

IMPORTANT:
CHECK EXISTING FOOTING TO ENSURE THAT IT IS 800MM IN WIDTH.

DRAINAGE:
CONTRACTOR TO EXPOSE ALL DRAIN RUNS TO CONFIRM LAYOUTS AND DISCHARGE ROUTES ONCE ON SITE.

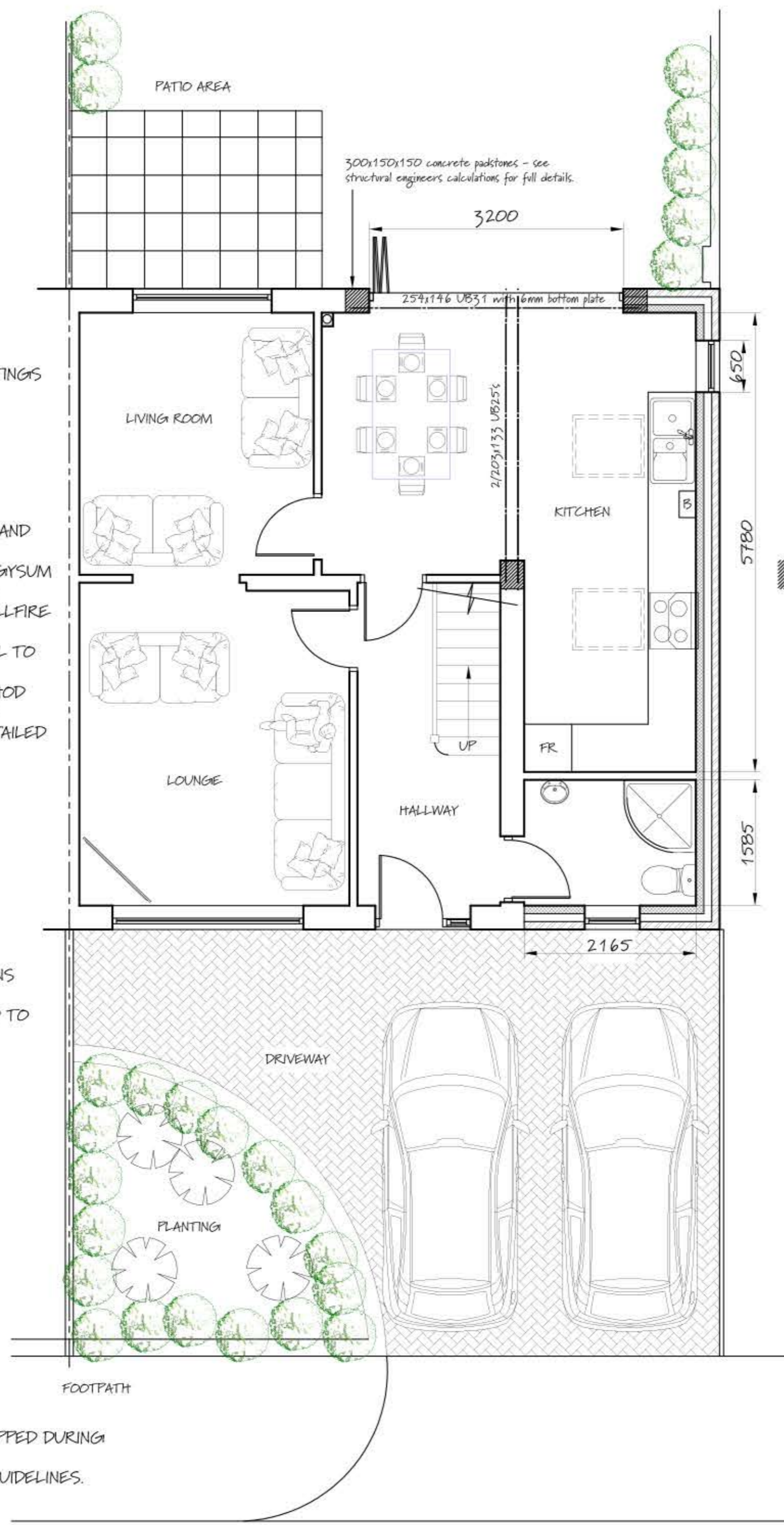
STEEL BEAMS:
FOR STEEL BEAM SIZING, PADSTONES, PIERS AND FOOTINGS DETAILS PLEASE REFER TO STRUCTURAL ENGINEERS CALCULATIONS.

FIRE PROTECTION:
ENCASE NEW STEEL BEAMS AND STRUCTURAL SUPPORTS IN TWO LAYERS OF 12.5MM GYPSUM PLASTERBOARD OR GYPROC FIRECASE OR PAINTED IN NULLFIRE 5 INTUMESCENT PAINT APPROVED SIMILAR MATERIAL TO ACHIEVE 1 HOUR FIRE PROTECTION. ANY METHOD OF FIRE PROTECTION TO BE STRICTLY INSTALLED AS DETAILED BY THE MANUFACTURER.

IMPORTANT:
SMOKE ALARMS TO BE MAINS OPERATED WITH BATTERY BACKUP AND TO BE INTER CONNECTED.

SMOKE ALARMS WILL BE REQUIRED AT GROUND FLOOR HALLWAY, LANDING.

LINTOLS:
LINTOLS SHOULD BE SUITABLY PROPPED DURING CONSTRUCTION AND IN ACCORDANCE WITH NHBC GUIDELINES.



SPECIFICATION:

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 IN THE BUILDING.

EXISTING STRUCTURE:
EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS AND LINTELS CARRYING NEW AND ALTERED LOADS ETC. BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF NEW WORK AND AS REQUIRED BY THE BUILDING CONTROL OFFICER.

NEW & REPLACEMENT DOORS:
NEW AND REPLACEMENT DOORS TO ACHIEVE U-VALUE OF 1.6W/M2K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206 AND TO PART N OF THE CURRENT BUILDING REGULATIONS.

RAINWATER DRAINAGE/SOAKAWAY:
NEW RAINWATER GOODS TO MATCH EXISTING PROPERTY AND CONNECTED TO 68MM DIAM. DOWNPIPES. RAINWATER TO BE TAKEN TO NEW SOAKAWAY, SITED A MIN OF 5.0M AWAY FROM ANY BUILDING, VIA A 110MM DIAM PVC PIPE SURROUNDED IN 150MM GRANULAR MATERIAL LAID TO A 1:40 FALL. SOAKAWAY TO BE A MIN OF 1.0 CUBIC METRE CAPACITY (OR TO A DEPTH TO LOCAL AUTHORITY APPROVAL) WITH SUITABLE GRANULAR FILL AND WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

MECHANICAL EXTRACTION:
PROVIDE MECHANICAL EXTRACTION TO BATH/SHOWER OPERATING AT 15 LITRES/SEC AND BE CAPABLE OF OPERATING INTERMITTENTLY AND HAVE AN OVER-RUN PERIOD OF 15 MINUTES.

NOTE:
ALL NEW WORK, INCLUDING FOOTINGS, GUTTERINGS, ETC. TO BE KEPT WITHIN CURTILAGE OF OWNERSHIP.

ROOFLIGHTS:
PROVIDE 2ND. VELUX ROOFLIGHTS TYPE REF. GGL C04 WITH CONCRETE TILE FLASHING KIT.

NEW DRAIN:
100MM DIAMETER PVC PIPE LAID TO 1:60 GRADIENT PIPE TO DISCHARGE INTO NEW M.H. WHICH IN TURN IS CONNECTED INTO EXISTING DRAINAGE SYSTEM.

HEATING:
HEATING SYSTEM TO BE A HIGH EFFICIENCY COMBI-BOILER SERVING EACH INDIVIDUAL UNIT. COMMISSIONED HEATING AND HOT WATER SYSTEMS TO BE SIGNED OFF BY A SUITABLY QUALIFIED INSTALLER. CERTIFICATION WILL BE REQUIRED.

PROVISION SHALL BE MADE TO LIMIT HEAT LOSS THROUGH THE FABRIC OF THE BUILDING, FROM HOT WATER PIPES AND HOT AIR DUCTS (FOR SPACE HEATING) AND FROM ANY HOT WATER VESSELS TO CONFORM TO PART L1A OF THE CURRENT BUILDING REGULATIONS.

FIRE PROTECTION:
ENCASE NEW EXTRACTOR DUCTWORK AND STRUCTURAL SUPPORTS IN TWO LAYERS OF 12.5MM GYPSUM PLASTERBOARD OR APPROVED SIMILAR MATERIAL TO ACHIEVE 1 HOUR FIRE PROTECTION.

EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

ELECTRICAL WORK:
ALL ELECTRICAL WORK TO BE CARRIED OUT BY A SUITABLY QUALIFIED PERSON HOLDING A CURRENT NICEIC CERTIFICATION AND REGISTRATION.

ALL ELECTRICAL WORK TO MEET REQUIREMENTS OF PART P OF THE BUILDING REGULATIONS. TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS.7671, BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION, COUNCIL TO BE PROVIDED WITH AN ELECTRICAL INSTALLATION CERTIFICATE (COMPLETE WITH A SCHEDULE OF INSPECTIONS AND A SCHEDULE OF TEST RESULTS AS REQUIRED BY PART P OF BS.7671) SIGNED BY A 'COMPETENT' QUALIFIED ELECTRICIAN.

DESCRIPTION:
PLANS



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