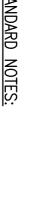


EXISTING FRONT ELEVATION



STANDARD NOTES: THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NO'S WD/02 03

THESE ITEMS ONLY ARE IN THE SCHEDULE 유 WORKS

1. General Terms

Do not scale drawing, setting out to be from dimensions detailed on the layout only. Check all site dimensions and consult supervising officer if and discrepancies exist. Read in conjunction with relevant sections of the standard specification, Part 3 notification and together with all standard drawings referred to.

Should access be required to adjoining properties for any reason during the construction of works, permission should be obtained from the owners prior to these works taking place and all areas disturbed should be fully re-instated and made good as appropriate upto the original standards. The standard notes given on this drawing are both for Building Regulations assessment purposes and to generally outline the works required. It is important that these are read in conjunction with specific information given on the layout and detailed drawings. Any variations to the drawings and specification whether with cost implications or not, are to be approved by the job architect prior to undertaking. Failure to do so may result in non payment.

2. Excavation Excavate for foundations, slab and drainage as required.

install concrete strip foundations and concrete floor slab unless otherwise denoted. Depth of foundation to the approval of local authority building control section. Any variation to depth of foundations is to be confirmed with the job architect prior to undertaking. For internal load bearing walls, provide concrete strip foundation. For internal non load—bearing walls, provide thickened floor slab. Ensure foundations do not encroach beyond boundaries of property. Expose and underpin existing foundations noted to do so. Install slab membrane as detailed on standard drawing. Install dished floor slab slab to shower, where appropriate as detailed. 3. Foundations/Slab of foundations dations is to

gully

4. Suspended Timber Flooring
Laid where appropriate with 25mm thick T & G chipboard on softwood joists, built into new walling. Insulate flooring with 100mm mineral wool quilt or batts with a thermal conductivity of no more than 0.04w/mk. Insulation to be fixed using NETLON or similar netting stapled to joists, or any other approval method. Finished floor level to alaign with the existing. Provide and fix solid strutting, block end joist solidly at perimeter wall. Build into new walling where appropriate, air bricks at max. 2000mm ctrs (450mm ctrs at corners) — free air space of vent to equal 1500mm2 minimum per metre run. Install air bricks with cavity tray over.

5. Drainage in 'Install all drainage in 'details provided/outline system as denoted. Instead of a point n 100mm SUPASLEVE flexible jointed pipework and manholes as appropriate to ined in the specification. Provide vent pipes/Durgo air admittance valves to drainstall back inlet gullies as denoted. Where Durgo valves are installed the unit int above the highest connected appliance.

6. D.P.C. Install damp proof c ξ o manufacturers as denoted on ourse as outlined. Install chemical injected d.p.c.'s to see recommendations. Install mastic asphalt screed to detail drawings and all other floors are to receive recommendations. Install mastic asphalt detail drawings and all other floors are s to existing walls as to bathroom/shower ve a bonded screed fi as appropriate

. External walls

unless otherwise specified.

Form external walls as detailed, including ties to cavity walling, dpc's and insulation as spec walls to existing as detailed in the specification.

External facing of walling to match existing unless denoted otherwise.

Provide and install 'CATNIC' proprietary lintels to all openings, generally ref: CN3 unless otherwise and positioned with a minimum end bearing of 150mm.

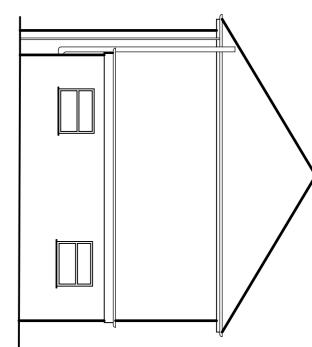
The lintels are to be provided with stop ends and weep vents with at least 2no. to be located perpositions of the course immediately above the horizontal dpc, no more than 450mm aparally approved insultations within the external wall are to have built in a CATNIC or similar approved insultations inner face of walling with 2no. coats of 'Limelite' plaster. located in the

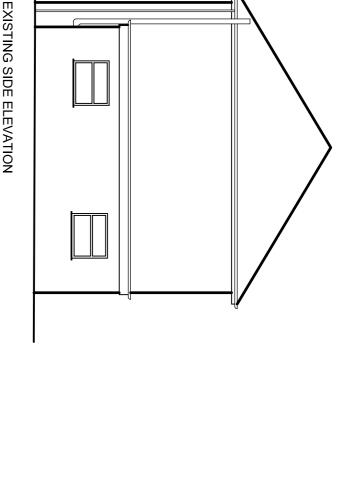
8. Windows/Doors PVC—U windows and external doors to sizes as deoted, with double glazed units, Provide and install PVC—U windows and external doors to sizes as deoted, with double glazed units, Provide and install PVC—U windows are specified above.Install trickle head ventilators to windows. In all habitable rooms the trickle vents ventilation area is to be 8000mm2 and to kitchens, bathrooms, sanitary accommodation and non—habitable rooms the vent is to be of 4000mm2 area. Door thresholds are to be flush with the internal finished floor level. Any glazed areas to windows within 800mm above floor level and to doors/sides panels within 1500mm above floor level, are to be glazed in toughened safety glass to BS 6206: 1981

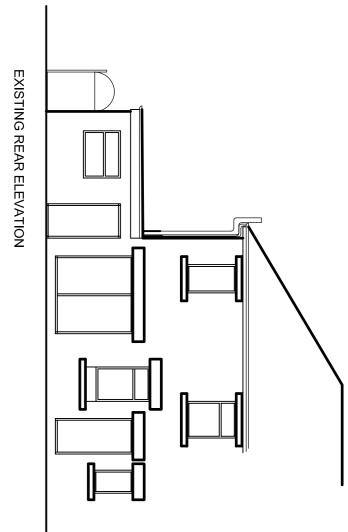
EXISTING PLAN

9. Internal Walls
Formed as detailed in openings with 75mm I coats of 'Limelite' place of 12 with 2no. layers of 12 shower area, face paragraphs. k with dpc at ffl and generally CATNIC ref: CN102 hend bearing unless otherwise denoted. Finish walling head lintels ng generally v

stud walling as appropriate in 75x50mm softwood studs at 400mm ctrs (both directions), faced no. layers of 12.5mm plasterboard and skim and skim to each face. If stud partition abuts area, face partion with 12mm thick Aquapanel board. If stud walls are supported from joists, double joists/cross noggins beneath wall locations. Install internal plywood flush door(s) as including lining and ironmongery.







-orm Roof/Ceilings m roof area as outlined in sectional detail/detail drawings. over—sail adjacent property. Provide 12.5mm plasterboard Ensure eaves and rainwater goods do and skim ceilings throughout.

not over—sail adjacent property. Provide 12.5mm plasterboard and skim ceilings throughout. Install as appropriate all flashings/soaks as detailed. Install restaint straps and bracings to roofing as defined in the standard specification. Pitched roof extensions are to be fitted with a ceiling access trap, either formed from insulated plaster/plywood or a proprietary trap eg BIRTLEY 'ECONOTRAP' No1. Roof coverings are to match as near as possible with those on the existing property. ' No1. on the existing property.

11. Plumbing/Fitments
Install all fitments as denoted, unless otherwise defined, sanitaryware to be as follows:Water closet - TWYFORDS Classic CC1138WH with low level 7.5 litre cistern and fittings CC2841WH.
Wash Hand Basin - TWYFORDS SOLA WB2522WH size 510x420mm with pedistal ref: VC5910, taps,
chain waste and wall fixing bracket ref: SR13/5XX
Grab Rails - Pressalit ribbed grabrail 460mm long Ref: Z2182/9 fitted with stainless steel screws.
Hinged Rails to be BOYCO PRODUCTS LTD type "VH750"
Shower Seat - AKW MEDICARE Ref: 407 or BARWOOD PRODUCTS LTD Ref: B212F
Shower Curtain - Module 4 shower curtain and rail or similar approved. (Min 4oz nylon curtain)
Install all waste as appropriate, in accordance with standard specification.

12. Electrical Works

Design, Installation & Certification of Electrical Works to be given to Building Control Officer.

Install electrical installation and connect to existing electrical supply all in accordance with the standard specification and BS7671. The contractor is to ascertain the condition of the existing electric service/wiring and is to allow for any upgrading necessary to undertake the works required within the tender figure.

tender figure.

Provided that new circuits are seperated from the existing circuits, they can be connected to a common consumer unit. If the consumer unit has no spare ways then it is to be changed for a larger unit, but in both cases the earthing installation is to be brought upto current standards. The condition of the existing circuits should be recorded on the periodic inspection form. Provide and install the following as applicable and as specified on the layout drawing. Ceiling lighting affected by works as required (2-way as appropriate). Light fittings to be used in a bathroom/shower area to be TAMLITE AMERIT BULKHEAD 28W2D PRISMATIC, WHITE AMEREZDRP/W available from City Electrical Factors.

Shower unit — Either use a HEATSTORE AQUA 8KW thermostatic shower unit, Ref: AQT8 DCC or a MIRA ADVANCE ATL FLEX 8.7KW thermostatic shower unit with out memory control unit (unless specified), temperature setting of the unit to be adjusted to 41 deg.C. Provide with the unit an extended handspray, hose and extended riser rail. A double check valve must be installed to the outlet side due to an extended hose being fitted. The shower units are to be provided complete with soap dish. NOTE shower unit to be mounted 900mm to underside from tray level.

Extract fons for shower/bathroom accommodation are to be Manrose XF 100LV fan with 112HP transformer with fundistate and pullcord with sleeve and fan grille and for toilets shall be MANROSAE XF 100LV fan with 112HP transformer with timer and pullcord.

Wall mounted convector heater to be DIMPLEX FX20 Tangoheat fan heater (Not to be placed within \$2500mm of a shower or bath installation). Storage heater to Bathroom to be DIMPLEX model XL 12N with XL 9040 drip proof conversion kit. Lobby — Dimplex MT 24 storage heater. Provide fused spur outlet as required.

13/ Floor and Wall Finishes
Provide and install the following floor finishes:
To bathroom floor area excluding shower tray area, either Halsteads Polysafe Vogue vinyl sheet safety flooring or Altro Walkway safety flooring, with thermo welded joints. Dished concrete floor or timber floor with shower former, the total area of room to be laid with Altro Marine 20 with thermo welded joints and coved 150mm high skirtings.

DPM when required to be 3no. coats Laybond Hydrotite Epoxy Membrane by Colas Flooring Products or Flexcrete Cementitious coating 851 by Flexcrete Ltd, Tel: 0973 751432

Provide and install ceramic wall tiling to areas as denoted, as appropriate and as specified in the standard specification. Generally 2 course splashback to wash hand basin (150x150x6mm white tiling) and full height to showering area walling. Seal joint of tile to basin with ARBOSIL silicone sealants.

14/ Decoration
Decorate all new and on the o existing areas of on the main notes. of the works and externally and all disturbed areas

15/ External Works Allow for reinstatements to all areas of external paving, f materials to match with the existing and as detailed and

footpaths and garden areas as appropriate, in noted on the drawing.

16/ Clearing Away Allow for clearing c away from site all surplus materials debris.

ust be verified prior to ancies reported to the

