

GENERAL NOTES

1. ALL NEW WORKS TO BE CARRIED OUT ARE TO COMPLY TO THE BUILDING REGULATIONS 1991 AND ALL SUBSEQUENT AMENDMENTS
2. ALL MATERIALS ARE TO BE FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS AND THE RELEVANT BRITISH STANDARDS AND CODE OF PRACTICE.
3. ALL STRUCTURAL TIMBERS ARE TO BE C16 OR C18 STEEL GRADED AND PRESSURE IMPREGNATED WITH AN APPROVED PRESERVATIVE
4. ALL GLAZING UNITS TO EXTERNAL WINDOWS AND DOORS ARE TO BE DOUBLE GLAZED AND GLASS IS TO COMPLY TO BS21 12600 SECTION 4 AND BS2626 CLAUSE 11 IN ALL CRITICAL LOCATIONS
5. ANY ELECTRICAL WORKS TO BE CARRIED OUT ARE TO BE UNDER TAKEN BY AN APPROVED CONTRACTOR AND A MEMBER OF E.C.A AND ALL WORKS ARE TO COMPLY WITH I.E.C AND THE I.E.E RULES AND REGULATIONS 17TH EDITION AND ON COMPLETION OF THE WORKS THE ELECTRICAL CONTRACTOR IS TO PROVIDE A TEST CERTIFICATE FOR ALL NEW WORKS WHICH HAVE BEEN CARRIED OUT
6. ANY GAS WORKS TO BE CARRIED OUT ARE TO BE UNDER TAKEN BY A GAS SAFE REGISTERED INSTALLER
7. ALL NEW PLUMBING WORKS ARE TO COMPLY WITH BS 5572 AND ALL NEW WATER INSTALLATIONS ARE TO COMPLY WITH THE WATER FITTING REGULATIONS.

8. PROVIDE MASTIC POINTING TO ALL EXTERNAL AND INTERNAL REVEALS OF OPENINGS IN CAVITY WALL CONSTRUCTION.
9. PROVIDE AND FIX INSULATED DPCS TO ALL CAVITY CLOSERS OF OPENING IN EXTERNAL WALLS TYPE KINGSPAN THERMAFLEX OR SIMILAR APPROVED
10. CLOSE ALL CAVITIES AT EAVES LEVEL WITH FIRE RESISTANT MATERIAL CAPE MASTER BOARD OR TURNED BLOCK.

THE SITE
THE PROPOSED WORKS, WHICH IS TO BE PROTECTED AT ALL TIMES ALONG WITH ADJACENT BUILDINGS, NOT FORMING PARTS OF THE WORKS, CARE MUST BE TAKEN AT ALL TIMES TO ENSURE THAT ANY WORKS ON THE SUPPLY OF ALL SERVICES INTO / FROM PROPERTY I.E. ELECTRICITY, WATER, GAS, TV / CABLES/SURFACE WATER DRAINAGE DOES NOT AT ANY TIME INTERFERE WITH THE SUPPLY OF SERVICES INTO / OUT OF THE ADJACENT PROPERTIES. THE CONTRACTOR IS TO FULLY ASSESS PROPERTIES AFFECTED, AS SOON AS THE PROBLEM IS KNOWN, AND IS TO NEGOTIATE WITH THE ADJACENT PROPERTIES REGARDING ANY APPROPRIATE ACTION THAT MAY BE REQUIRED. PREVENT SMOKE, DUST, FUMES, SPLASHES AND OTHER HARMFUL ACTIVITIES, NO FIRE TO BE ALLOWED ON SITE, AT ANY TIME AND NOISE LEVELS ARE TO BE KEPT TO A REASONABLE LEVEL. COMPLYING WITH BS228, NOISE CONTROL ON CONSTRUCTION SITES.

GENERAL REQUIREMENTS

WHERE PIPES/WIRING PASS THROUGH STRUCTURAL TIMBERS THE HOLES SHOULD BE IN THE VERTICAL CENTRE OF TIMBERS AND SHOULD BE LOCATED WITHIN THE FIRST THIRD OF THE SPAN FROM SUPPORTS. EXACT LOCATION OF ELECTRIC HEATING FITTINGS TO BE AGREED ON SITE WITH ARCHITECT

INCLUDE FOR BOXING IN ANY EXPOSED PIPework WITH 15mm THICK MOISTURE RESISTANT JOINT ON 100/100mm S/W FRAMWORK AND PAINTING BOXING. CONTRACTOR IS TO MAKE GOOD ALL DISTURBANCES INCURRED BY THE INSTALLATION OF THE ELECTRIC/PLUMBING WORKS. ALL DRAINING TO PREPWORK TO BE ACCESSIBLE AND FRONT PANELS FIXED WITH CUPS AND SCREWS WITH CAPS

ALL NEW FITTINGS ARE TO BE CONNECTED TO RELEVANT SERVICES.

ALL PRODUCTS ARE TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS

ALL DISTURBANCES INCURRED THROUGHOUT THE WORKS ARE TO BE MADE GOOD TO THE SATISFACTION OF THE ARCHITECT. (INCLUDING DECORATION)

THE SITE IS TO BE LEFT CLEAN AND TIDY AND FREE OF BUILDERS RUBBLE AND ALL DISTURBANCES TO LANDSCAPING MADE GOOD. ALL TO THE SATISFACTION OF THE ARCHITECT

PLEASE NOTE - PRIOR TO TENDERING THE CONTRACTOR IS TO INCLUDE FOR VISITING THE SITE TO ASCERTAIN THE SCOPE OF WORKS AS DETAILED AND IS TO ALLOW FOR INCLUDING ANY ITEMS DEEMED NECESSARY TO CARRY OUT AND COMPLETE THE WORKS AND PRIOR TO COMMENCING ON SITE IS TO TAKE EXISTING CONDITION PHOTOGRAPHS WHICH CAN BE PLACED WITH IN THE HEALTH AND SAFETY DOCUMENTATION

CONSTRUCTION DESIGN MANAGEMENT

IF MORE THAN 1 CONTRACTOR IS LIKELY TO WORK ON THIS PROJECT THE CLIENT HAS APPOINTED WOY AS PRINCIPAL DESIGNER. THE TENDERING CONTRACTOR IS TO REFER TO THE PRECONSTRUCTION INFORMATION (PFI) WHEN TENDERING, AND INCLUDE ALL MONIES FOR MEETING THE REQUIREMENTS RAISED IN THE PFI. THE SUCCESSFUL CONTRACTOR WILL BE APPOINTED AS PRINCIPAL CONTRACTOR UNDER COM15 AND IS EXPECTED TO INCLUDE SUFFICIENT MONIES FOR ACTING AS PRINCIPAL CONTRACTOR AND FULFILLING HIS DUTIES UNDER COM 2015 (SEE REGS 7, 8, 12, 13 AND 14)

ASBESTOS REGISTER

PRIOR TO ANY WORKS COMMENCING ON SITE THE CONTRACTOR IS TO READ THE BUILDINGS CURRENT ASBESTOS REGISTER TO ASCERTAIN AREAS WHICH MAY CONTAIN ASBESTOS

ASBESTOS

THE CONTRACTOR IS TO MAKE SURE THAT HE DOES NOT DISTURB ANY AREAS WHERE ASBESTOS IS PRESENT IN THE EXISTING BUILDING AND NEEDS TO REFER TO ASBESTOS REPORT AND PRE-CONSTRUCTION HEALTH AND SAFETY FILE PRIOR TO CARRYING OUT ANY WORKS ON SITE

GENERAL DEMOLITION

THE MAIN CONTRACTOR IS TO CAREFULLY CROSS REFERENCE EXISTING SITE SURVEY, WOY BUILDING SURVEY PLANS, SECTIONS AND ELEVATIONS WITH ALL TENDERS DRAWINGS AND INCLUDE FOR CARRYING OUT ALL NECESSARY DEMOLITION AND ALTERATIONS REQUIRED TO CARRY OUT THE WORKS AS SHOWN THE CONTRACT TENDER DOCUMENTS. CONTRACTOR TO VISIT THE SITE TO INSPECT AND ASCERTAIN ON SITE CONDITIONS AT TENDER STAGE.

BUILDERS WORKS

1. CAREFULLY REMOVE EXISTING DOOR AND FRAME PLUS SKYLIGHT IN POSITION SHOWN AND CART AWAY FROM SITE AND PREPARE EXISTING OPENING TO RECEIVE NEW HARDWOOD PAINTED SKID COX EXTERNAL DOOR WITH STYLE TO BE AGREED BY THE CLIENT AND TO NEW PAINTED EX 100x63xMM HARDWOOD TIMBER DOOR FRAME WITH REATED STOPS AND DOOR TO BE FITTED WITH ALL IRONMONGERY / LOCKS ETC WITH TYPE AND STYLE TO BE AGREED BY THE CLIENT AND SKYLIGHT ABOVE DOOR IS TO BE FITTED WITH A RATED, ARCON FILLED DOUBLE GLAZED SLEAD UNIT INTERNALLY READED AND MAKE GOOD TO ALL DISTURBANCE.

2. PLEASE NOTE THE EXISTING BOILER IS TO REMAIN IN FULL OPERATION THROUGHOUT THE CONSTRUCTION PERIOD IF POSSIBLE

3. THE CONTRACTOR IS TO CAREFULLY REMOVE EXISTING WINDOW IN POSITION SHOWN AND CART AWAY FROM SITE AND PREPARE THE EXISTING OPENING TO RECEIVE NEW HARD AND ARCON PRINTED SKID TIMBER WINDOW WHICH IS TO HAVE CENTRAL TIMBER MULLIONS TO COVER EXISTING INTERNAL WALL AS SHOWN AND COMPLETE WITH HARDWOOD PAINTED CHORD-HEAD SECTOR ABOVE WINDOW TO SUITE THE EXISTING OPENING AND WINDOW IS TO BE FITTED WITH A RATED, ARCON FILLED DOUBLE GLAZED SLEAD UNITS AND WINDOW IS TO BE FITTED WITH ALL IRONMONGERY / LOCKS ETC WITH TYPE AND STYLE TO BE AGREED BY THE CLIENT AND MAKE GOOD TO ALL DISTURBANCE.

4. THE CONTRACTOR IS TO ALLOW FOR REMOVING THE EXISTING SECURITY BARS INFRONT OF THE EXISTING WINDOW AND INCLUDE FOR CLEANING DOWN AND PREPARE FOR REPOINTING WITH HAMMERITE METAL PAINT FINISH WITH COLOUR TO BE AGREED AND ALLOW FOR REFINING AND MAKE GOOD TO ALL DISTURBANCE.

5. THE CONTRACTOR IS TO CAREFULLY REMOVE THE EXISTING WINDOW IN POSITION SHOWN AND CART AWAY FROM SITE AND PREPARE OPENING TO RECEIVE NEW HARDWOOD PAINTED TIMBER WINDOW WITH STYLE AS SHOWN FITTED WITH ALL IRONMONGERY / LOCKS ETC WITH TYPE AND STYLE TO BE AGREED AND WINDOW TO BE FITTED WITH A RATED, ARCON FILLED DOUBLE GLAZED SLEAD UNITS AND MAKE GOOD TO ALL DISTURBANCE.

6. THE CONTRACTOR IS TO ALLOW FOR PROVIDING AND FIXING TO EXISTING WINDOW OPENING NEW SECURITY BAR SCREEN WHICH IS TO MATCH PROFILE AND STYLE OF THE EXISTING WHICH IS TO BE MADE FROM GALVANISED STEEL AND PAINTED WITH HAMMERITE METAL PAINT FINISH WITH COLOUR TO BE AGREED AND IS TO BE SCREW FIXED TO WALL USING STAINLESS STEEL TAMPER PROOF SECURITY FININGS AND MAKE GOOD TO ALL DISTURBANCE.

7. THE CONTRACTOR IS TO ALLOW FOR CAREFULLY REMOVING EXISTING SANITARY FITTINGS IN LOCATIONS SHOWN AND CART AWAY FROM SITE AND INCLUDE FOR PROVIDING AND INSTALLING NEW SANITARY FITTINGS WITH MAKE, STYLE TO BE AGREED BY THE CLIENT COMPLETE WITH ALL TAPS, FIXTURES AND FITTINGS AND ALLOW FOR ANY ADJUSTMENT TO THE EXISTING FEEDS AND WASTES TO SUIT NEW FITTINGS AND W.C.'S TO HAVE MIN 50MM DEPT SEALS AND WASH HAND BASINS TO BE FITTED WITH NEW 75MM DEPT SEAL ANTI VIC BOTTLE TRAPS IN WHITE CONNECTED TO KINKIN DR WASTE PIPE WORK AND MAKE GOOD TO ALL DISTURBANCE.

8. THE CONTRACTOR IS TO CAREFULLY REMOVE EXISTING PLASTER FROM THE EXISTING WALLS IN LOCATIONS SHOWN AND CART AWAY ALL DEBRIS FROM SITE AND PREPARE WALLS TO RECEIVE NEW INSULATED PLASTER BOARD WALL FINISH FIXED WITH BOARD ADHESIVE DABS WITH TOTAL THICKNESS OF 62.5MM AND ALL JOINTS TO BE FILLED, TAPED AND SKIM FINISH AND TO DOOR AND WINDOW REVEALS PROVIDE AND FIX 27.5MM INSULATED PLASTER BOARD TO PREVENT THERMAL BRIDGES AND MAKE GOOD TO ALL DISTURBANCE.

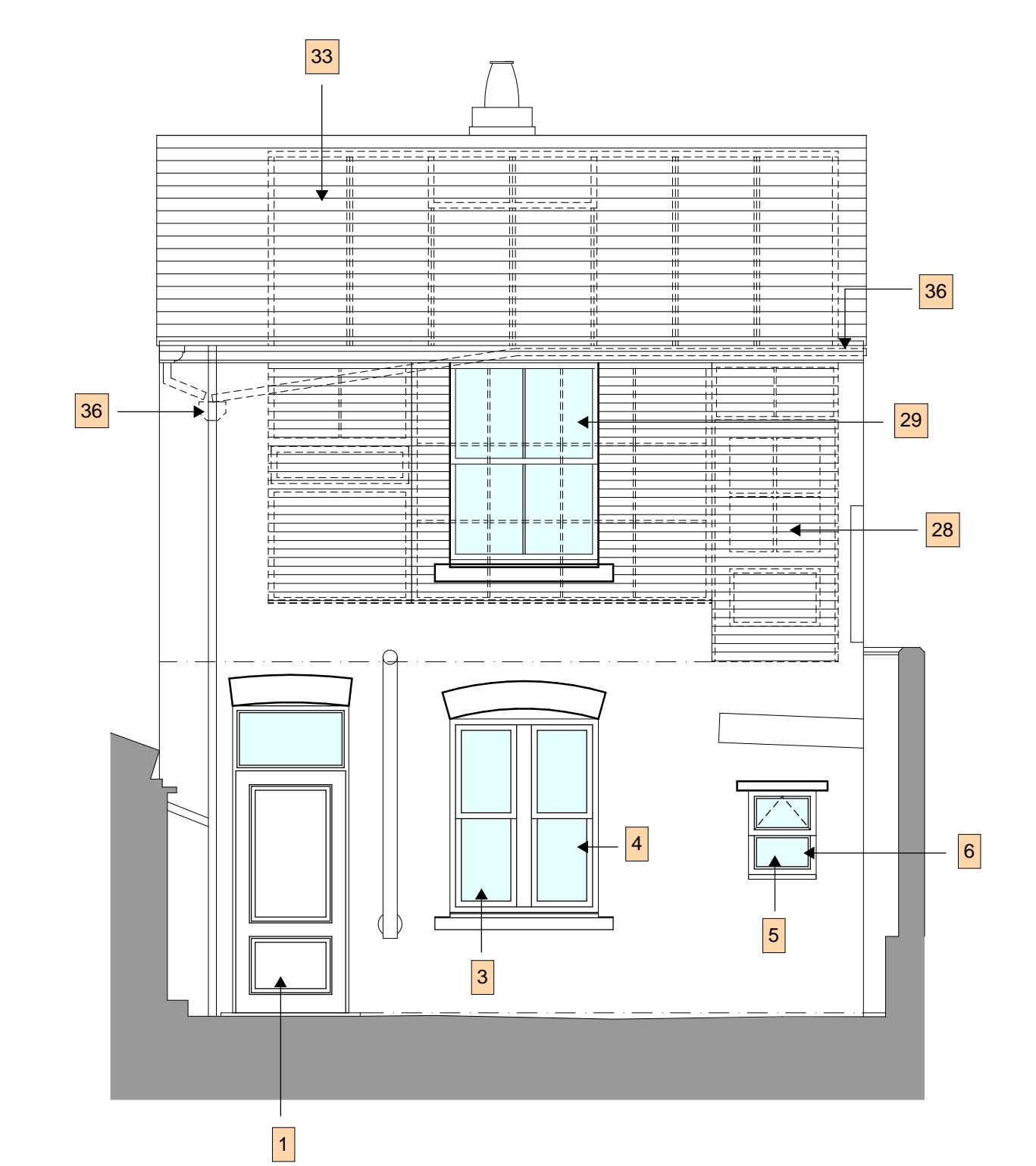
9. THE CONTRACTOR IS TO INCLUDE FOR PREPARING THE REST OF THE EXISTING WALLS WHICH ARE NOT TO RECEIVE THE INSULATED WALL LINING WHICH ARE TO RECEIVE NEW PLASTER SKIM FINISH AND MAKE GOOD TO ALL DISTURBANCE.

10. WHERE THE INTERNAL WALLS ARE TO BE REPLASTERED THE CONTRACTOR IS TO ALLOW FOR CAREFULLY REMOVING THE EXISTING SKIRTING BOARDS AND ARCHITECTURES AND CART AWAY FROM SITE TO MAKE WAY FOR NEW PROPOSAL AND ON COMPLETION OF REPLASTERING THE CONTRACTOR IS TO INCLUDE FOR PROVIDING AND FIXING PRE PRINED MDF SKIRTING BOARDS AND ARCHITRAVES WITH SIZE AND PROFILE TO BE AGREED AND TO RECEIVE PAINT FINISH AND MAKE GOOD TO ALL DISTURBANCE.

11. THE CONTRACTOR IS TO ALLOW FOR CAREFULLY REMOVING EXISTING DOORS AND FRAMES IN LOCATIONS SHOWN AND CART AWAY ALL UNWANTED MATERIALS FROM SITE AND PREPARE THE EXISTING OPENINGS TO RECEIVE NEW INTERNAL QUALITY DOORS TO FIT EXISTING OR ALTERED OPENINGS WITH TYPE AND STYLE TO BE AGREED BY THE CLIENT AND FIXED TO EX 63MM THICK S/W TIMBER DOOR FRAMES WITH REATED STOPS AND WEATCH FRAME TO SUIT THICKNESS OF THE EXISTING WALLS AND DOORS ARE TO BE FIXED COMPLETE WITH ALL IRONMONGERY / LOCKS WITH TYPE AND STYLE TO BE AGREED BY THE CLIENT AND MAKE GOOD TO ALL DISTURBANCE.

ELEVATION A

1:50



12. THE CONTRACTOR IS TO ALLOW FOR CAREFULLY REMOVING EXISTING DOOR AND FRAME IN LOCATION SHOWN AND CART AWAY FROM SITE AND PREPARE THE EXISTING OPENINGS TO RECEIVE NEW INTERNAL QUALITY SOLID CORE 30 MINUTE FIRE RESISTANT DOOR TO FIT EXISTING OPENINGS WITH TYPE AND STYLE TO BE AGREED BY THE CLIENT AND FIXED TO EX 63MM THICK S/W TIMBER DOOR FRAMES WITH REATED STOPS AND FITTED WITH COMBINED FIRE AND SMOKE SEALS BY LOBENT OR SIMILAR APPROVED AND WIDTH OF FRAME TO SUIT THICKNESS OF THE EXISTING WALLS AND DOORS ARE TO BE FIXED COMPLETE WITH ALL IRONMONGERY / LOCKS AND SELF CLOSER DEVICE WITH TYPE AND STYLE TO BE AGREED BY THE CLIENT AND MAKE GOOD TO ALL DISTURBANCE.

13. WHILST WORK IS BEING CARRIED OUT ON SITE THE CONTRACTOR IS TO ALLOW FOR PROTECTING THE EXISTING RANGE COOKER WITHIN THE EXISTING KITCHEN FIRE PLACE TO PREVENT ANY DAMAGE.

14. THE CONTRACTOR IS TO ALLOW FOR CAREFULLY REMOVING THE EXISTING KITCHEN UNITS AND SKIM IN LOCATION SHOWN AND CART AWAY FROM SITE AND ALLOW FOR PROVIDING AND FIXING NEW KITCHEN UNITS WITH NUMBERS TO BE AGREED AND TO BE FROM THE MARKET STANDARD RANGE WITH COLOUR AND TYPE TO BE AGREED BUT FOR TENDER PURPOSES ALLOW A PC SUM OF 11000 FOR UNITS AND STAINLESS STEEL SINK COMPLETE WITH TAPS, PLUG/CHAIN AND WASTES ETC AND MAKE GOOD TO ALL DISTURBANCE.

15. THE CONTRACTOR IS TO ALLOW FOR CAREFULLY TAKING UP THE EXISTING FLOORING TO REAR KITCHEN AND W.C AREAS AND CART AWAY ALL MATERIALS FROM SITE AND INCLUDE FOR PREPARING THE EXISTING FLOORS TO RECEIVE NEW FLOOR FINISH (SEE SCHEDULE FOR DETAILS) AND MAKE GOOD TO ALL DISTURBANCE.

16. THE CONTRACTOR IS TO ALLOW FOR CHECKING THE EXISTING ELECTRICAL WIRING TO SEE IF IT IS IN GOOD CONDITION PRIOR TO CARRYING OUT ANY NEW / ALTERED WORKS AND THE ELECTRICAL CONTRACTOR IS TO ALLOW FOR REPLACING THE EXISTING POWER SOCKETS AND SWITCHES AND LIGHT FITTINGS ETC WITH NEW WITH TYPE TO BE AGREED BY THE CLIENT AND MAKE GOOD TO ALL DISTURBANCE.

17. THE CONTRACTOR IS TO ALLOW FOR REPLACING ALL THE EXISTING SANITARY WASTE PIPES WITH NEW AND SIZES TO MATCH EXISTING AND COLOUR TO BE AGREED AND MAKE GOOD TO ALL DISTURBANCE.

18. PLEASE REFER TO ITEM 12 FOR DETAILS.

19. THE CONTRACTOR IS TO CAREFULLY REMOVE EXISTING STUD WALL SHOWN IN BROKEN LINE AND CART AWAY ALL UNWANTED DEBRIS FROM SITE TO MAKE WAY FOR NEW PROPOSAL AND MAKE GOOD TO ALL DISTURBANCE.

20. THE CONTRACTOR IS TO ALLOW FOR REMOVING EXISTING TIMBER PANEL WALL LINING AND STUDING SHOWN IN BROKEN LINE AND CART AWAY FROM SITE TO MAKE WAY FOR NEW PROPOSAL AND MAKE GOOD TO ALL DISTURBANCE.

21. PLEASE REFER TO ITEM 8 FOR DETAILS.
22. THE CONTRACTOR IS TO INCLUDE FOR PROVIDING AND BUILDING NEW PARTITION IN POSITION SHOWN WHICH IS TO COMPRISE OF 75x500x4MM THICK 30 MINUTE FIRE RESISTANT SOLID CORE FIRE RESISTANT DOOR WITH TYPE AND STYLE TO BE AGREED BY THE CLIENT AND TO BE FIXED TO EX 63MM THICK S/W TIMBER DOOR FRAME WITH WIDTH TO SUIT WALL THICKNESS AND TO HAVE REATED STOPS FITTED WITH COMBINED FIRE AND SMOKE SEALS BY LOBENT OR SIMILAR APPROVED AND DOOR IS TO BE FITTED COMPLETE WITH ALL IRONMONGERY / LOCKS ETC WITH TYPE AND STYLE TO BE AGREED AND MAKE GOOD TO ALL DISTURBANCE.

23. PLEASE REFER TO ITEM 9 FOR DETAILS.

24. PLEASE REFER TO ITEM 10 FOR DETAILS.

25. WHERE NEW STUD PARTITION WALL IS TO BE FORMED THE CONTRACTOR IS TO ALLOW FOR PROVIDING AND FIXING NEW 75x250x4MM THICK 30 MINUTE FIRE RESISTANT SOLID CORE FIRE RESISTANT DOOR WITH TYPE AND STYLE TO BE AGREED BY THE CLIENT AND TO BE FIXED TO EX 63MM THICK S/W TIMBER DOOR FRAME WITH WIDTH TO SUIT WALL THICKNESS AND TO HAVE REATED STOPS FITTED WITH COMBINED FIRE AND SMOKE SEALS BY LOBENT OR SIMILAR APPROVED AND DOOR IS TO BE FITTED COMPLETE WITH ALL IRONMONGERY / LOCKS ETC WITH TYPE AND STYLE TO BE AGREED AND MAKE GOOD TO ALL DISTURBANCE.

26. THE CONTRACTOR IS TO ALLOW FOR CAREFULLY TAKING UP THE EXISTING FLOORING TO REAR OFFICE AND STORE AND CART AWAY ALL MATERIALS FROM SITE AND INCLUDE FOR PREPARING THE EXISTING FLOORS TO RECEIVE NEW FLOOR FINISH (SEE SCHEDULE FOR DETAILS) AND MAKE GOOD TO ALL DISTURBANCE.

27. PLEASE REFER TO ITEM 16 FOR DETAILS.

28. THE CONTRACTOR IS TO CAREFULLY REMOVE EXISTING TIMBER / GLAZED SCREEN, WINDOW AND DOOR SHOWN IN BROKEN LINE AND CART AWAY ALL DEBRIS FROM SITE AND ALLOW FOR PART BUILDING UP OPENING IN CAVITY BRICK AND BLOCK WORK WITH CAVITY TO SUIT EXISTING WALL THICKNESS AND BRICKS ARE TO BE FL QUALITY TO MATCH THAT OF THE EXISTING AND BLOCKS TO BE TIGHTENED AND BLOCKS TO BE TIED TO THE EXISTING WALLS USING STAINLESS STEEL SCREW IN WALL THES SPACED AT 225MM VERTICAL CTS AND BOTH SKINS ARE TO BE TIED TOGETHER USING STAINLESS STEEL CAVITY WALL THES SPACED AT 750MM HORIZONTAL CTS AND 450MM VERTICAL CTS AND AT 225MM CTS TO WALL REVEALS. WHERE NEW CAVITY WALL IS TO BE BUILT OFF THE EXISTING THE CONTRACTOR IS TO INCLUDE FOR HYPLOID OR SIMILAR CAVITY TRAP COMPLETE WITH WEEP HOLES AT MAX 900MM CTS FITTED WITH WEEP HOLE KITS WITH COLOUR TO MATCH EXISTING BRICK WORK AND MAKE GOOD TO ALL DISTURBANCE.

29. WITHIN ITEM 28 ABOVE THE CONTRACTOR IS TO ALLOW FOR FORMING NEW WINDOW OPENING APPROX 1295x1600MM TO SUIT BRICK WORK DIMENSIONS WHICH IS TO BE LINE THROUGHOUT WITH KITCHEN WINDOW BELOW AND INCLUDE FOR PAINTED FACE BRICK CONCRETE CLUT BELOW WINDOW TO MATCH EXISTING STYLE AND WITHIN WINDOW OPENING PROVIDE AND FIX NEW HANDMADE PAINTED WASH WINDOW ESCAPE TYPE AND FITTED WITH A RATED, ARCON FILLED DOUBLE GLAZED SLEAD UNITS COMPLETE WITH ALL IRONMONGERY / LOCKS ETC WITH TYPE TO BE AGREED BY THE CLIENT.

30. TO MAINTAIN THERMAL CONTINUITY THE CONTRACTOR IS TO PROVIDE AND FIX 62.5MM THICK BRITISH CYPRUS THERMAL INSULATED PLASTER BOARD WHERE NEW CAVITY WALL IS TO BE BUILT OFF THE EXISTING FOR THE WHOLE OF THE NEW AND EXISTING WALLS AS BEFORE DESCRIBED IN ITEM 8 AND MAKE GOOD TO ALL DISTURBANCE.

31. THE CONTRACTOR IS TO ALLOW FOR CAREFULLY TAKING DOWN AND REMOVING EXISTING CEILING SHOWN IN BROKEN LINE COMPLETE WITH ALL INSULATION AND CART AWAY ALL DEBRIS FROM SITE TO MAKE WAY FOR NEW PROPOSAL AND MAKE GOOD TO ALL DISTURBANCE.

32. THE CONTRACTOR IS TO CAREFULLY REMOVE EXISTING STEEL WORK IN ROOF VOID AND CART AWAY FROM SITE BUT PRIOR TO REMOVING THE CONTRACTOR IS TO CHECK TO SEE IF IT IS NOT SUPPORTING ANY OTHER STRUCTURES THIS ITEM IS TO BE CHECKED ON SITE AND MAKE GOOD TO ALL DISTURBANCE.

33. THE CONTRACTOR IS TO ALLOW FOR CAREFULLY STRIPPING OFF EXISTING ROOF INCLUDING ROOF TILES, BATTENS, FEEL, ROOF TIMBER AND TRUSSES ETC AND CART AWAY ALL UNWANTED MATERIALS FROM SITE AND PREPARE EXISTING AND NEW WALLS TO RECEIVE NEW 100x75xMM S/W GALVANISED TIMBER WALL PLATES TO TOP NEW BRICK WORK WHICH IS TO COMPRISE OF PLAIN CLAY ROOFING TILES WITH COLOUR TO MATCH THAT OF EXISTING ON 23x38MM GRADE 8 S/W GALVANISED TIMBER ROOFING BATTENS SET AT THE CORRECT GAUGE ON ONE LAYER OF 75X75 OR SIMILAR APPROVED BREATHABLE ROOFING MEMBRANE WITH MIN 120MM OVER LAPS AND WHICH IS TO BE DRESSED OVER SOLID POLYPROPYLENE D.P.C. DRESSED INTO CUTTER AT EAVES LEVEL AND TO BE TIED TO TIMBER TRUSS MEMBERS WHICH ARE TO BE DESIGNED BY TRUSS MANUFACTURER AND ARE TO COMPLY TO BS2248 - PART 3 AND ARE TO BE SPACED AT 450MM CTS AND TO UNDER SIDE OF TRUSSES PROVIDE AND FIX 12.5MM THICK POLY BACKED PLASTER BOARD 300MM AND SKIM FINISH.

34. WHERE BAKING CEILING IS TO BE FORMED THE BUILDER IS TO INCLUDE FOR FIXING 118x50x5 W TIMBER BATTENS TO THE SIDES OF THE EXISTING BATTENS TO MAINTAIN A MIN 50MM AIR GAP AND BETWEEN BATTENS PROVIDE AND PLACE 30MM THICK GELCOX GAKROD INSULATION BOARD AND TO UNDER SIDE OF BATTENS PROVIDE AND FIX 50MM THICK GELCOX GAKROD INSULATION BOARD AND OVERLINE WITH 12.5MM THICK PLASTER BOARD AND ALL JOINTS TO BE FILLED, TAPED AND SKIM FINISH. AND BELOW THE EXISTING BATTENS ALLOW FOR PROVIDING AND FORMING S/W TIMBER BATTENS TO UNDERSIDE INSULATION CAN BE TIED TO SIDE OF BATTENS TO SUIT THE THICKNESS FROM THE UNDERSIDE OF THE EXISTING BATTENS AND OUTER FACE OF NEW INSULATION.

- LAY ON ROARDS
WHERE NEW PITCHED ROOF TIMBERS ARE TO BUTT UP TO THE EXISTING ROOF TIMBERS ON INTERSECTION THEN THE CONTRACTOR IS TO PROVIDE AND FIX 225X50MM THICK GRADE 16B TREB LAY ON BOARDS FIXED TO THE EXISTING AND NEW BATTENS.

- LOFT HATCH
THE CONTRACTOR IS TO INCLUDE FOR FORMING NEW 600x600MM HATCHES TO ALL ROOF VOIDS COMPLETE WITH PREFORMED INSULATED ACCESS DOOR AND FRAME WITH LOCATION TO BE AGREED ON SITE WITH THE CLIENT.

- TEMPORARY WATERPROOFING
THE CONTRACTOR IS TO ALLOW FOR TEMPORARY WATERPROOFING THE JUNCTIONS BETWEEN NEW AND EXISTING ROOFS WHERE WORK PROCEEDS ON SITE AND ANY ADJUSTMENT IS CAUSED DUE TO INEFFECTIVE PROTECTION THEN THE CONTRACTOR IS TO RECTIFY THE DAMAGE AT A COST TO THEMSELVES.

- RIDGE TILES
THE CONTRACTOR IS TO INCLUDE FOR MECHANICALLY FIXING ALL NEW RIDGE TILES WHERE GABLE ENDS ARE TO BE FORMED AS TO PREVENT UP LIFT TO COMPLY TO BS524-2:14 AND BS 8612.

- NEW ROOF TILES
ALL NEW ROOF TILES WHICH ARE TO BE SUPPLIED ARE TO BE FIXED IN STRICT ACCORDANCE WITH BS 524-2:2014.

- LATERAL SUPPORT TO ROOF
PROVIDE LATERAL SUPPORT TO ROOF TIMBERS USING 300x30MM GALVANIZED STEEL STRAPS WHICH ARE TO BE FIXED TO FIRST THREE BATTENS RUNNING PARALLEL TO WALLS FIXED TO TIMBER NOGGINGS AND PACK OUT BETWEEN FIRST BATTEN AND WALL TO PROVIDE TIGHT JOINT AND STRAPS ARE TO BE SPACED AT 1200MM CTS.

35. ROOF INSULATION
BETWEEN NEW CEILING JOISTS PROVIDE AND PLACE MIN 300MM THICK MINERAL WOOL INSULATION QUILT WHICH IS TO BE CROSS LAPPED TO PREVENT THERMAL BRIDGING.

- THE CONTRACTOR IS TO ALLOW FOR REMOVING ALL EXISTING RAIN WATER GOODS AND DOWN PIPE TO THE REAR SECTION OF THE EXISTING BUILDING AND CART AWAY FROM SITE AND ALLOW FOR PROVIDING AND FIXING NEW BLACK UPVC RAIN WATER GUTTERS WHICH ARE TO MATCH TYPE AND SIZE OF EXISTING AND TO FALL AND CONNECTED TO 68MM ROUND BLACK UPVC RAIN WATER DOWN PIPES WHICH IS TO DISCHARGE INTO EXISTING GULLIES AND ALL GUTTERING AND DOWN PIPES ARE TO BE FIXED COMPLETE WITH ALL BRACKETS ETC AND MAKE GOOD TO ALL DISTURBANCE.

37. THE CONTRACTOR IS TO ALLOW FOR CAREFULLY BAKING OUT EXISTING GABLE END BRICK WORK AND ALLOW FOR REPOINTING IN CEMENT MORTAR AND INCLUDE FOR SCARTFACING ETC AND PRIOR TO REPOINTING SCARTFACING PREVISION FORM THE COOPERATIVE BANK IS TO BE OBTAINED SO ACCESS CAN BE GAINED TO CARRY OUT WORK TO GABLE END AND MAKE GOOD TO ALL DISTURBANCE.

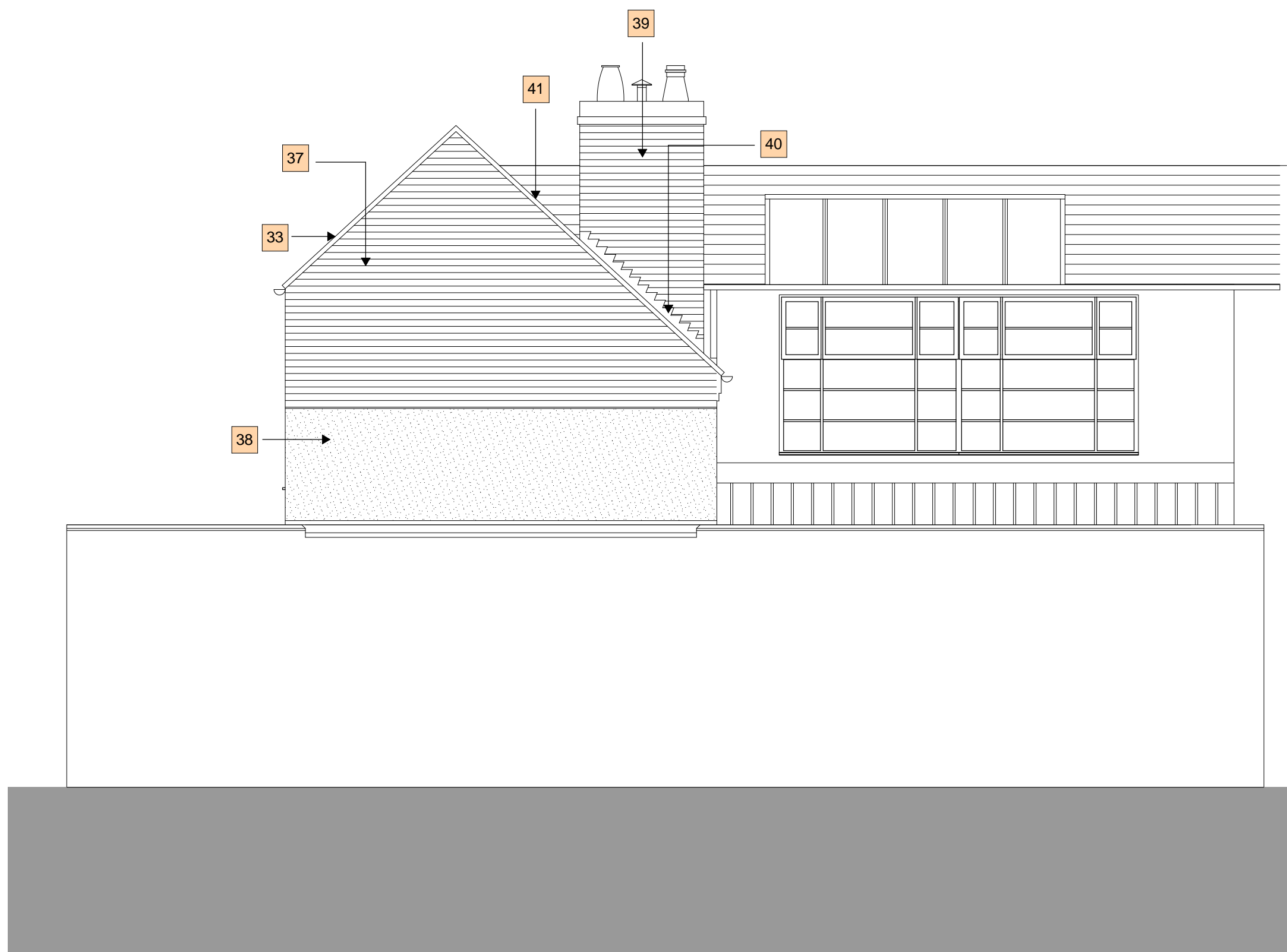
38. THE CONTRACTOR IS TO ALLOW FOR CLEANING DOWN THE EXISTING RENDER IN POSITION SHOWN AND PREPARE TO RECEIVE NEW MASONRY PAINT FINISH WITH COLOUR TO BE AGREED BY THE CLIENT AND MAKE GOOD TO ALL DISTURBANCE.

39. THE CONTRACTOR IS TO INCLUDE FOR BAKING OUT EXISTING BRICK WORK JOINTS TO THE EXISTING CHIMNEY STACK AND CLEAN DOWN AND ALLOW FOR REPOINTING IN CEMENT MORTAR AND INCLUDE FOR REPLACING EXISTING CEMENT HAUNCHING TO TOP OF STACK WITH NEW AND MAKE GOOD TO ALL DISTURBANCE.

40. THE CONTRACTOR IS TO ALLOW FOR REPLACING THE EXISTING LEAD WORK FLASHING AROUND THE EXISTING CHIMNEY STACK WITH NEW LEAD 4 STIPES AND SHEET LEAD FLASHING WHICH IS TO COMPLY WITH THE LSA HANDBOOK AND DETAILS AND ALL NEW LEAD WORK IS TO BE TREATED WITH PATINATION OIL AND MAKE GOOD ALL DISTURBANCE.

41. THE CONTRACTOR IS TO ALLOW FOR REPLACING THE EXISTING LEAD WALLS WITH NEW CODE 5 SHEET LEAD AND FIXED TO COMPLY WITH THE LSA HANDBOOK AND TREATED WITH PATINATION OIL AND MAKE GOOD ALL DISTURBANCE.

42. THE CONTRACTOR IS TO CAREFULLY REMOVE THE EXISTING METAL GUTTER SHOWN IN BROKEN LINE AND CART AWAY FROM SITE AND ALLOW FOR PROVIDING AND FIXING NEW METAL GUTTER WHICH IS TO BE TREATED WITH PATINATION OIL AND MAKE GOOD ALL DISTURBANCE.



ELEVATION B

1:50

43. THE CONTRACTOR IS TO INCLUDE FOR REPAIRING / REPLACING REQUIRED SECTION OF EXISTING BRICK WORK WHERE SHOWN AND ALL NEW BRICK ARE TO BE FL QUALITY AND TO MATCH THAT OF EXISTING AND ALLOW FOR REPOINTING IN CEMENT MORTAR AND MAKE GOOD TO ALL DISTURBANCE.

44. WHERE THE EXISTING ROOF IS TO BE REMOVED AND REPLACED WITH NEW THE CONTRACTOR IS TO INCLUDE FOR SUPPORTING THE END OF THE EXISTING ADJOINING ROOF WHILE THE NEW ROOF IS BEING FORMED AND MAKE GOOD TO ALL DISTURBANCE.

- NOTE- PRIOR TO REMOVING ANY WALLS WHERE SPECIFIED THE CONTRACTOR IS TO CHECK TO SEE IF THEY ARE LOAD BEARING OR NOT AND IF SO THIS ITEM IS TO BE REPORTED TO THE ARCHITECT AND THE BUILDER IS TO INCLUDE A PROVISIONAL SUM FOR ADDITIONAL SUPPORT STEEL WORK AND FIRE PROTECTION TO SAME.

- UNITES
OVER A NEW WINDOW AND DOOR OPENING IN NEW CAVITY WALL CONSTRUCTION PROVIDE AND PLACE CATNIC CORROSION PROTECTED GALVANIZED STEEL LINETS OR SIMILAR APPROVED INSULATED TYPE WITH TYPE AS SHOWN ON PLAN WHICH ARE TO HAVE MIN 150MM END BEARING TO BOTH SIDES OF OPENING AND ABOVE OPENING PROVIDE AND PLACE SOLID POLYPROPYLENE D.P.C. DRESSED INTO CUTTER AND TO BE TIED TO TRAYS OF YEVOIL OR SIMILAR APPROVED AND PROVIDE WEEP HOLES AT MAX 900MM CTS AND FIT WEEP HOLE VENTS PLEASE NOTE THAT A CAVITY TRAP IS NOT REQUIRED WHERE UNITS IS PROTECTED BY GABLE END WING.

JOINERY ITEMS

ALL NEW INTERNAL DOORS ARE TO HAVE 63MM THICK S/W TIMBER FRAMES WITH 13mm REBATES WIDTH OF FRAME TO SUIT WALL CONSTRUCTION WHICH DOORS ARE TO MATCH THAT OF EXISTING AND ALLOW FOR REPOINTING IN CEMENT MORTAR AND MAKE GOOD TO ALL DISTURBANCE.

ALL DOORS ARE TO HAVE EX 25x75mm S/W ARCHITRAVES OR EX 15x15 mm S/W BEADS ABOVE PERIMETER TO MATCH PROFILE OF EXISTING

SUPPLY AND FIX NEW EX 25x100mm S/W SKIRTING BOARD TO ALL WALLS IN WITH PROFILE TO MATCH EXISTING AND TO ALTERED AREAS THE NEW SKIRTING BOARDS TO BE PROVIDED ARE TO MATCH THAT OF EXISTING.

FIX 25mm THICK BULL NOSE S/W CLT BOARDS TO ALL NEW WINDOWS.

OBSCURE GLAZING

THE CONTRACTOR IS TO INCLUDE FOR PROVIDING AND FIXING OBSCURE GLAZING TO ALL W.C AREA WINDOWS WITH TYPE OF PATTERN TO BE AGREED BY THE CLIENT AND THE OBSCURE PANE IS TO BE ON THE EXTERNAL PANE OF THE DOUBLE GLAZED UNIT.

INTERNAL DOORS

THE MAXIMUM FORCE THAT SHOULD BE USED TO OPEN AN INTERNAL DOOR IS 20KN THEREFORE THE SELF CLOSING DEVICES CHOSEN SHOULD NOT ADVERSELY EFFECT THIS.

ESCAPE WINDOWS

TO NEW FIRST FLOOR WINDOW TO OFFICE THE OPENING GASEMENT IS TO HAVE MIN 0.33M2 UNOBSTRUCTED OPENING AND TO BE MIN 500MM WIDE AND 700MM HIGH.

ALL NEW EXTERNAL DOORS AND WINDOWS ARE TO BE INSTALLED BY SPECIALIST F.E.N.S. REGISTERED CONTRACTOR.

NEW FASCIAS AND SOFFITS

THE CONTRACTOR IS TO INCLUDE FOR PROVIDING ALL NEW UPVC FACIAS WITH COLOUR AND TYPE TO BE AGREED BY THE CLIENT COMPLETE WITH ALL FIXTURES AND FITTINGS.

PAINTING

ALL NEW TIMBER WORK WHERE NOT BEING STAINED OR TREATED IS TO BE PREPARED TO RECEIVE KNOT STOP AND PRIME COATS TWO NUMBER COATS OF UNDER COAT AND ONE NUMBER COAT OF GLOSS FINISH WITH COLOUR TO BE AGREED BY THE CLIENT.

BOXING OUT

THE CONTRACTOR IS TO INCLUDE FOR BOXING OUT ALL NEW HOT WATER PIPE FEEDS AND WHICH ARE TO COMPRISE OF 30x300MM S/W TIMBER FRAMING LINED WITH 12.5MM THICK PLASTER BOARD AND SKIM FINISH AND FILL VOIDS WITH MINERAL WOOL INSULATION QUILT AND PROVIDE ACCESS PANELS WHERE REQUIRED FOR MAINTENANCE PURPOSES AND MAKE GOOD TO ALL DISTURBANCE.

DOOR SIGNAGE

THE CONTRACTOR IS TO INCLUDE FOR NEW INTERNAL DOORS SIGNAGE THROUGH OUT WITH TYPE TO BE AGREED BY THE CLIENT.

MIRRORS

THE CONTRACTOR IS TO INCLUDE A PROVISIONAL SUM FOR SUPPLYING AND FIXING OF MIRROR TO FEMALE AND MALE W.C AREA WITH LOCATION AND SIZE TO BE AGREED BY THE CLIENT AND THE ARCHITECT AT LATER DATE AND ARE TO BE SAFETY BACKED AND FIXED TO WALL USING STAINLESS STEEL SCREWS AND CHROME COVER CAPS.

HAND DRYERS

THE CONTRACTOR IS TO INCLUDE FOR SUPPLYING AND FIXING ALL NEW HAND DRYERS TO ALL NEW W.C AREAS, WITH LOCATIONS AND TYPE THE BE AGREED BY THE CLIENT.

SOAP DISPENSERS

THE CONTRACTOR IS TO INCLUDE FOR SUPPLYING AND FIXING NEW SOAP DISPENSERS TO ALL NEW W.C AREAS, WITH LOCATIONS AND TYPE TO BE AGREED BY THE CLIENT.

TOILET ROLL HOLDERS

THE CONTRACTOR IS TO INCLUDE FOR SUPPLYING AND FIXING NEW TOILET ROLL HOLDERS TO ALL NEW W.C CUBICLES WITH TYPE AND LOCATIONS TO BE AGREED.

WALL TILES

THE CONTRACTOR IS TO ALLOW FOR PROVIDING AND FIXING NEW MIN 300MM HIGH CERAMIC TILE SPLASH BACKS TO KITCHEN WORK TOPS AND WASH HAND BASINS WITH TYPE OF TILES TO BE AGREED AND ALLOW £25-50/M2 FOR TILES AND ADD FOR FIXING.

LIGHT FITTINGS

THE CONTRACTOR IS TO INCLUDE FOR SUPPLYING AND FIXING NEW LIGHT FITTINGS TO THE GROUND AND FIRST FLOOR PROVIDED REQUISITED AREAS WITH TYPE TO BE AGREED BY THE CLIENT.

NEW ELECTRICS

TO THE PROPOSED NEW REFURBISHED AREAS THE CONTRACTOR IS TO INCLUDE FOR ALL NEW ELECTRICAL WIRING COMPLETE WITH POWER SOCKETS AND LIGHT SWITCHES ETC. WITH FINAL LAYOUT TO BE AGREED BY THE CLIENT ON SITE.

EXTERNAL LIGHT FITTING

THE CONTRACTOR IS TO INCLUDE FOR SUPPLYING AND FIXING EXTERNAL SECURITY FLOOD LIGHT TO PORCH COURTYARD AREA WITH STYLE AND LOCATION TO BE AGREED BY THE CLIENT AND LIGHT IS TO BE PLACED ON PIPE WITH OVER RIDE SWITCH WITHIN KITCHEN AREA AND ALLOW FOR ELECTRICAL FEEDS TO SAME.

HEATING, POWER AND LIGHTING

ALL NEW HEATING, POWER AND LIGHTING LAYOUTS ARE TO BE DISCUSSED AND AGREED WITH THE CLIENT PRIOR TO WORKS STARTING ON SITE.

FIRE ALARM

SPECIALIST CONTRACTOR IS TO MAKE ALLOWANCE FOR ALTERING THE EXISTING FIRE ALARM SYSTEM TO NEW PROPOSAL COMPLETE WITH ALL FIRE/SMOKE DETECTORS AND ALARM SOUNDERS ETC. WHICH IS TO BE INSTALLED TO COMPLY WITH BS58-1:2002 AND ON COMPLETION A CERTIFICATE IS TO BE SENT TO BUILDING CONTROL FOR APPROVAL AND THE SYSTEM IS TO BE LINKED TO THE MAIN BUILDING.

EMERGENCY LIGHTING

THE ELECTRICAL CONTRACTOR IS TO PROVIDE EMERGENCY LIGHTING TO THE NEW PROPOSAL WHICH IS TO BE IN ACCORDANCE WITH BS5264 PART 1 1999.

FIRE SIGNS AND NOTICES

THE CONTRACTOR IS TO PROVIDE AND FIX ALL NEW FIRE SIGNS AND NOTICES TO THE NEW PROPOSAL AND ARE TO BE POSITIONED IN ACCORDANCE WITH BS5499 PART1 AND TO BE OF PICTOGRAM STYLE ARE DEFINED IN THE HEALTH AND SAFETY (SIGNS) AND SAFETY REGULATIONS 1994.

HEATING SYSTEM

THE CONTRACTOR IS TO INCLUDE FOR CHECKING THE EXISTING BOILER TO SEE IF IN GOOD WORKING ORDER IF SO THEN THIS IS TO REMAIN COMPLETE WITH