

NOTES :

1/ Renew all windows in white upvc, toughened double glazed units, opening vents to be used as secondary means of escape, min 450x450, &
2/ hack off defective internal plaster to walls & ca, prepare surfaces and dry line with 50mm Knauf insulated plasterboards inc 3 skim and decoration. Ensure that all causes of damp ingress are eliminated prior to dry lining.
3/ renew all ceilings in 12.5 plasterboards inc 3 skim and decoration
4/ Dry line ex vaulted ceiling in min 50 Knauf insulated plasterboards inc 3 skim and decorate, secure dto ex rafters/ceiling joists as required.
5/ Remove ex staircases and 1st floor balcony areas & ca.
6/ Form new 100 stud walls to 1st floor, with min 2 layers 12.5 plasterboards to both sides, staggered joints, and incorporate 100 Rockwool insulation between studs
7/ Renew all internal doors & frames complete, min 810 wide
8/ Provide mains operated interconnected smoke alarm/detector to ground and 1st floor.
9/ Install full gas fired central heating system with SEDBUK A rated combination boiler. All radiators to be fitted with TRV’s, all to GASAFE regs and ACOPS. Certificate of compliance to be supplied on completion of works.
10/ new bathroom /shower suites, min 75 deep seal traps, 40 dia wastes to new svp & back inlet gulleys. Waste & trap from sink unit as per bath.
11/ Provide sink unit & fitted kitchen/ worktops to kitchen. 40 dia waste & 75 deep seal trap to new back inlet gulley.
16/ Provide 1000 wide concrete path to around building
to finish concrete min 150 below internal floor level.

Supply & fix gas fired balanced flue combination boiler SEDBUK A rated to run hw & heating system. Any exposed pipes in roof voids to be adequately insulated. Boiler to be fixed to external wall in accordance with GAS SAFE regs and certificated on completion.
All radiators to be fitted with thermostatic radiator valves and room thermostats

NOTES.

1/ Provide mechanical vent to new kitchens min 60/sec, all necessary earthing to appliances, Bathrooms to have min 15l/sec . Install interlinked mains operated smoke detectors to hallways . to BS 5839, Part 6:2013
2/ Under Reg 36, Provide calculation for the potential Water usage per person per day, no later than 5 days after completion of works
3/ Under requirements of G3, paragraph (4) any hot water supply to a fixed bath must be designed and installed as to incorporate measures to ensure that the temperature of the water does not exceed 48 degs F.
4/ Ground floor to be surveyed to ascertain if Rising Damp is present and report obtained with results.
5/ All windows to have double glazed units , min 16 air gap, ”K”glass,toughened or laminated. Trickle vents min 10000mm2
6/ All electrical work to be certified by NICEIC registered contractor and relevant certificate issued on completion
7/ Hack off external render where not sound in preparation for new insulated render system
PAREX THERM MINERAL – RENDER FINISH PAREX EHI, inc 355 AVU reinforcement mesh
Colour to be agreed (G00 or similar approved)
8/ Internal main walls to be exposed & repointed and left in natural state (subject to condition)

STAIRCASE – 14 equal risers approx 182, 13 equal goings min 225, max pitch of staircase 42 degs. Min width of staircase 900. Provide mopstick handrails to both sides of staircase min 900 above pitch line. maintain clear headroom to bulkhead of stairwell min 2000 vertically & 1500 at right angles to pitch line. Any balusters to be min 38x38 & at max 100 cc’s
FIRST FLOOR – 19 ply t&g boards on 225x50 c24 joists @ max 400cc’s, 12.5 plasterboard & 3 skim to soffit. 225x50 bearer rawlbolted to existing walls, galv steel joist hangers to support floor joists. Joists trebled up & bolted together where acting as trimmers and loadbearing capacity
PARTITION WALLS – 100/ 150 concrete blockwork taken down to 450x150 concrete foundations.
1st floor partition walls in 100x50 swd studwork, 12.5 plasterboard & skim to both sides. Floor joists running parallel to partitions to be doubled up.

NOTES:

1/ All new electrical works to comply with Part P – : Building Regulations 2005 & Certificate of compliance issued on completion of works. All electrical switches/sockets to be installed to comply with Diagram 29 of the Approved Document.
2/ New heating systems to comply with GAS SAFE regulations & new radiators fitted with thermostatic radiator valves. New domestic plumbing to ACOPS regs.
3/ Ground floor construction to have a thermal transmittance value of at least 0.18 W/m2k
4/ Roof construction to have a thermal transmittance value of at least 0.15 W/m2k
5/ New windows to have a thermal transmittance value of at least 1.6 W/m2k
6/ Upon completion of works, Energy Performance Certificate to be provided

DRAINAGE– Expose to locate existing drains . New drains to be 100 Osma laid to fall min 1:40. 75 deep seal traps to all appliances. 40 dia wastes to discharge via back inlet gulleys. 112 hr rwgs to 68 dia rwp to back inlet gulley, & connected into new inspection chambers : 225 semi engineering bricks on 150 concrete base. Med duty cover & frame. 100 Osma soil & vent pipe to terminate min 900 above head of window & fitted with perforated vent.
WINDOWS – uPVC double glazed to BS 6206, opening vents min 5% roomarea, trickle vents min 8000 mm2.
Level access threshold & ramp to front door to comply with Part M B. Regs.
Light switches to be max 1200 off floor level & any socket outlets to be min 450 off floor level to comply with Part M B.Reggs.
Provide external vehicle charging system to side elevation wall
Part Wall Details to be constructed to ROBUST DETAILS E–WM–1
Design Stage SAP calculation to be provided by PLANABUILD
Water calculations to be provided
Membrane to be installed above and below under floor insulation
Install fire suppression system to BS 9251:2014, design to be submitted and approved before installation, Inc for independent pumped mains supply.

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Clients

MR L JONES

Job Title

Conversion of former Salem Chapel
Seven Sisters

Drawing Title

NOTES as proposed

Drawing No.

Date

Scale

SC/7/20

June 2020