

Construction Notes

Foundations
Foundations to be taken down to suitable load bearing strata in accordance with local authority building control department.

Electrical Installation
Extend existing electrical system into proposed works to clients requirements. Fitted by specialist and to comply with latest IEE requirements.

Robustness
Ensure all skirtings, Celotex insulation and plasterboard are sealed to edges where they meet floors walls and ceilings with polysulphide sealer to prevent air leakage. Insulation to roofs to be taken down to eaves so as to prevent cold bridging. Ensure glidevale ventilation compressors are used to maintain cross ventilation.

Plumbing
WCs connected to 100mm UPVC soil and vent pipes. 100mm UPVC soil and vent pipe to terminate not less than 900mm above any window within a 3m radius. Connect washbasins and baths/showers to SVPs using 40mm UPVC waste pipes and with 75mm deep seal traps. Access to roof void to be provided for rodding points. Internal stack to be continued up into main roof void and vented to tile vent min 900mm above any window within a 3m radius.

Underground Drains to be as follows Drains passing through masonry walls to be bridged with concrete lintels to give 50mm space, backfill with pea shingle to prevent entry of fill or vermin. 100mm UPVC pipe laid to 1:60 fall. Install inspection chambers as shown. Pipes to be laid on and surrounded by minimum of 100mm of selected granular fill (pea beach or similar) and to the satisfaction of NHBC on site.

Fixtures and Fittings
All fixtures and fittings to be to clients final requirement, including doors and windows. Discuss with client at earliest convenience location of radiators, light switches, power points etc. Final choice of sanitary ware to be to clients choice.

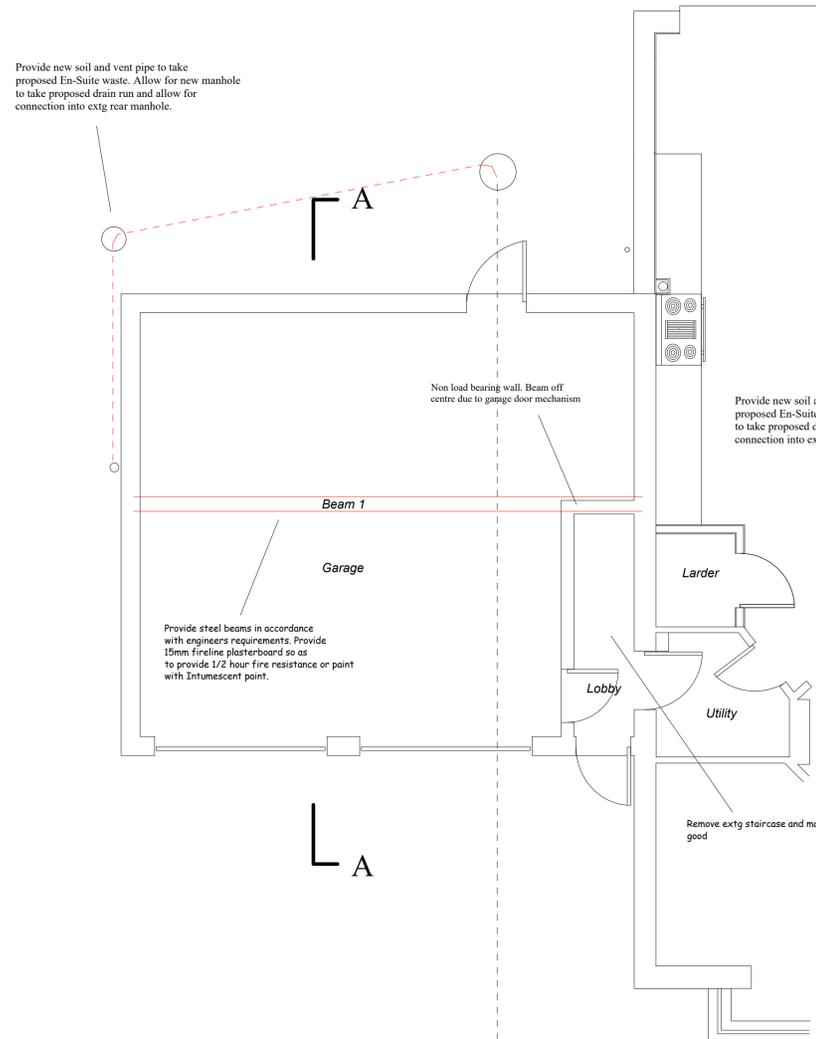
Wall Finishes
Internal faces of external and internal masonry walls to be finished with 13mm 2-coat lightweight gypsum plaster and one coat of British gypsum drywall topcoat, for direct decoration. Faces of internal stud walls to be finished with taped and filled joints to give a smooth seamless finish and one coat of British gypsum drywall topcoat, for direct decoration.

Note
This plan and any other plan detail or calculation have been produced for local authority planning and building control purposes only. If they are to be used for constructional purposes then all details are to be checked prior to commencement of works. All site operations are to be carried out in accordance with CDM regulations. All site operations are carried out under the sole responsibility of the builder. Please note these works may come under the control of the party wall act and you should seek the advice of a qualified party wall act surveyor.

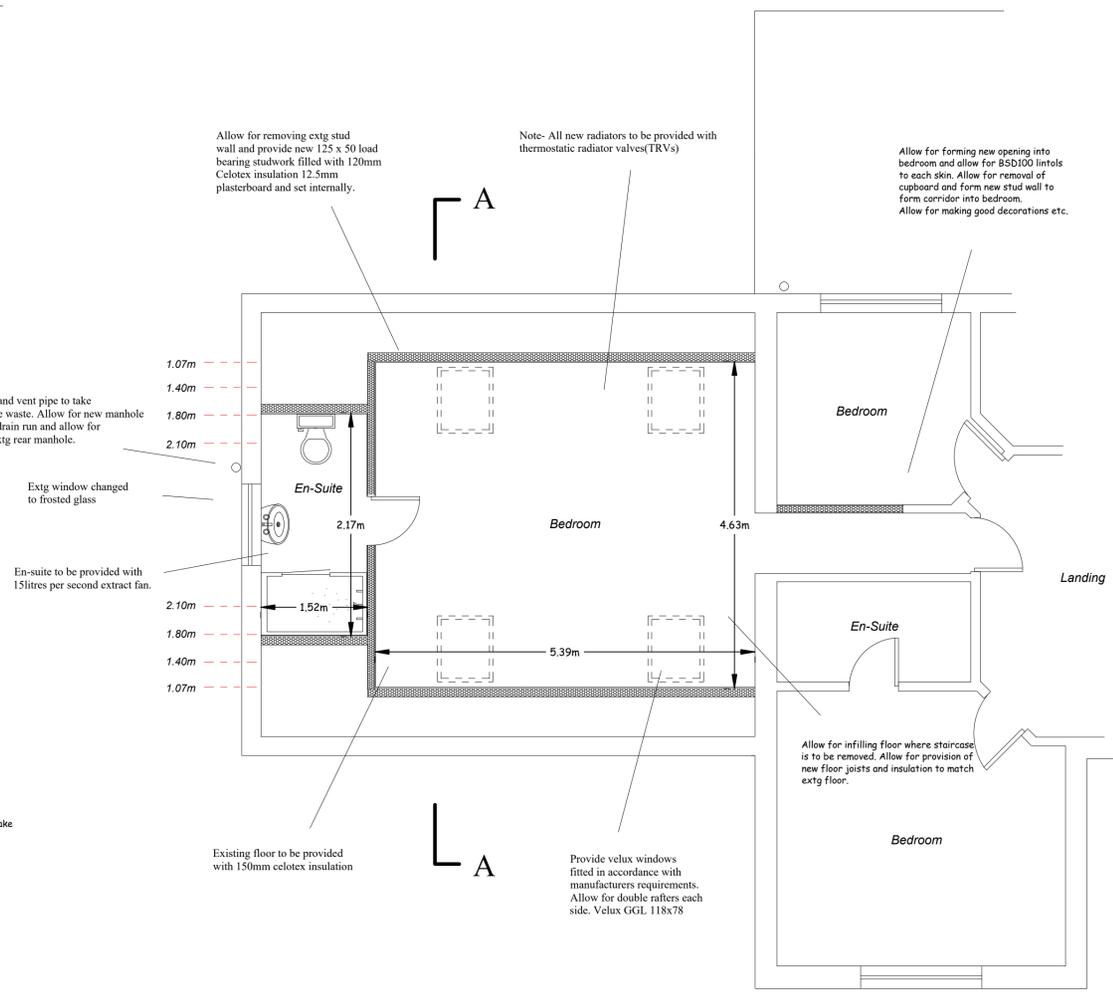
The works are to be carried out to conform to the building regulations and to the satisfaction of the local authorities.

The principal contractor is to make himself aware of and carry out his responsibilities under the C D M regulations and will be required to produce a health and safety plan.

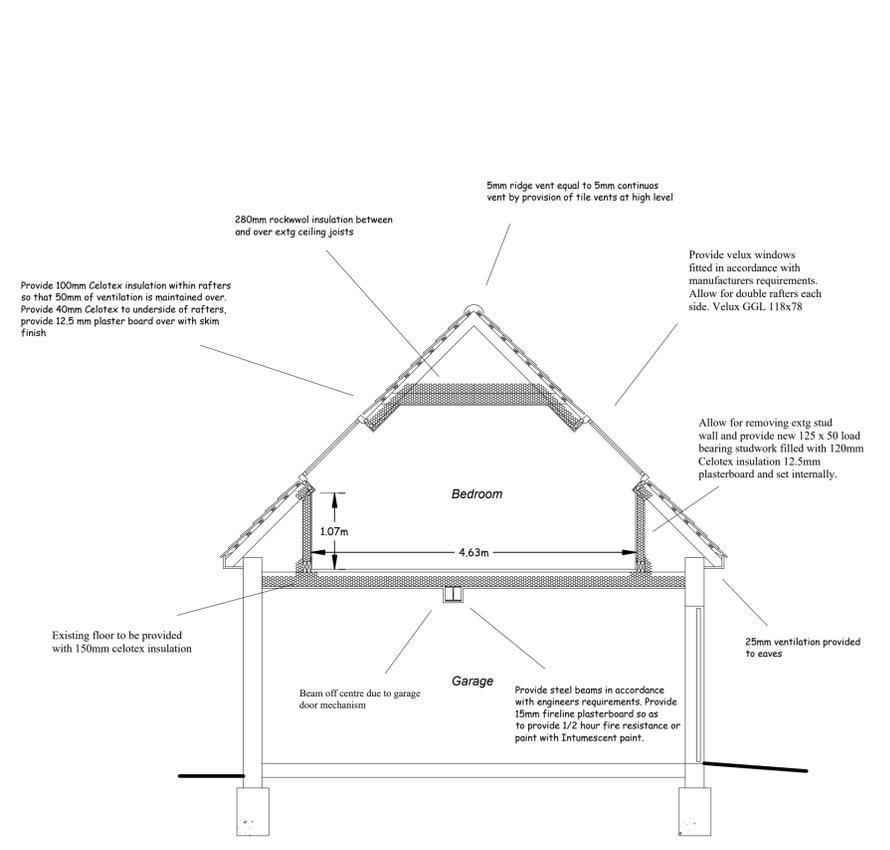
The principal contractor is to ensure that the works cause minimum disruption to immediate neighbours and other workers on the site and is to be aware that he is responsible for providing wheel washing facilities for his vehicles and ensuring that the public highway is kept clean at all times.



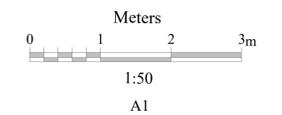
Ground Floor



First Floor



Section A-A



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|-----------|--|---------------|-------------------------------------|----------------------|
| Client | Mr and Mrs Hickey | Drawing Title | Proposed Floor Plans/Section | |
| Job Title | Conversion At 5 Mc Kenzie Way Epsom. KT19 7ND | Scale | 1:50 | Date July 2021 |
| | | Drawing No | 21/25-02 | Drawn By KRS Designs |