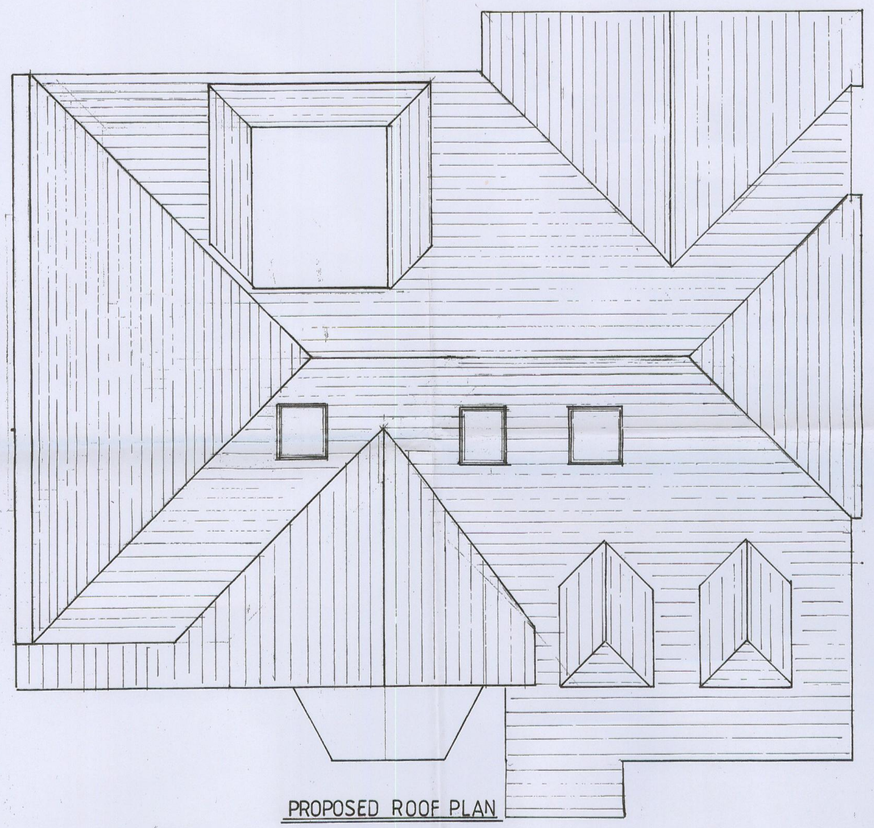


PROPOSED ROOF PLAN

0 1 2 3

SCALE 1:50

I. ELECTRICS, PLUMBING, HEATING AND DECORATIONS

1. All wiring and electrical work will de designed, installed, inspected and tested in accordance with the requirements of BS7671, 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 BS7671 Electrical installation test certificate within 30 days of the completion of the electrical work.
2. Light switches to be positioned so that their centerline is at 1100mm above finished floor level.
3. Power sockets to be positioned so that their bottoms are at 450mm above finished floor level.
4. Positions marked [E] to be fitted with energy efficient light bulbs.
5. All radiators to be fitted with thermostatic valves, hot water cylinder to be fitted with thermostat controlling boiler. Boiler to be fitted with timing devices to control hot water and heating provision and thermostat.
6. 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.
7. 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.
8. 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:

   i) 30No double electric sockets on a separate ring mains to each floor from new consumer unit and to specify price for each additional double socket.
   ii) 30No lighting points from the existing consumer unit and to specify price for each additional lighting point.
   iii) 3No external lighting point from the mains and to specify price for each additional point.
   iv) The provision of mains operated smoke alarms as specified in Notes (K) below
   v) The supply and fitting of all extractor fans specified.
   vi) For adjustments to existing central heating boiler.
   vii) For supplying and fitting double convector radiators to all new rooms and hallways.
   iix) Hot and cold water, gas and electricity to bathroom and kitchen and for connection of client provided bathroom and kitchen appliances/fitments.
   ix) 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

1. At 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 ASSESMENTS UNDER THE CDM REGULATIONS - IMPORTANT***

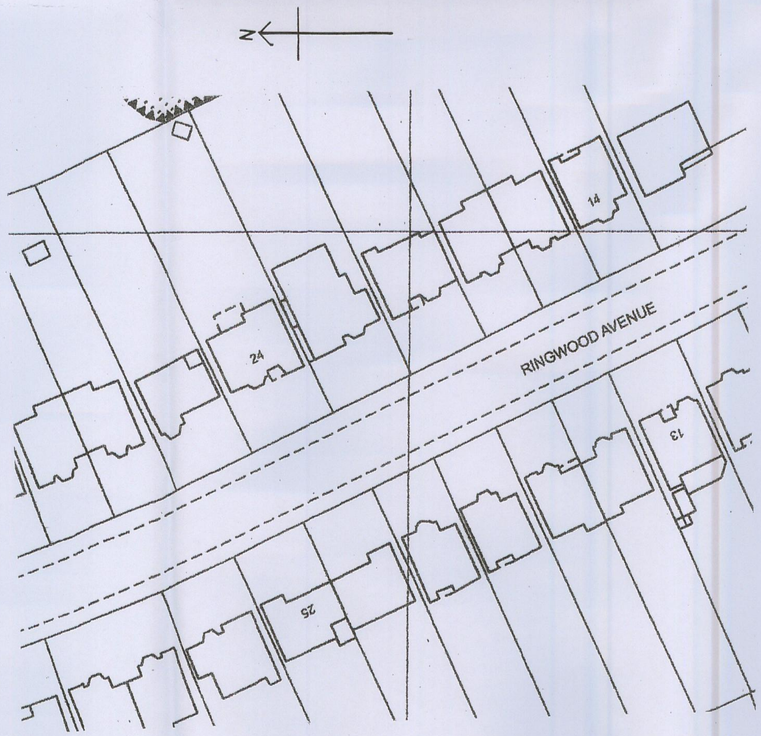
1. TO THE CLIENT - I am required under the CDM Regulations to undertake risk assessments for my design work and to inform you, other designers and your contractor of pertinent issues. I have done so to you, but it is important that YOU INFORM ME of your contractor and other designers WELL BEFORE the 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	



BLOCK PLAN

1:500

NOTES

WARNING

THE CLIENT AND CONTRACTOR SHOULD BE AWARE THAT THEY NEED TO COMPLY WITH THE CDM REGULATIONS

WARNING

A. GENERAL

1. All dimensions are in millimetres unless shown otherwise.
2. All dimensions are to be verified by the Contractor on site prior to commencement of work.
3. Discrepancies to be notified to Engineer prior to commencement of work.
4. 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.
5. 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.

B. ROOFWORK

1. All timber to be stressed graded to BS 4978 Grade SC3.
2. All timber to be treated with an approved preservative to BS5268 Pt 5.
3. Pitched roof to first floor to be in plain tiles to match existing in all respects, over battens to manufacturers specification, over breather type sarking felt, over rafters. Sarking felt to lap gutters.
4. Pitched roof voids to be insulated with 150 mm Rockwool insulation quilt between ceiling joists and 150mm Rockwool insulation over ceiling joists.
5. Roof voids to be ventilated via 25mm continuous gap in the soffite boards, which is to be covered with insect mesh. Cross ventilation to be via vent tiles at ridge and at top of slopes 900 mm c/c.
6. Flat roofs to be in 3 layer felt/hot bitumen, to BS747 and CP144, to be covered with 13mm granite chippings bedded in bitumen.
8. Flat roof to first floor to be in "warm roof" construction 3 layers of felt/hot bitumen, over 110mm Kingspan Kooltherm K11 roofboard, over firings, over joists.
9. Flat roof to loft dormers to be insulated with 150mm thick Kingspan Kooltherm K7 board over 25mm Kingspan Kooltherm K7 board Over 12.5mm Firelining and plaster skim.
10. Firrings to be provided to give fall of 1:40.
11. Flashings to be in mineralized felt, cover flashings to be in Code 5 lead. All leadwork to be to Lead Sheet Association's guidelines.

C. WALLS

1. All new walls to be well bonded to existing using stainless steel profiles and ties at 225mm c/c in both leaves. Joints to be sealed with polysulphide mastic pointing.
2. Walls below DPC to be in engineering brickwork.
3. All external walls to be in 300mm cavity construction. Front wall to be - outer leaf in facing brick to match existing finished with weather struck pointing, all other external walls to be - outer leaf in Fletton brick rendered and painted to match existing; inner leaf to all walls to be in 100mm Thermalite High Strength 7 blockwork finished with fine plaster over two coats of sand/cement render undercoat.
4. Mortar to be 1:1/4:4 below DPC and 1:1:6 above DPC.
5. External render to be 22mm in two coats to BS5262 and incorporating a waterproofing agent.
6. Movement joints to be provided to all blockwork to manufacturers specification.
7. Bedjoint reinforcement to be provided to all blockwork to manufacturers specification.
8. Cavity wall ties to be to BS1243 type 3 vertical twist of stainless steel.
9. Cavity wall ties to be at 750mm horizontally, 450mm vertically staggered and at 300mm around all openings no more than 200mm from edges.
10. DPC to be to BS 743 and is to be a minimum of 225mm above ground level.
11. DPM to be 1500g VISQUEEN.
12. New DPC to lap existing DPC and new DPM a minimum of 100mm.
13. Cavity fill to be lean concrete, cavity to be maintained a minimum of 225mm below DPC.
14. Weep holes to be provided above lintols, cavity trays and cavity fill at 450mm c/c.
15. All external, arises to be fitted with EXPAMET beadings.
16. All timber to be stressed graded to BS4978 grade C16.
17. Internal stud walls to be in 100x50mm softwood framing at 400mm vertically and 600mm horizontal noggins, plasterboard and plaster skim to each face. Cavity to be filled with 100mm Rockwool density 10kg/m³. All new timber to be treated with an approved preservative to BS 5268 Pt5. Plasterboard to be Gyproc Wallboard 10.
18. All walls surrounding stairs to be 1/2 hour fire resistant from both sides with double layer of 12.5mm Firelining and 5mm plaster to each face, all other details as per note 17 above.
19. All new stud walls to be supported on double joists.
20. All other internal walls as specified in drawings.
21. External stud walls to be in 100x50mm softwood frame at 400mm c/c vertically and 600mm horizontal noggins. To be finished externally with render and pebbledashing to match existing, over stainless steel EML, over sarking felt, over 13mm SUPALUX or similar fire board, over 13mm external grade plywood. Inner face to be in 50mm Kingspan Kooltherm K7 over 60mm Kingspan Kooltherm K18, over 12.5mm Firelining and plaster skim.
22. All new walls to be fitted with skirting to match existing.

D. CEILING AND FLOOR

1. All timber to be stress graded to BS 4978 grade C16.
2. All timber to be treated with an approved preservative to BS5268 Pt 5.
3. Floorboards to first floor to be in 22mm tongue and groove.
4. Ceilings to be in 13mm Gyproc Wallboard 10 foil back plasterboard, bonding dubbed and plaster skim. Ceiling void to ground floor ceiling to be filled with 100mm thick Rockwool quilt of 10kg/m³ minimum density.
5. Ceiling to rear extension below escape window to be in double layer of 12.5mm foil back plasterboard and plaster skim. Joints staggered.
6. Floorboards to ground floor to be 19mm.
7. All existing floors above ground floor including hall areas to be lined with 6mm dense type hardboard, nailed to floorboards with all joints sealed.
8. All doubled up joists to be bolted together with M16 diameter bolts and shear connectors at 500mm c/c.

E. DOORS, WINDOWS AND VENTILATION

1. Minimum ventilation area to any room to be 1/20th of floor area.
2. Background ventilation to all rooms to be via 225x225mm airbricks at high level of free area 8000mm2.
3. New kitchen to be provided with electric extractor fan of capacity not less than 60 litres/second and which may be operated intermittently.
4. New bathrooms, utility room and W.Cs are to be provided with electric extractor fan of capacity not less than 15 litres/second, which can be operated intermittently.
5. Internal W.C. to be fitted with electric extractor fan, connected to the light switch with 20-minute over-run and of capacity 15litres per second. Extractor fan to be connected to external air via 100mm diameter PVCu duct. A gap of 10mm to be provided under door.
6. New windows and external doors to be in aluminium double glazed internally glazed with low emisivity K glass with a glazing gap of 22mm, U value of 1.6 W/m2K.
7. Glazing to doors to be in laminated glass to BS6206 in accordance with N1 of part N of Building Regulations with manifestations at 1500mm above finished floor level.
8. Internal doors, hinges and door furniture to be to client's specification, fitted by builder.
9. At least one window to each new room to have a minimum clear opening of 500mm wide x 900mm high fitted with fireman's hinges and the cill to be no lower than 800mm and no higher than 1100mm above floor level.

F. CONCRETE AND STEELWORK

1. All concrete to be to BS8110 grade 35 and well compacted on casting.
2. Cement for concrete below DPC to be SRC and OPC above DPC.
3. All steelwork to be new and of grade 43, to be cleaned of all corrosion and painted with suitable paint system.
4. Minimum bearing of rolled sections to be 150mm and 150mm for CATNICS.

G. FOUNDATIONS

1. Details of foundations shown are only indicative. Final details to be agreed on site in the light of soil and tree root conditions found.
2. Foundations to be taken below invert level of drains in the vicinity.
3. 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.
4. All existing foundations taking additional loads to be exposed for inspection by L.A. Building Inspector for adequacy.

H. DRAINAGE

1. All gutters to be in black PVCu, gutters to be 112mm HR and RWPs to be 63mm dia.
2. RWPs and waste pipes to discharge below gratings and above water line.
3. All new gullies to be VCW back inlet type with CI gratings. All gullies to be roddable.
4. New drains to be 100mm diameter VCW flexible jointed in 150mm concrete.
5. All above ground drainage to be to BS EN 12056. All wastes to have75mm seal traps.
6. All connections of new drains into existing to be to the satisfaction of the Local Authority.
7. Drains under buildings to be exposed, checked and covered with 150mm concrete. Flexibility of drains to be maintained by "breaking" concrete surround with 13mm Flexell compressible board at all drain joints.
8. Drains passing under walls to be bridged with R.C. beams.
9. New manholes to be in 225mm solid engineering brickwork, in English bond and to be watertight. To be constructed on 150mm mass concrete base. To be benched in 3:1 sand: cement vertical to top of pipe then at 45. Cover to be double seal, non-ventilating with neoprene guskets, bolted down type.
10. Existing manholes to remain within the extension to have covers and frames replaced with double seal, non ventilating, with neoprene seals bolted down type.
11. New S&VP to be in 100mm diameter PVCu and is to extend 1000mm above eaves level.
12. Connections to S&VP of HWB and bath not to be within 200mm of WC connection.

C. KTORIDES

FIRST FLOOR SIDE EXTENSION AND LOFT CONVERSION AT

24 RINGWOOD AVENUE, LONDON N2 9NS

PROPOSED ROOF PLAN

DRAWING NO: RAH/SELIK11/4 OF 5 **SCALE:** 1:50

DATE: MARCH 2015

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