EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch, to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

BOVE GROUND DRAINAGE
Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

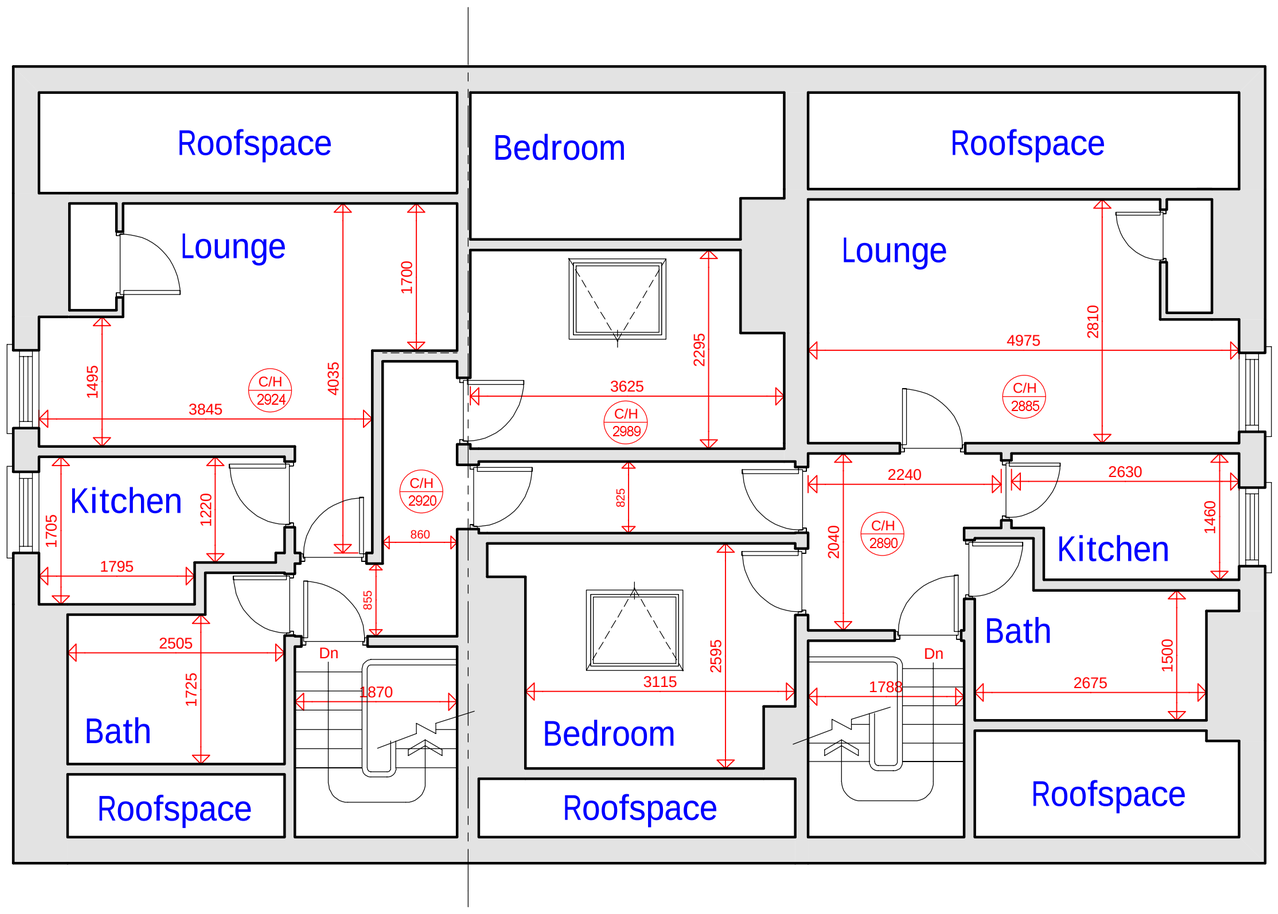
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single wc
All branch pipes to connect to 110mm soil and vent pipe.
Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

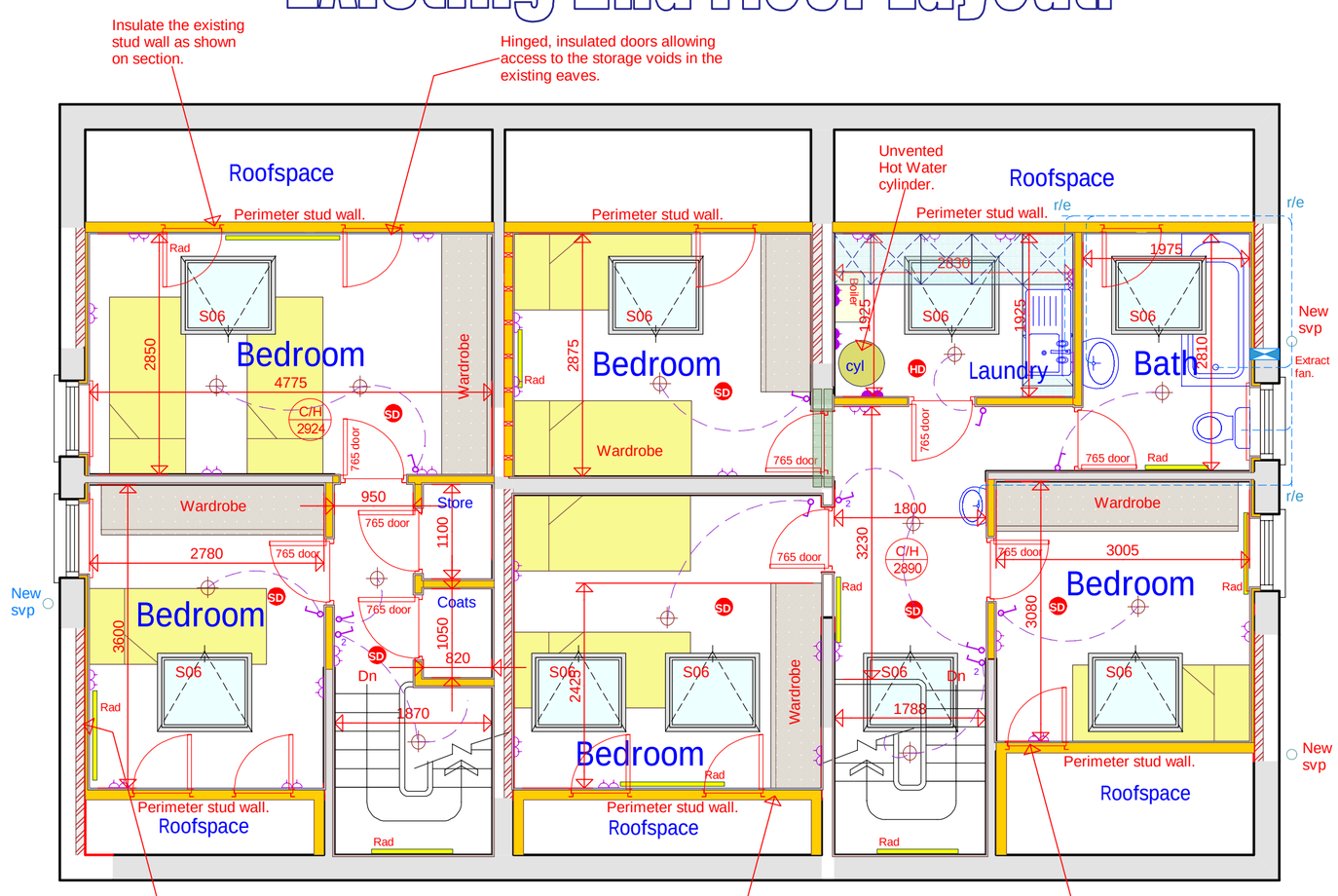
Scale Bar in Metres.

0 1 2 3 4 5 6 7 8 9 10

All dims are to be checked on site by builder.



Existing 2nd Floor Layout.



Indicates 150x100 r.c. lintel with min 150mm end bearing either end.

Provide vertical DPC to the window/door reveals lapped into frame.

The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

Indicates the position of the proposed extract fan.

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

All of the existing doors are to be changed to new hardwood doors generally as specification. Dpc to be fitted at all window reveals to stop moisture ingress.

Remove the existing chimney stack and make good all disturbed or surfaces and fixtures and fittings. Remove the chimney for its full height.

All of the the existing 2nd floor ceilings are to be taken down to the exposed timber joists. Infill beneath/between/over with insulation as specified in the roof construction specification

Make good all disturbed surfaces to match existing if damaged by the removal of the chimney breast in the bathroom.

60mm 'Gyproc Thermaline Super' wall board fixed to all existing external walls where the existing plaster finish has been removed. Use 30mm thick board around window reveals.

Insulate the existing stud walls as shown on section.

Hinged, insulated doors allowing access to the storage voids in the existing eaves.

MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02)
a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery back up.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

New svp to take the bathroom and wc wastes fitted with rodding access at ground floor level. Fit with air admittance valve as manufacturers details.

Fit new appliances in accordance with BS 5572:1978 at to be connected to the ex svp. Extend existing svp min 900mm above any window within 3.000m. Provide rodding access at all changes of direction. Fit anti-syphon trap to whb.

Provide 125mm skirting boards as agreed with the client to internal perimeter of all rooms and communication spaces

All bathrooms, en-suites and WCs are to have fully tiled walls and floors. All tiles are to be agreed with client prior to purchase. All tiles to be fitted in accordance with the manufacturers fixing instructions. All plasterboard used in bathrooms is to be 'Gyproc' moisture resistant board fixed in accordance with the manufacturers instructions

All new doors are to be agreed with the client. All doors are to be generally 40mm hardwood doors as agreed with the client. All doors are to be hung with 3No 100mm brushed stainless steel ball bearing hinges. All door handles/furniture/catches is to be agreed with the client prior to order/fitting.

Any floor areas that require infilling are to be in filled with the same method of construction as the adjacent floor.

Double switched socket min 800mm above f.f.l..

Double switched socket min 400mm above f.f.l..

Fused socket

Double switched socket high level (above worktop.)

100w external lamps as agreed with client.

Wired in smoke detector/ sounder as App Doc. B1.

Wired intercom system as agreed with the client.

rad — Indicates the radiator chosen by the plumber and agreed by the client.

All of the plaster is to be stripped of the existing walls leaving bare brickwork only. Builder to confirm with the client any areas to remain As they are considered to be satisfactory through their existing condition. Builder to insulate the existing wall via lining the inner leaf with 'Celotex' insulation as specification.

Proposed 2nd Floor Layout.

1.00 GENERAL ITEMS:

1.01 Every endeavour has been taken to provide the Contractor with sufficient information to adequately price the proposed Works.
It is recommended, however, that the Contractor visits the premises prior to submitting his Tender.
It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works.
Claims by the Contractor on the grounds of confusion or lack of knowledge will, therefore, not be entertained.

1.02 The Works are indicated upon the following drawings 330/001,2,3,4,5,6,7,8.

1.03 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions.

1.04 Any damage caused by the Contractor or his Sub-Contractors shall be made good at his own cost, and to the full satisfaction of the Client.

1.05 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract.

1.06 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition.

1.07 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.

1.08 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.

1.09 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.

1.10 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition.

1.11 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.

1.12 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement.

1.13 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.

1.14 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

GLAZING:

ALL SAFETY GLAZING TO CONFORM WITH B.S. 6206 : 1981. WHERE GLAZING HAS BEEN SPECIFIED ON PLANS, FLAT SAFETY GLASS WILL BE FITTED IN THE FOLLOWING AREAS :-
(1) IN WALLS, BETWEEN FINISHED FLOOR LEVEL AND 800mm VERTICAL HEIGHT.
(2) IN DOORS, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.
(3) WITHIN 300mm EITHER SIDE OF A DOOR, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.

DRAIN TESTING:

THE WHOLE OF THE DRAINAGE SYSTEM SHALL BE TESTED WHEN LAID AND AGAIN ON COMPLETION TO THE SATISFACTION OF THE APPROVED INSPECTOR. ANY LENGTHS, FITTINGS OR CONSTRUCTION FOUND TO BE FAULTY TO BE TAKEN UP, RELAYED AND RECONSTRUCTED AND RETESTED UNTIL SATISFACTORY. TESTING WILL BE BY WATER GENERALLY AS LAID DOWN IN B.S. 8301 : 1985.

ELECTRICAL WIRING: When using competent person

ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIRE,MENTS OF BS7671, THE IEE 18th EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE, AND,
THE COMPETENT PERSON IS TO SEND TO THE APPROVED INSPECTOR A 'SELF-CERTIFICATION CETIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELCTRICAL WORKS. THE CLIENT IS TO BE PROVIDED WITH A COPY OF THE 'SELF-CERTIFICATION CERTIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION TEST CETIFICATE.

STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

DOUBLE GLAZING:

ALL DOUBLE GLAZING TO HAVE MIN 16MM CLEAR GAP IN SEALED UNITS AND BE PROVIDED TO ALL WINDOWS AND EXTERNAL DOORS. THE WINDOW AND/OR DOOR FRAMES TO BE EITHER WOOD OR PVC-U AS AGREED WITH THE CLIENT. THE INNER PANE GLASS USED IN ALL WINDOWS AND/OR DOORS IS TO BE 'PILKINGTONS OPTITHERM SN' SOFT COATED LOW EMMISSIVITITY TYPE GLASS. DOUBLE GLAZING CAVITY IS TO BE FILLED WITH ARGON GAS TO ACHIEVE U VALUE OF 1.20. OUTER PANE TO BE CLEAR GLASS LAMINATED AS SHOWN ON PLANS. WINDOW/DOOR FRAME AND GLAZING U'VALUE TO ACHIEVE A MIN COMBINED U'VALUE OF 1.50, BUILDER TO CONFIRM WITH MANUFACTURER. ALL VELUX WINDOWS ACHIEVE A MINIMUM U' VALUE OF 1.40 W/M2OK.
PROVIDE ESCAPE WINDOWS TO ALL 1ST FLOOR WINDOWS HABITALE ROMS AND INNER HABITALE ROOMS AT GROUND FLOOR LEVEL. MIN CLEAR OPENING SIZE OF WINDOW TO BE 750X450MM TO ACHIEVE A MIN AREA OF 0.33SQ/M. MIN FLOOR TO CILL HEIGHT TO BE 1100MM.

CONVERSION OF THE EXISTING 8NO SINGLE BED SELF CONTAINED FLATS TO CREATE 2NO SELF CONTAINED FLATS + SINGLE FAMILY DWELLING HOUSE + SINGLE STOREY EXTENSION AT REAR + INTERNAL ALTERATIONS + THE DELMOLITION OF EXISTING REAR BAY + REAR DECKING AREA.

BUILDING LAYOUTS EXISTING/PROPOSED PLANS

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: 07912 220 879

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