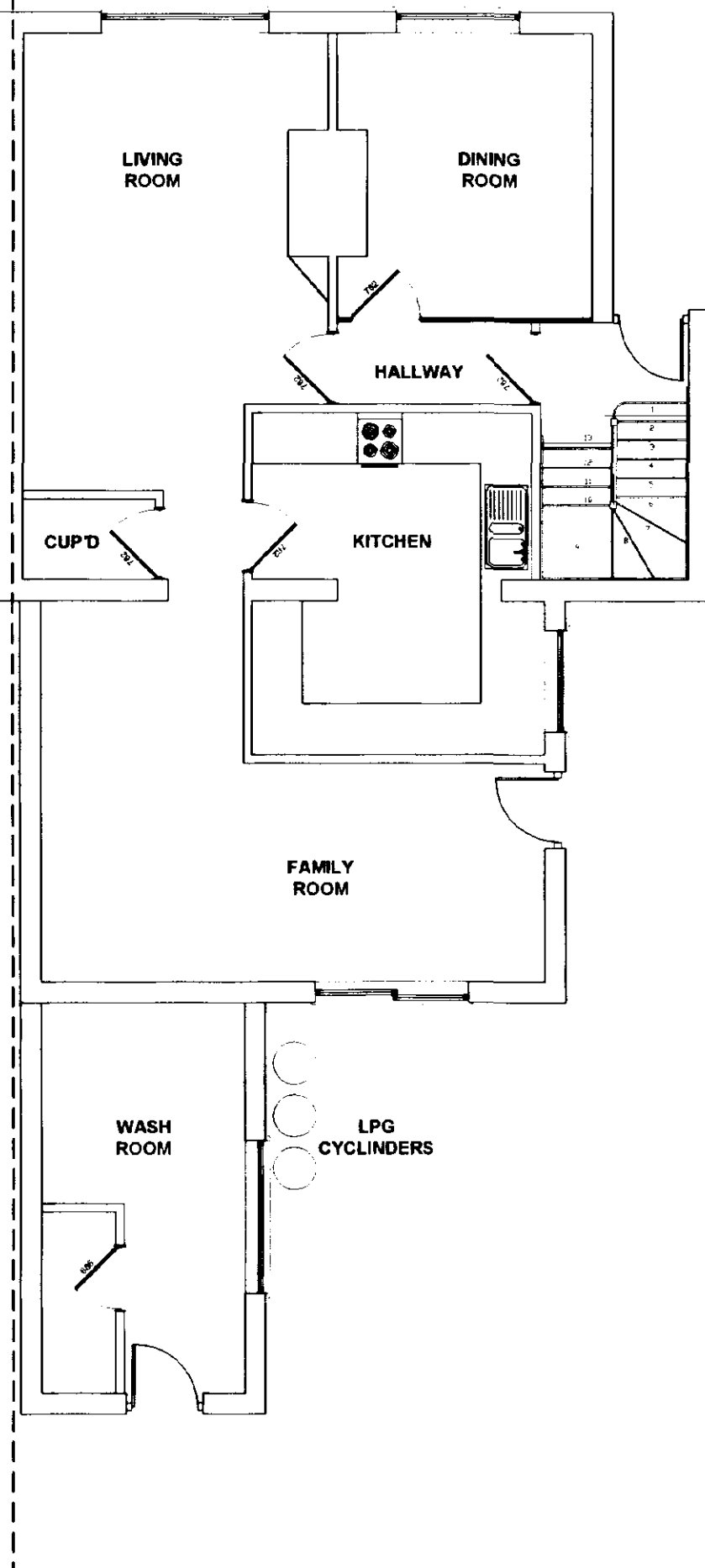
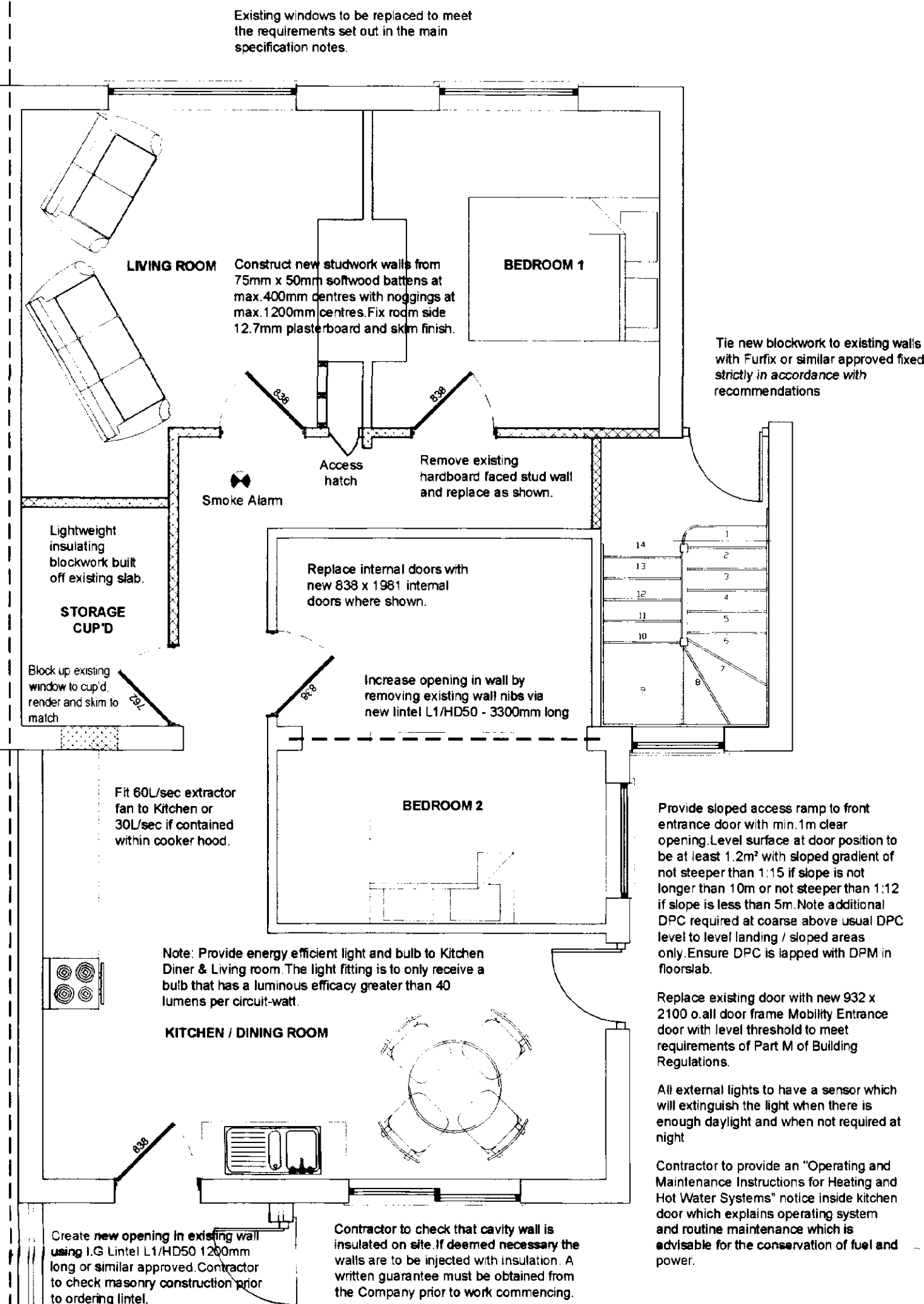




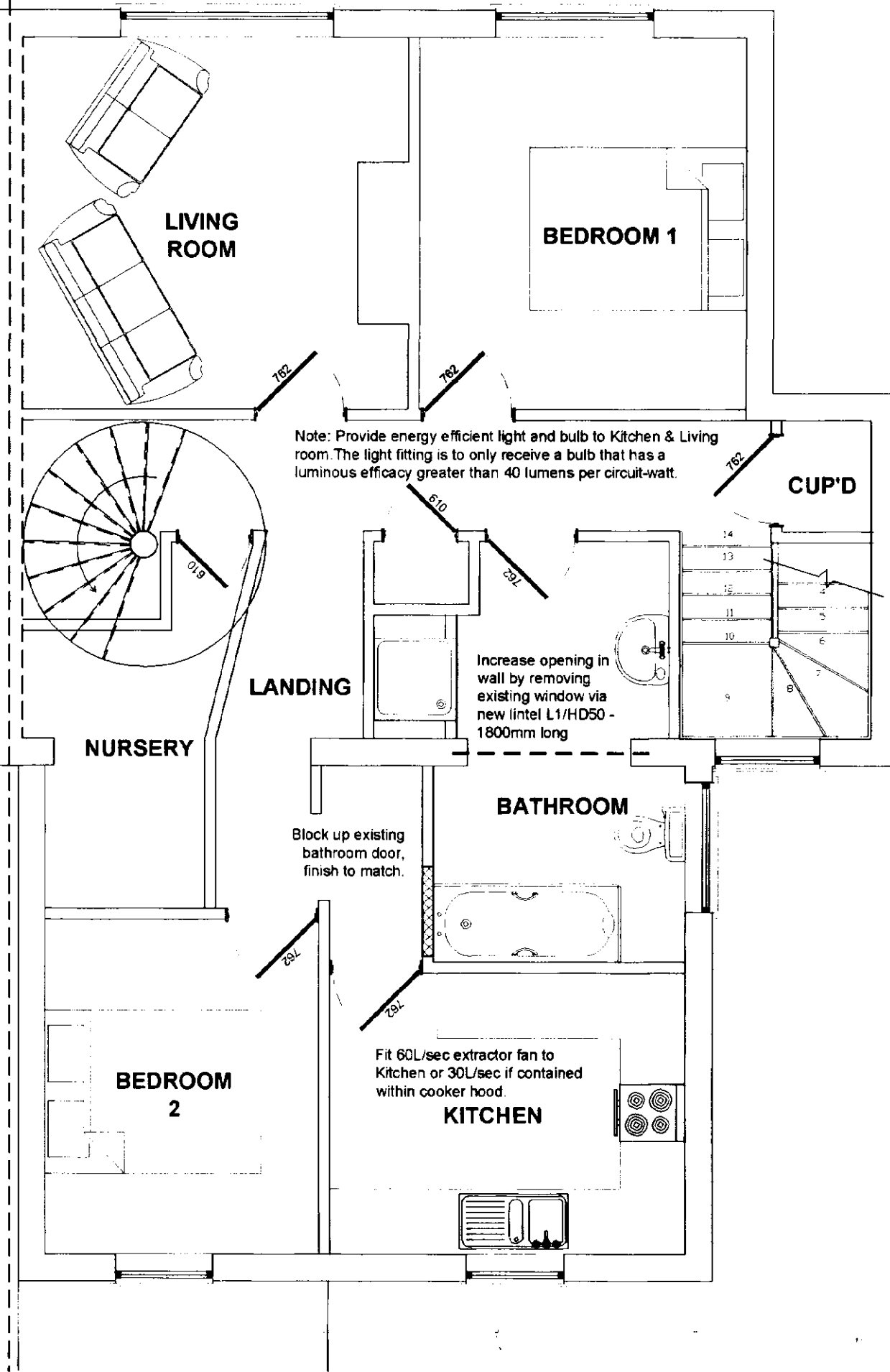
EXISTING GROUND FLOOR PLAN
Not to Scale



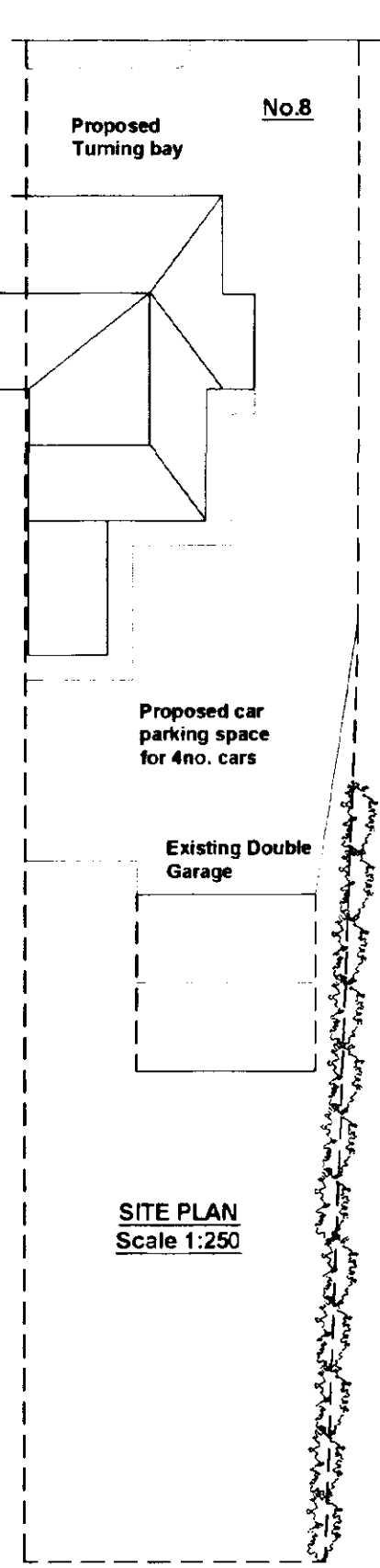
PROPOSED GROUND FLOOR PLAN - FLAT 8A
Scale 1:50



PROPOSED FIRST FLOOR PLAN - FLAT 8B
Scale 1:50

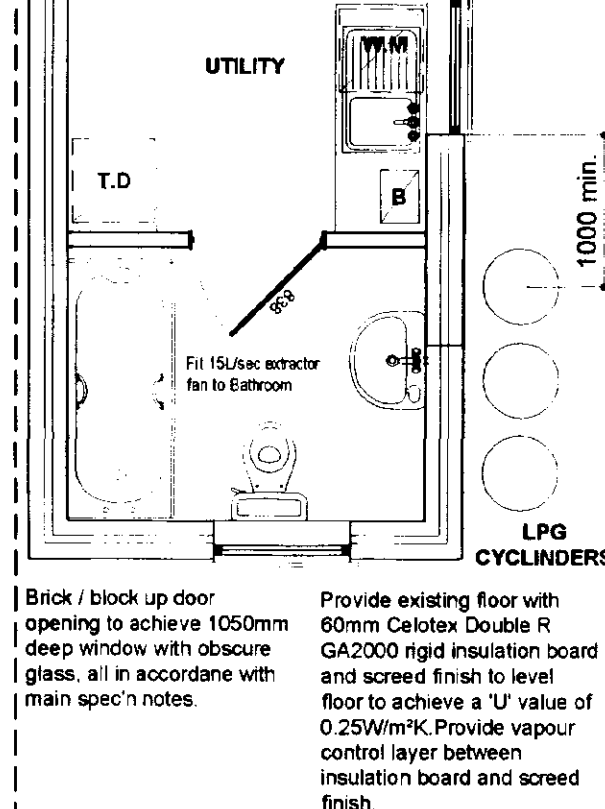
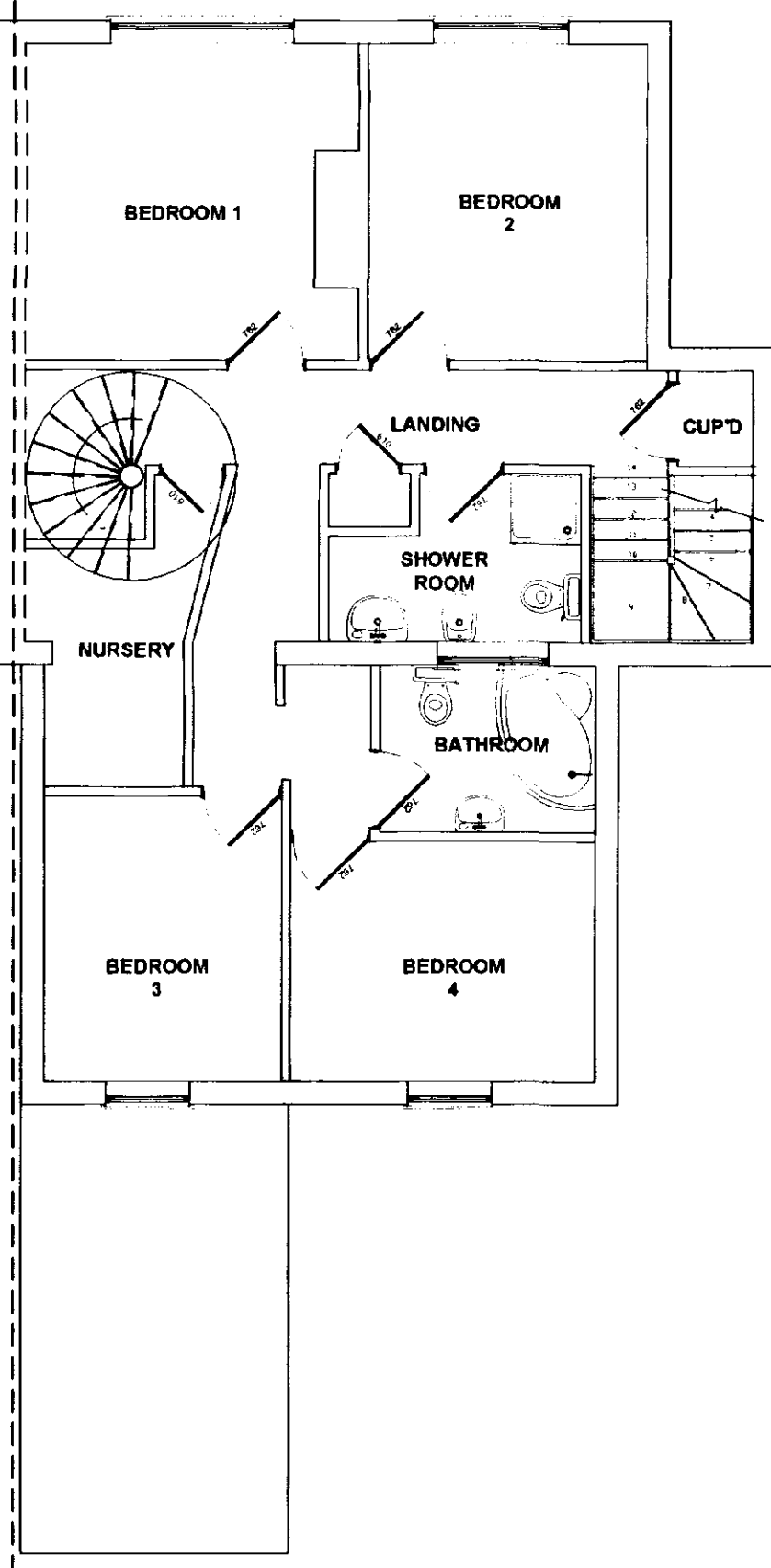


St Johns Road

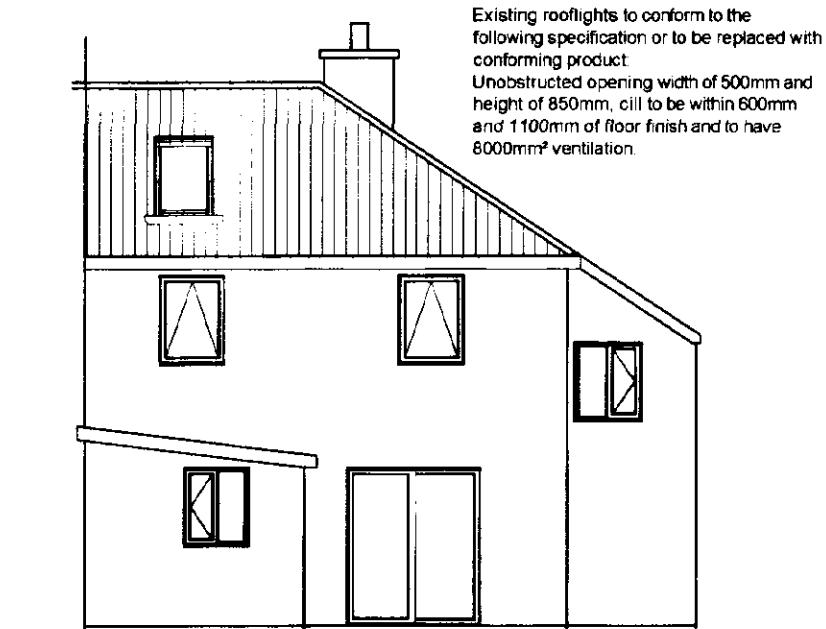


SITE PLAN
Scale 1:250

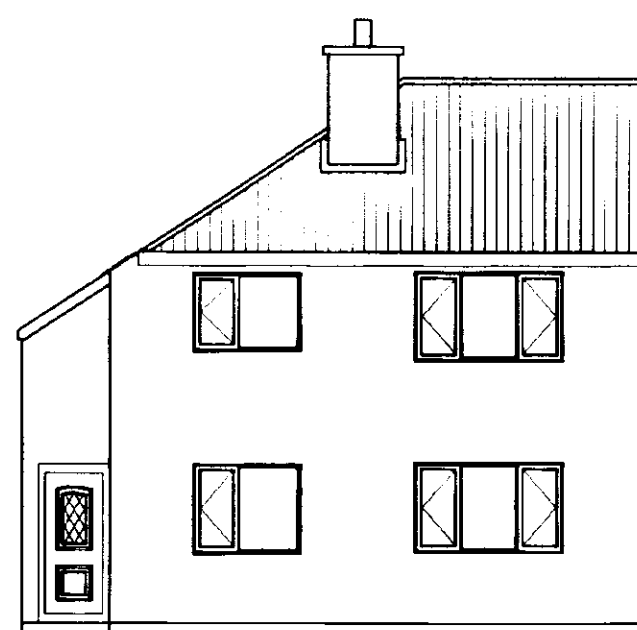
EXISTING FIRST FLOOR PLAN
Not to Scale



PROPOSED REAR ELEVATION
Scale 1:100

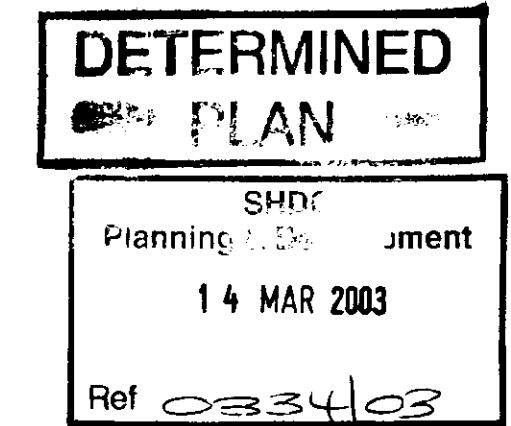
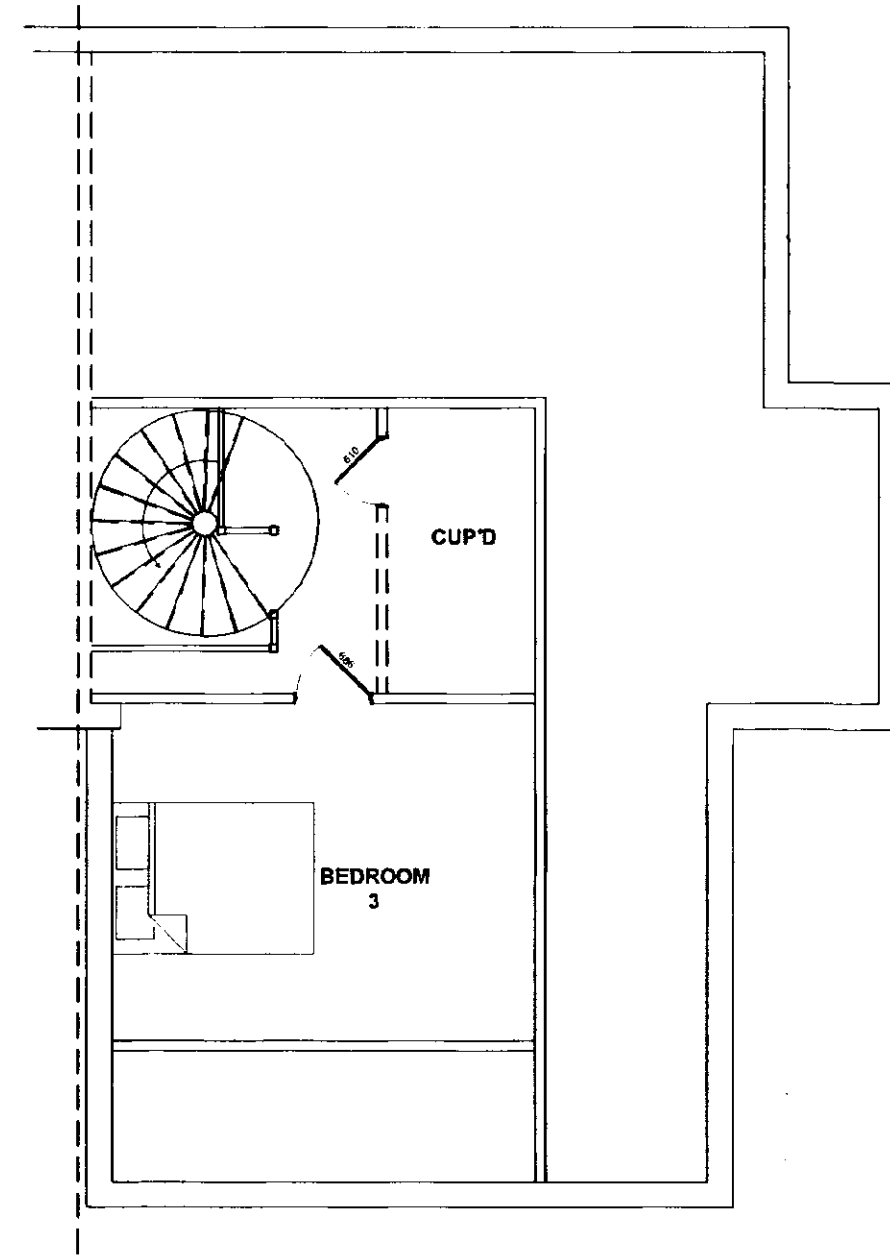


PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100

EXISTING SECOND FLOOR PLAN
Scale 1:50



COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a certificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practice for Installation, Commissioning and Servicing of Central Heating Systems. A blank copy may be included within the boiler manufacturers installation instructions or from C.H. Information Council on Tel: no. 01925 423 294.

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area. Any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations a 'SAP' calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed should be of a standard suitable for the work proposed.

CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Close top of cavity walls with 75mm Dntherm or similar approved insulation batt supported on wall ties.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract to match existing as close as possible. Finish mortar joints to match existing.

WALL TIES
Cavity wall ties to be BS1243 18/78 to be built into cavity wall as works proceeds and spaced at 900mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings.

LINTELS
All lintels to cavity wall to be factory insulated I.G.L.1 range unless noted otherwise or equal approved. All lintels must have a min. 150mm endbearing and installed in accordance with manufacturer's instructions. Note: lintels are not to have a continuous baseplate.

WINDOWS
All windows to be White uPVC double glazed to match existing with 800mm² trickle ventilators all in accordance with clients requirements. Openers to give 30° of floor area rapid ventilation to all rooms. All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a Low 'E' glass inner pane to achieve a min 'U' value of 2.0 W/m²K. Note all windows to have a perimeter weatherseal both internally and externally. Provide frosted glass to all bathroom and En-suite windows.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m² filled with rubble to within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval. Falls for guttering to be 1:600 and brackets fixed at max. 2m. Gutter downpipes to be connected into underground drains via reducing adapter. Underground drains to be 110mm Ø Omega uPVC or similar approved with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16 W/m²K. 100mm between rafters and 200mm over rafters at right angles to first layer. Fix Dorsal rafter tray in accordance with manufacturers instructions or similar: approved where insulation meets roof slope to maintain roof ventilation.

ROOF FINISH
Concrete interlocking roof tiles to Clients requirements / approval in accordance with manufacturers instructions on 50x25 preservative treated timber battens on unsuitable sarking felt type IF with min. 150mm overlaps. Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via soft level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap. Provide at both sides of roof to ensure cross ventilation.

CEILING
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be Cove and an Arflex finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be laid perpendicular to all joist runs. Fix boards at a min. 150mm centres.

SMOKE ALARMS
To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to outside of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C. 100mm ø Multiwik or similar approved
V.H.B. 32mm ø uPVC with 75mm Deep sealed trap
SINK 40mm ø uPVC with 75mm Deep sealed trap
SHOWER 40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 3m and W.H.B. pipe run exceeds 1.8m.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY, SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E. Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

HEATING SYSTEM
Provide a Low Pressure Hot Water Central system via Gas Fired Condensing Boiler and cylinder complete with fan assisted flue and combustion air vent. Balanced flue to be located on external wall within 2m of ground level. Area of vent is to be in strict accordance with manufacturer's recommendations. Boiler to have a SEDBUK rating of 85 %. Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room. The boiler should only fire when the space heating or the Cylinder thermostat calls for heat. All radiators are to be fitted with thermostatic radiator valves. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m²K and a thickness equal to the outside diameter of pipe up to max. of 40mm. It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

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