

WARNINGS
 THE CLIENT AND CONTRACTOR SHOULD BE AWARE THAT THEY NEED TO COMPLY WITH THE CDM REGULATIONS AND THE PARTY WALLS ETC. ACT 1998 ON THIS PROJECT
 PUBLIC SEWERS MAY EXIST ON THE SITE, THE CLIENT IS RESPONSIBLE FOR ENTERING INTO A BUILDING OVER AGREEMENT WITH THE LOCAL WATER UNDERTAKER
WARNING

A. GENERAL

- All dimensions are in millimeters unless shown otherwise.
- All dimensions are to be verified by the Contractor on site prior to commencement of work.
- Discrepancies to be notified to Engineer prior to commencement of work.
- NO KITCHEN OR BATHROOM UNITS, WINDOWS OR DOORS ETC ARE TO BE ORDERED FROM PLANS - DIMENSIONS FOR SUCH ORDERS SHOULD BE TAKEN OFF AS BUILT STRUCTURE.**
- All work is to be carried out to the Building Regulations, the relevant British Standards, in accordance with accepted industry good practice and to the satisfaction of the Local Authority Building Inspector.
- All external material to match existing.
- The contractor will be responsible for ensuring that the site is SAFE, TIDY AND CLEAN at all times. On completion of the works all debris is to be removed and the site is to be left clean and tidy.
- The contractor is to provide WC facilities for his staff.

B. ROOFWORK

- All timber to be stressed graded to BS 4978 Grade C24.
- All timber to be treated with an approved preservative to BS5268 Pt 5.
- Pitched roof to be in Masley Element fibre cement tiles colour to match existing, in colour, over battens to manufacturers specification, over Kinkapan Nilvent breather type sarking felt, over rafters. Sarking felt to lap gutters.
- Pitched roof voids to be insulated with 100 mm Kingspan Kooltherm K7 board between rafters, 45 mm Kingspan Kooltherm board under rafters and 12 mm foil back plasterboard and skim below.
- Roof voids to be ventilated via 20mm continuous gap in the soffit boards, which is to be covered with insect mesh. Cross ventilation to be via vent tiles at top of slopes.
- Flashings to be in mineralized felt, cover flashings to be in Code 5 lead. All headwork to be to Lead Sheet Association's guidelines.

C. WALLS

- All new walls to be well bonded to existing using stainless steel profiles and ties at 225 mm c/c in both leaves. Joints to be sealed with polysulfide mastic pointing.
- Walls below DPC to be in engineering brickwork.
- External walls to be in 225 mm cavity construction in facing brick finished with weatherstruck pointing of timber frame with timber cladding.
- Mortar to be 1:1:4 below DPC and 1:1:6 above DPC.
- External render to be 22 mm in two coats to BS 5262 and incorporating a waterproofing agent.
- Movement joints to be provided to all blockwork to manufacturer's specification.
- Bedjoint reinforcement to be provided to all blockwork to manufacturer's specification.
- DPC to be to BS 743 and is to be a minimum of 175 mm above ground level. DPM to be 1500g VISQUEEN.
- New DPC to lap existing DPC and new DPM a minimum of 100 mm.
- Weep holes to be provided above lintols, cavity trays and cavity fill at 450 mm c/c.
- All external, arises to be fitted with EXPANET beddings.
- All timber to be stressed graded to BS 4978 grade C24.
- Internal stud walls to be in 100 x 50 mm softwood framing at 400 mm vertically and 600 mm horizontal nogging, plasterboard and plaster skim to each face. Cavity to be filled with 100 mm Rockwool density 10 kg/m³. All new timber to be treated with an approved preservative to BS 5268 Pt5. Plasterboard to be Gyproc Wallboard 10.
- All new stud walls to be supported on double joists.
- All new walls to be fitted with skirting to match existing.

D. CEILING AND FLOOR

- All timber to be stress graded to BS 4978 grade C24
- All timber to be treated with an approved preservative to BS 5268 Pt 5.
- Floorboards to be in 19 mm
- Ceilings to be in 13 mm Gyproc Wallboard 10 foil back plasterboard, bonding dubbed and plaster skim.
- All double up joists to be bolted together with M16 diameter bolts and shear connectors at 500 mm c/c.
- Sub floor voids to be ventilated with 200 x 200 mm airbricks at 1300 mm c/c

E. DOORS, WINDOWS AND VENTILATION

- Minimum ventilation area to any room to be 1/20th of floor area.
- Background ventilation to all rooms to be via trickle ventilators of free area 8000 mm² Kitchen/utility/bathrooms to have 2500 mm² background ventilation via trickle ventilators.
- New windows and external doors to be aluminium double glazed internally glazed with low emissivity K glass with a glazing gap of 22 mm, U value of 1.4 W/m²K.
- Glazing to doors to be in laminated glass to BS 6206 in accordance with Approved Document K Part 4 with manifestations at 1500 mm above finished floor level.
- Internal doors, hinges and door furniture to be to client's specification, fitted by builder.
- At least one window to each new room to have a minimum clear opening of 500 mm wide x 900 mm high fitted with fireman's hinges and the sill to be no lower than 800 mm and no higher than 1100 mm above floor level.

F. CONCRETE AND STEELWORK

- All concrete to be to BS 8110 grade 35 and well compacted on casting.
- Cement for concrete below DPC to be SR5 and OPC above DPC.
- All steelwork to be new and of grade 43 (S275), to be cleaned of all corrosion and painted with suitable paint system. Steelwork penetrating external walls to be painted two coats of bituminous paint.
- Minimum bearing of rolled sections to be 150 mm and 150 mm for CATNICS.

G. FOUNDATIONS

- Details of foundations shown are only indicative. Final details to be agreed on site in the light of soil and tree root conditions found. Foundations to be taken below invert level of drains in the vicinity.
- Foundations to be to NHBC Standard 4.2. Contractor is to undertake site investigation prior to commencement of works and agree with Engineer actual foundation depths.
- All existing foundations taking additional loads to be exposed for inspection by L.A. Building Inspector for adequacy.

H. DRAINAGE

- All gutters to be in black PVCu, gutters to be 112 mm HR and R/WPs to be 63 mm dia.
- R/WPs and waste pipes to discharge below gratings and above water line.
- All new gutters to be VCV back inlet type with CI gratings. All gutters to be roadable.
- New drains to be 100 mm diameter VCV flexible jointed in 150 mm concrete.
- All above ground drainage to be to BS EN 12056. All waste pipes to have 75 mm seal traps.
- All connections of new drains into existing to be to the satisfaction of the Local Authority.
- Drains under buildings to be exposed, checked and covered with 150 mm pea shingle.
- Drains passing under walls to be bridged with R.C. beams.
- New manholes to be in 225 mm solid engineering brickwork, in English bond and to be water-tight. To be constructed on 150 mm mass concrete base.
- To be berthed in 3:1 sand/cement vertical to top of pipe then at 45. Cover to be double seal, non-ventilating with neoprene gaskets, bolted down type.
- New S&VP to be in 100 mm diameter PVCu and is to extend 1000 mm above eaves level.
- Connectors to S&VP of HWB and bath not to be within 200 mm of WC connection.

I. ELECTRICS, PLUMBING, HEATING AND DECORATIONS

- All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, IEE 17th edition, Wiring Guidance and Regulation Part P (Electrical safety), by a competent person registered with an electrical self certification scheme authorized by the Secretary of State. The competent person is to send to the client and the local authority a self-certification certificate and a BS 7671 Electrical Installation test certificate within 30 days of the completion of the electrical work.
- Light switches to be positioned so that their centreline is at 1100 mm above finished floor level.
- Power sockets to be positioned so that their bottoms are at 450 mm above finished floor level.
- Positions marked (E) to be fitted with energy efficient light bulbs.
- All radiators to be fitted with thermostatic valves, hot water cylinder to be fitted with thermostatic controlling boiler. Boiler to be fitted with timing devices to control hot water and heating provision and thermostat.
- The contractor is to test and commission the boiler and extended central heating/hot water heating system to confirm compliance with Approved Document L 1 paragraphs 1.47 - 1.50. The contractor is to provide the client and the Local Authority with a certificate of compliance. All works to gas appliances to be undertaken by GAS SAFE registered person.
- The Contractor is to commission the mechanical ventilation system and is to record the air flow rates in accordance with sections 2, 3 and 5 of the domestic ventilation compliance guide.
- For pricing purposes the contractor should allow and separately identify in his quote as provisional sums to be excluded or included at the discretion of the client for providing the following:
 - 8 No double electric sockets on a separate ring mains to each floor from new consumer unit and to specify price for each additional double socket.
 - 10 No lighting points from the existing consumer unit and to specify price for each additional lighting point.
 - 2 No external lighting point from the mains and to specify price for each additional point.
 - The provision of mains operated smoke alarms as specified in Notes (K) below
 - The supply and fitting of all extractor fans specified.
 - For adjustments to existing central heating boiler.
 - For supplying and fitting double convector radiators to all new rooms and hallways.
 - Hot and cold water, gas and electricity to bathroom and kitchen and for connection of client provided bathroom and kitchen appliances/fittings.
 - Decorations - external woodwork one coat primer, one coat undercoat and two coats top coat gloss in Dulux paint colour to client's specification. Internal woodwork one coat primer only.

J. SMOKE ALARMS

- All positions marked (S) to be fitted mains operated hard-wired from the mains smoke alarms, on separate circuit and interconnected, complying with BS5839 and BS5446.

K. IMPORTANT - RISK ASSESSMENTS UNDER THE CDM REGULATIONS - IMPORTANT!!!

- TO THE CLIENT - I am required under the CDM Regulations to undertake risk assessments for my design work and to inform you, other designers and your contractor of pertinent issues. I have done so to you, but it is important that YOU INFORM ME of your contractor and other designers WELL BEFORE the start of the works, so that I can inform them of my findings. I need to inform the relevant parties of risks such as those due to demolition work, working at heights, working near live services and unloading and lifting into place of heavy members.

L. CONTRACTOR'S TENDER

The contractor is to provide copies of his insurance policies for Employers Liability and Public Liability. The Contractor should break down his tender as follows:

1 Preliminaries	5 Structural Steelwork	9 Fixtures and fittings	13 Decorations
2 Demolitions and alterations	6 Roofing	10 Plumbing and Heating	14 Drainage
3 Groundwork	7 Carpentry	11 Electrical installation	15 External works
4 Brickwork/Blockwork	8 Joinery and Windows	12 Finishes	

MR AND MRS A THEODOROU
REAR OUTBUILDINGS
33 HILLCREST, LONDON, N21 1AT
EXISTING GROUND FLOOR PLAN

DRAWING NO: HCE/T/1 OF 4 SCALE: 1:50, 1:500, 1:1250

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