAL ENGINEERS DESIGN.

EXTERNAL WALLS
OUTER LEAF TO BE EITHER (AS INDICATED ON ELEVATIONS), 102.5 CLAY FACING BRICKWORK TO MATCH EXISTING OR 20MM TWO COAT SAND/CEMENT RENDER TO COMPLY TO BS 5262 WITH WATERPROOF ADDITIVE ON 100MM BLOCK. CAVITY 100MM WITH 100MM CAVITY SLAB WALL INSULATION BY KNAUFF OR EQUIVALENT, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INNER LEAF 100 BLOCK HIGH 7KN CELECON BLOCK TO GROUND FLOOR CONSTRUCTION FINISHED WITH 12.5 MM PLASTERBOARD ON DABS OR 3.6KN TO SINGLE STOREY EXTENSIONS OR FIRST FLOOR CONSTRUCTION UNLESS OTHERWISE STATED OR REQUESTED BY L.A.B.C.O. WALLS TO BE BUILT IN 1:6 CEMENT MORTAR. WALL TIES TO BE STAINLESS STEEL TO BS 1243 SPACED AT 450C/C VERTICALLY AND 750C/S HORIZONTALLY EACH ROW STAGGERED. PROVIDE WALL TIES AT EACH BLOCK COURSE AT CORNERS, REVEALS AND MOVEMENT JOINTS. PROVIDE HORIZONTAL STRIP POLYMER (HYLOAD) DAMP PROOF COURSE TO BOTH LEAFS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL NEW DPC TO BE MADE CONTINUOUS WITH EXISTING DPC'S AND WITH FLOOR DPM. VERTICAL DPC TO BE INSTALLED AT ALL REVEALS WHERE CAVITY IS CLOSED. PROVIDECAVITY TRAYS OVER OPENINGS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR NON COMBUSTIBLE INSULATED CAVITY CLOSERS. PROVIDE VERTICAL DPCS AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES. CAVITY TO BE FILLED TO FINISHED EXTERNAL GROUND LEVEL. EXISTING TO NEW WALL CAVITIES IN NEW WALL TO BE MADE CONTINUOUS WITH EXISTING WHERE POSSIBLE TO ENSURE CONTINUOUS WEATHER BREAK. IF A CONTINUOUS CAVITY CANNOT BE ACHIEVED. WHERE NEW WALLS ABUTS THE EXISTING WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL DPC. ALL TIED INTO EXISTING CONSTRUCTION WITH SUITABLE PROPRIETARY STAINLESS STEEL PROFILES.

CONSTRUCTION BELOW DPC
DAMP PROOF COURSE TO BS: 743 SHALL BE TWO BRICK COURSES ABOVE EXTERNAL GROUNG LEVEL, STEPPED TO ACCOMODATE GRADIENT OF SITE. ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O PRIOR TO ANY COVERING UP OF WORK.

FIRST FLOOR CONSTRUCTION
THE FIRST FLOOR FORMATION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS REQUIREMENTS OR IN ACCORDANCE WITH THE DETAILS SET OUT ON THE DRAWINGS.
JOIST SIZES AND SPACING SHALL BE AS INDICATED ON DRAWINGS/STRUCTURAL ENGINEERS REPORTS. TIMBER TO BE REGULARISED. PROVIDE 38MM SOLID STRUTTING (AT LEAST 2/3 OF JOIST DEPTH) AS BELOW;
SPAN < 2.5M - NO STRUTTING REQUIRED
SPAN 2.5-4.5 - ONE ROW STRUTTING MID-SPAN
SPAN > 4.5M - TWO ROWS STRUTTING
EQUAL SPACING JOISTS TO BE DOUBLED UP WHERE STUD WALLS BEAR ON AND IN THE SAME DIRECTION ALSO TO DOUBLE JOISTS UNDER BATHS ARE LOCATED. BEARING OF JOISTS SHOULD BE 90MM ON BLOCKWORK WALLS. JOISTS ON PARTY WALLS SHOULD BE SUSPENDED USING PROPRIETARY GALVANISED HANGERS. THE ENDS OF TRIMMED JOISTS TO BE SUSPENDED USING PROPRIETARY TIMBER TO TIMBER JOISTS HANGERS. GABLE WALLS TO BE TIED AT FIRST FLOOR, FIRST FLOOR CEILING AND ROOF LEVEL WITH 30X5MM MILD STEEL STRAPS OR OTHER APPROVED IN COMPLIANCE WITH BS EN 845-1 AT MAX. 1800MM C/CS BUILT INTO WALL AND EXTENDING BACK OVER MIN. 3 STRUCTURAL MEMBERS.
STRAPS SHOULD BE SUPPORTED ON NOGGINGS FIXED BETWEEN THE JOISTS. NOGGING TO BE ½ DEPTH OF THE JOISTS. PROVIDE PACKING BETWEEN THE WALL AND THE FIRST JOISTS, LAY 100MM ROCKWOOL MINERAL FIBRE QUILT INSULATION MIN 10KG/M³ OR EQUIVALENT BETWEEN FLOOR JOISTS. CEILING TO BE 12.5MM PLASTERBOARD WITH SKIM PLASTER SET AND FINISH. IN AREAS SUCH AS KITCHENS, UTILITY ROOMS AND BATHROOMS, FLOORING
TO BE MOISTURE RESISTANT GRADE IN ACCORDANCE WITH BS7331:1990. FLOORING TO BE 18/22MM T&G FLOORING GRADE PLYWOOD.
FLOORING TO BE CONTINUOUS INTO EAVES.

LINTELS
ALL INTERNAL LINTELS TO BE REINFORCED PRECAST TYPE AS PER SCHEDULE - 750MM SIZED INTERNAL DOOR OPENINGS TO BE 65MM DEEP PRESSED CONCRETE PLANK LINTELS. 150MM DEEP LINTELS ARE TO BE USED FOR 900MM SIZED INTERNAL DOOR OPENINGS. LINTELS TO HAVE A MINIMUM END BEARING OF 150MM.
ANY EXISTING LINTELS CARRYING ADDITIONAL LOADS ARE TO BE EXPOSED FOR INSPECTION
AT COMMENCEMENT OF WORK ON SITE. ALL PRE-STRESSED CONCRETE LINTELS TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH BS 8110, WITH A CONCRETE STRENGTH OF 50 OR 40 N/MM² AND INCORPORATING STEEL STRANDS TO BS 5896 TO SUPPORT LOADINGS ASSESSED TO BS 5977 PART 1. ALL LINTELS TO EXTERNAL WALLS TO BE IN ACCORDANCE WITH THE LAWS OR STRUCTURAL ENGINEERS REPORTS.
DPC TRAYS AND WEEP HOLES TO BE PROVIDED ABOVE ALL EXTERNALLY LOADED LINTELS

INTERNAL STUD PARTITIONS
50MM X 100MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM C/CS WITH 50 X 100MM HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450MM. PROVIDE 100MM ROCKWOOL OR ISOWOOL INSULATION IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGINS WHERE AT RIGHT ANGLES, OR BUILT OFF DPC ON THICKENED CONCRETE SLAB IF SOLID GROUND FLOOR. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

ROOF FORMATION
THE ROOF FORMATION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS REQUIREMENTS OR IN ACCORDANCE WITH THE DETAILS SET OUT ON THE DRAWINGS.

LATERAL & VERTICAL RESTRAINT.
CEILING JOISTS AND RAFTERS PARALLEL TO EXTERNAL WALLS TO HAVE 30X5MM GALV M.S RESTRAINT STRAPS FIXED OVER MINIMUM OF 3NO TIMBER MEMBERS, INCLUDING NOGGINGS AND PACKINGS ALL WALL PLATES TO BE FIXED DOWN MAX 1200MM C/C. ALL WORKS TO BS:5628 PART1 1978. RESTRAINT STRAPS MIN 1M LENGTH ANCHORED TO WALL AND RAFTER AT 2000MM C/C.
LOCATE NOGGINS OR STRUTS BETWEEN RAFTERS AT STRAP LOCATIONS.

ROOF FINISH
ROOFING UNDERLAY MUST COMPLY WITH BS 5534. USE ROOFING UNDERLAY THAT HAS BEEN TESTED TO THE NEW STANDARDS RECENTLY INTRODUCED. PROVIDE MAUNFCATURERS EVIDENCE THAT THE UNDERLAY UTILISED IS COMPLIANT WITH BS 5534.
CONCRETE INTERLOCKING ROOF TILES FIXED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND BS: 5534. MIN 75MM HEADLAP. PART 1 1978. ON 35X38MM TREATED S.W BATTENS FIXED TO RAFTERS USING GALVINIZED FLAT HEADED NAILS ON TYVEK BREATHABLE ROOFING MEMBRANE, LAPPED 150MM BOTH HORIZONTALLY AND VERTICALLY AND CARRIED WELL INTO GUTTERS. ROOFING FELT TO BE SECURED BY GALVINIZED CLOUT HEADED NAILS TO RAFTERS AT MAX 600MM C/C TO COMPLY WITH BS 5268 PART 3 1985. HIP RAFTERS TO BE BACKED-STRAPPED DOWN FACE OF INNER LEAF WITH 2NO 38X6MM MILD STEEL STRAPS TO HELP PREVENT ROOF SPREAD.
ENSURE ALL RIDGE AND/OR HIP TILES ARE MECHANICALLY FIXED WITH MORTAR BEDDED OR AS AN ALTERNATIVE METHOD USE DRY FIX SYSTEMS TO CONFORM TO BS 5534. USE RELATIVE TILE CLIPS/FIXINGS TO SUIT TILE IN USE.
FOR FASCIA AND SOFFIT DETAILS PLEASE LIASE WITH CROSS SECTIONS ON DRAWINGS

ROOF INSULATION
HORIZONTAL CEILINGS:
PROVIDE TWO LAYERS OF 150MM GLASS FIBRE INSULATION OR EQUIVALENT, ONE LAYER BETWEEN CEILING JOISTS AND A SECOND LAYER CROSS-LAPPED TO ACHIEVE A U-VALUE OF 0.16W/M2. FINISHED INTERNALLY WITH 12.5MM PLASTERBOARD AND MIN 3MM THISTLE MULTI-FINISH PLASTER.

VAULTED/SLOPED CEILINGS:
9KM FINISH ON 12.5MM PLASTERBOARD BONDED TO 25MM CELETEX OR EQUIVALENT TO UNDERSIDE OF ROOF RAFTERS ON 500 GAUGE VAPOUR BARRIER TO BS5250:2002. PROVIDE 100MM CELETEX OR EQUIVALENT MANUFACTURED TO BS EN 13165:2008 (TO ACHIEVE A U VALUE OF 0.18W/M2K) BETWEEN ROOF TRUSSES/JOISTS AT 400C/CS. ENSURE CONTINUOUS 50MM AIR GAP OVER INSULATION INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ENSURE INSULATION IS CONTINUOUS TO AVOID THERMAL BRIDGING, SEAL ANY GAPS IN THE INSULATION WITH EXPANDING FOAM.

WINDOWS/DOORS
WINDOWS/DOORS: NEW PVC-U WINDOWS TO BE DOUBLE GLAZED AND TO MATCH EXISTING STYLE/COLOUR AND TO HAVE;
AN OVERALL U VALUE (COMBINED GLASS AND FRAME) OF1.6 W/M2K,
BEDROOM WINDOWS/DOORS HAVE MINIMUM TOTAL OPENABLE AREA OF 1/20TH OF THE FLOOR AREA OF THE ROOM (FLOOR AREA (NO MINIMUM TO KITCHEN/UTILITY ROOM) AND HAVE TRICKLE VENTS INCORPORATED IN THE HEAD SECTION TO PROVIDE A TOTAL OF 8000MM2 CONTROLLABLE FREE AREA WITH THE WINDOW CLOSED TO EACH HABITABLE ROOM (4000M2 TO THE KITCHEN, ENSUITE AND BATHROOM).
ANY GLASS BELOW 800MM ABOVE FFL AND OR WITHIN 300MM OF GLAZED DOORS TO HAVE TOUGHEND SAFETY GLASS TO COBE LAMINATED OR TOUGHEND.
CONSTRUCTION/THERMAL PERFORMANCES - NEW AND REPLACEMENT WINDOWS AND ROOF LIGHTS - FULLY DRAUGHT PROOF AND DOUBLE GLAZED IN 16MM ARGON FILLED AIR SPACE WITH ALUMINIUM SPACER BAR WITH A MINIMUM FRAME OF LOW EMISSITIV "K" GLASS TO GIVE A U-VALUE OF 1.6W/M2K (OR WINDOW ENERGY RATING OF PARTY WALLS SHOULD BE SUSPENDED USING PROPRIETARY.
CONFIRMATION ON COMPLETION. NEW AND REPLACEMENT GLAZED DOORS (MORE THAN 50% GLAZED) FULLY DRAUGHT PROOFED AND DOUBLED GLAZED IN LOW EMISSITIV "K" GLASS WITH 16MM ARGON FILLED GAP TO GIVE A U-VALUE OF 1.8W/M2K. CERTIFICATES OF COMPLIANCE TO BE PROVIDED TO BUILDING CONTROL ON COMPLETION. ALL GAPS BETWEEN ELEMENTS MUST BE SEALED TO REDUCE UNWANTED AIR LEAKAGEWATER INGRESS.

STEELWORKS
ALL STEEL PROFILE/CONNECTION DETAILS AS PER THE STRUCTURAL ENGINEERS REPORT AND FINISH. IN AREAS SUCH AS KITCHENS, UTILITY ROOMS AND BATHROOMS, FLOORING
TO BE MOISTURE RESISTANT GRADE IN ACCORDANCE WITH BS7331:1990. FLOORING TO BE 18/22MM T&G FLOORING GRADE PLYWOOD.
FLOORING TO BE CONTINUOUS INTO EAVES.

MECHANICAL VENTILAITON:
KITCHEN TO INCORPORATE AN EXTRACT FAN (60 LITRES PER SECOND)
- EXACT POSITION TO SUIT KITCHEN DESIGN. ONLY 30 LITRES
NECESSARY IF COOKER HOOD TYPE EXTRACTOR IS FITTED.

TIMBER
TIMBER TO COMPLY WITH A/D A1 B AND TO BE STRESS GRADE SC3.
MOISTURE CONTENT. IN ACCORDANCE WITH TRADA, JOISTS BUILT INTO BRICKWORK TO BE PRESERVATIVE TREATED TO BS: 1282:1975. PRIOR TO INSTALLTION. ENDS WRAPPED IN DPC.
ALL ROOF TIMBERS TO BE SPACED AT MAX 400MM C/C UNLESS OTHERWISE INDICATED ON PLAN OR STRUCTURAL ENGINEERS REPORTS. RAFTERS ARE TO BE STRAPPED TO WALL PLATE AND ALL PURLINS.

PLUMBING & DRAINAGE:
EXTEND ALL HEATING AND HOT WATER SERVICES FROM EXISTING AND PROVIDE NEW TVRS TO RADIATORS. HEATING SYSTEM TO BE DESIGNED, INSTALLED, TESTED AND FULLY CERTIFIED BY A GAS SAFE REGISTERED SPECIALIST
INTERNAL WASTE PIPES ARE TO FALL @ 1:40 GENERALLY. WHB TO HAVE 32MM DIA DEEP SEAL BOTTLE TRAP & WASTE PIPE (UP TO 1700MM, 40MM DIA FOR UP TO 3000MM). SINK TO HAVE 40MM DIA TUBULAR TRAP & WASTE PIPE (UP TO 3000MM, 50MM DIA FOR UP TO 4000MM).
WC TO HAVE "P" TRAP AND BE 100MM DIA. BATH TO HAVE 40MM DIA TUBULAR TRAP AND WASTE (UP TO 3000MM, 50MM DIA FOR UP TO 4000MM)
NEW BATHROOMS AND ANY EN-SUITE SWVPS TO BE 100MM DIA WITH ACCESS POINT 300M ABOVE GROUND LEVEL WITH LONG RADIUS BEND CAST IN CONCRETE.

ANY EN-SUITE SVP TO BE TAKEN TO 900MM ABOVE HEAD OF NEAREST WINDOW.
BATHROOM-DURGO VALVE TO BE FITTED ABOVE WHB LEVEL. GROUND FLOOR DRAINS TO BE STUB STACKS WITH FLANGE RAISED BENDS CAST IN CONCRETE. FOR GENERAL BEARINGS AND UNDERFLOOR REFER TO BS EN 12056 2. SVP TO BE TERMINATE IN ROOF SPACE WITH CLEAR VENT PIPE. BENDS TO BE BOXED IN AND TO HAVE REMOVEABLE CONSTRUCTED FROM 1/2 HR F.R BOARD ON 50X50MM S.E FRAME. WHERE PASSING THROUGH OR OVER HABITABLE ROOMS TO BE WRAPPED IN MIN 50MM MIN M.W INSULATION QUILT WITHIN DUCT.
RODDING ACCESS POINT TO BE PROVIDED MIN 300MM ABOVE FFL. FITTINGS NOT TO BE DISCHARGED TO SVP DISCHARGED TO B.I.G. ALL SOIL WATER PIPEWORK TO BE IN ACCORDANCE WITH B.S.5572. ALL RAINWATER GUTTERS AND RAINWATER PIPE TO MATCH EXISTING PROFILE IN U-PVC.

ANY NEW BOILERS TO BE MIN 90% SEDBUK CONDENSING WALL MOUNTED WITH BALANCE FLUE/STAINLESS STEEL GAURD OUTLET. FLUES DISCHARGES IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS AND TO MEET BUILDING REGULATION APPROVED J COMPLETION CERTIFICATE + COPY OF BOILERS BUILDING REGULATION COMPLIANCE CERTIFICATE FROM GAS SAFE OR OFTEC OF HETAS REGISTERED INTALLER TO BE PROVIDED TO BUILDING CONTROL AND HOLDER AS EVIDENCE OF COMPLIANCE.

GAS SAFE
ALL GAS SUPPLIES AND INSTALLATION ARE TO BE CARRIED OUT BY "GAS SAFE" CERTIFIED ENGINEERS. BUILDER/CONTRACTOR TO MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING, INCLUDING SKIRTING BOARDS AND ARCHITRAVES AROUND DOORS. STYL