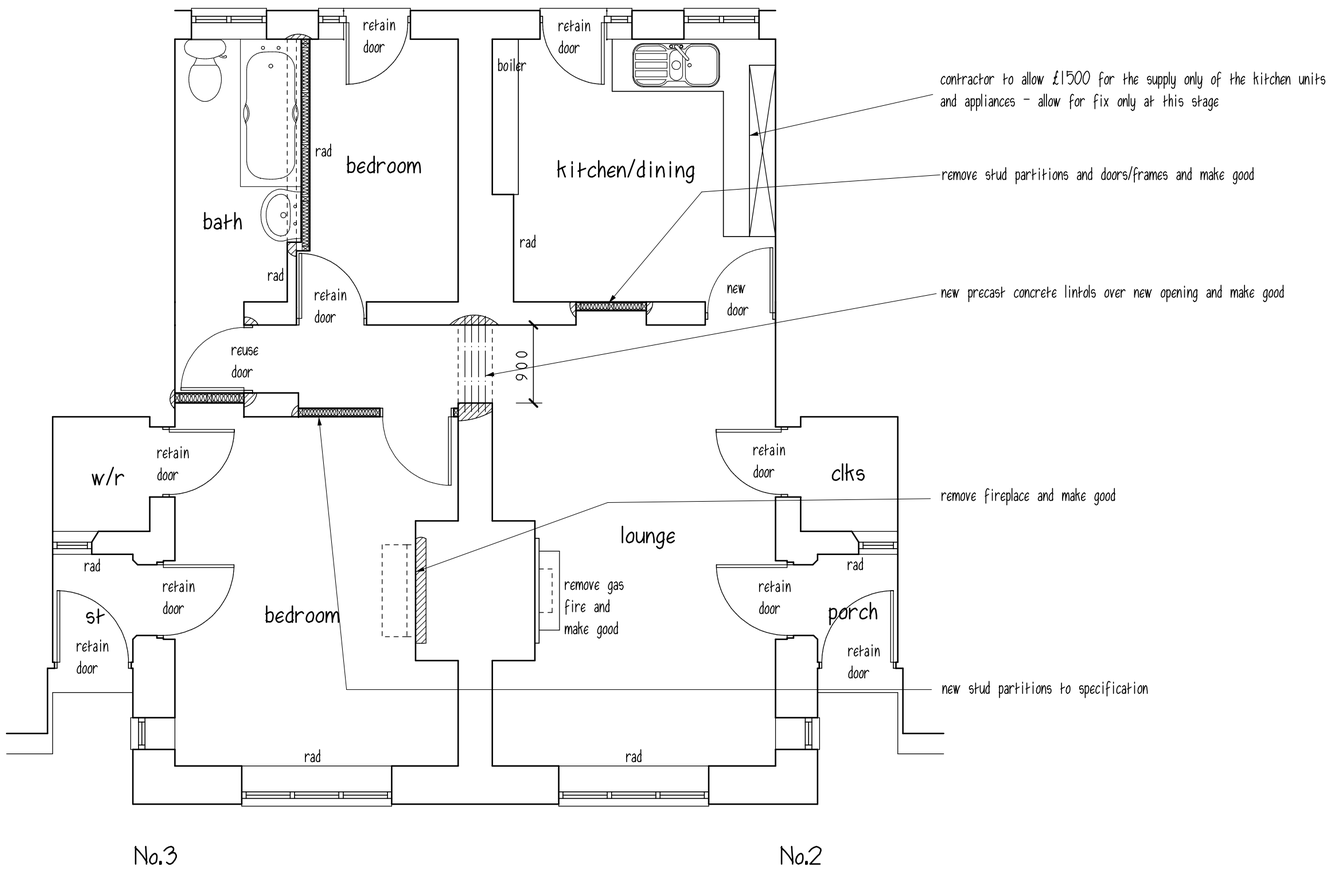
GENERAL NOTES:

1. All work to comply with the Building Regulations 2000 and subsequent amendments.
2. All materials supplied and fitted in accordance with relevant British Standards, Codes of Practice, Agrement Certificates and Manufacturer's Instructions.
3. Plumbing Works to comply with BS 5572 - 40mm diameter waste to Baths, 32mm to washbasins and if combined wastes to be 50mm diam. - all with 75mm deepseal traps. Connect all wastes to 100mm diam. S&VP's and gullies as required on site. Provide access for rodding/internal cleansing as necessary.
4. All Electrical Work to comply with the requirements of the Electricity Board & those of the 17th Edition of the IEE Regulations - BS.7671:2008. Provide mains operated smoke detectors as shown interlinked with battery back up & fed of lighting circuit - all to BS.5446 Part 1:2000 or BS.5839 Part 6:2004 - Grade D Category LD2. All electrical, telephone, tv and other sockets to be a min. of 450mm above floor level with all switches at a max. of 1200mm above floor level - consumer unit switches to be between 1350 and 1450mm above floor level.
5. New Lintols over Openings to be adequate P.C Lintols with min. 100mm end bearing.
6. Any Gas work to be undertaken by a Gas Safe Registered Installer.
7. All New Water installations to comply with the Bylaws of the Local Water Authority - all hot and cold feeds to be in copper with lead free soldered joints with isolation valves to all new fittings. Insulate and clip all pipework as per Good Practice Guide 302. Baths and shower fittings to be fitted with suitable device to limit hot water temperature to maximum 48 degrees C and all hot water taps are to be installed on the left of all sanitary ware/sinks, etc.
8. This property is a dwelling house with Spread of Flame to all surfaces Class 1.
9. A notice confirming that the hot water system has been properly commissioned, and issued by a person competent to do so, is to be provided on completion - the maximum temperature of stored hot water to be limited to 100 C.
10. All timber is to be from sustainable sources compliant with EUTR requirements or certified to FSC or PEFC.
11. New heating and hot water system to be by wall mounted Worcester Bosch gas fired combi boiler with convector LST radiators complete with TRV's - positions to be agreed.
12. Contractor to allow £1500.00 for new wall and floor finishes including decoration.



PROPOSED FLOOR PLAN

The accurate setting out of the site and building is the responsibility of the contractor & should be in accordance with BS 5606. Undertake all work with skill and care in order to produce work fit for it's intended purpose and of high quality - Avoid damage and protect the works during construction and as portions reach completion against any form of damage or deterioration. Such protection may include coverings, guard rails, temporary heating or other appropriate methods. Prior to commencing the contractor is to clarify with the client the full extent of decoration works and the supply of fixtures and fittings.

GROUND FLOOR CEILINGS: All ceilings are to be overboarded with 12.7mm fireline board and skim (taped joints) once all re-wiring and plumbing works have been completed - plasterboard to be fixed to 50 x 50mm s.w. battens at 450mm centres, with 50mm cavbity batts between to massist with sound and fire proofing.

NEW STUD PARTITIONS: Construct new stud partitions with 75 x 50 s.w. studs at 400mm vert. and 600mm horiz. ctrs. with 75 x 75 head and sole plates. Finish each side with 12.7mm fireline board and skim (taped joints) & fix 50mm cavity batts between studs. New skirting boards, door frames, doors and architraves to match existing.

EXTRACT FANS: Bathrooms are to have extract fans capable of extracting at least 15 litres/sec. which should be wired into the light via a fused spur, with a min. 15 min. overrun facility. Kitchen to have either extract fan capable of extracting 60 litres/sec. or cooker hood capable of 30 litres/sec. both operated intermittently via a fused spur. Rooms containing fans to have 10mm gap under internal doors to allow replacement of air. Utilise existing holes in external walls where possible and make good redundant holes with matching masonry.

PLASTERWORK GENERALLY: All wall plaster to be made good following re-wiring and re-plumbing works with plaster mix to match existing - all walls to be lined with heavy duty lining paper and then be painted with emulsion. Allow for 6m2 wall tiling in bathroom and kitchen.

STRIPPING OUT: All existing services to be isolated at meters and then be stripped out and carted away, as installations not compatible with single occupancy use. Ditto all kitchen units, sanitary ware, floor finishes and miscellaneous items not required.

FIREPLACE: Fireplace to No. 3 to be removed and fire opening to be made good in masonry, complete with air vent for flue - allow for matching skirting, etc. Fireplace to No. 2 to have gas fire removed, along with copper feed - allow for infilling fire opening, complete with air vent for flue.

ENERGY EFFICIENT LIGHTING: Energy efficient internal lighting points are to be provided to all fittings. External lighting should not be capable of accepting lamps exceeding 150 watts and they should automatically turn off in daylight and at night when not required i.e. dusk til dawn pir.

SERVICES: Contractor to allow for isolating one set of services in one of the units - which one to be agreed on site.

CONTINGENCY FIGURE: Contractor to allow the sum of £1500.00 for additional works to be expended as directed.

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RLM ASSOCIATES

JOB	2/3, CONDLYFFE, LEEK.
CLIENT	CONDLYFFE CHARITY.
DRAWING	PROPOSED FLOOR PLAN AND SPECIFICATION DETAILS.
DATE	September 2017.
SCALE	1:50.
DRWG No.	RLM871/2.
REVISION	A.