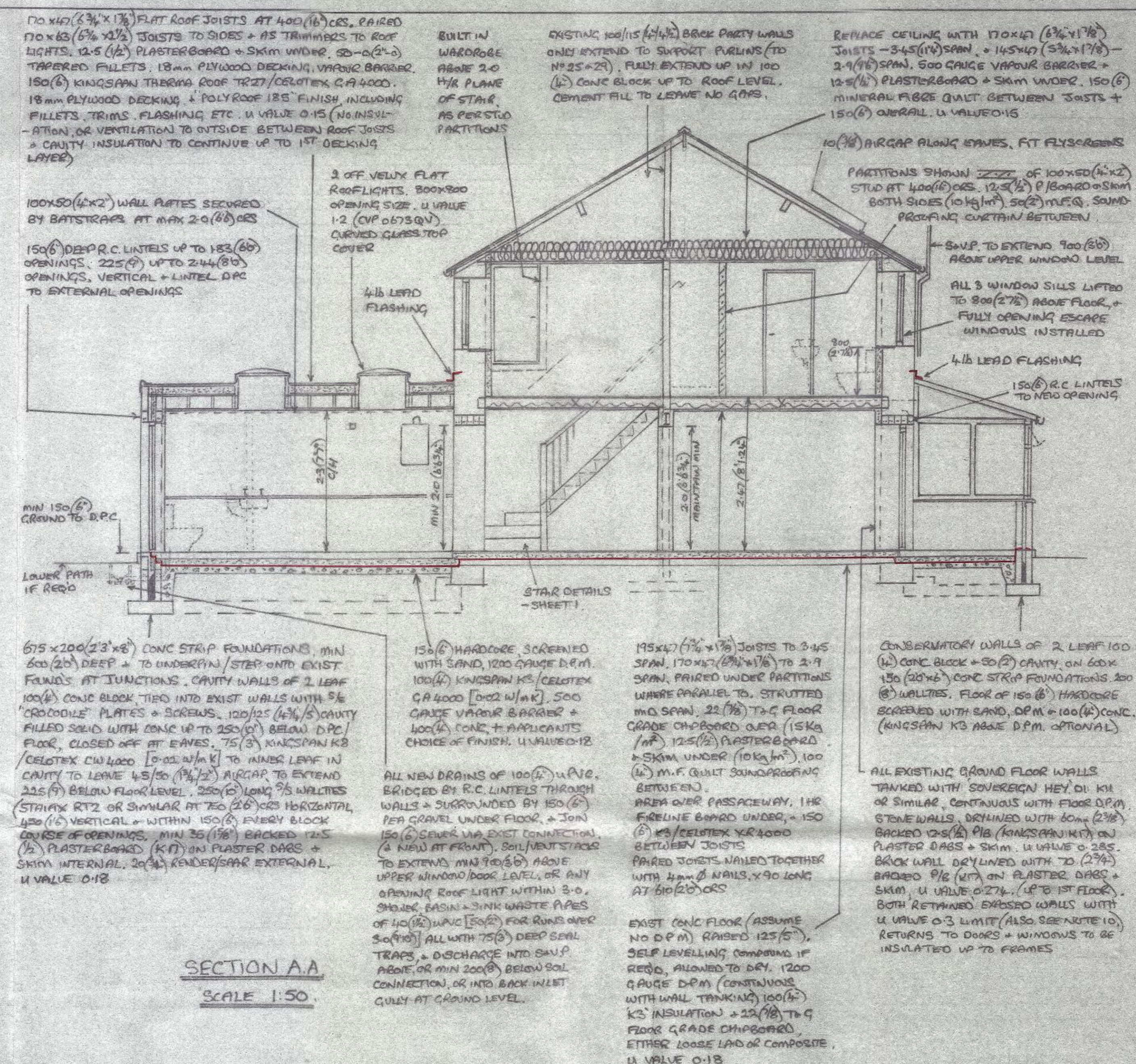


EXISTING
GROUND
FLOOR

EXISTING
FIRST
FLOOR

PROPOSED
GROUND
FLOOR



- 1) ALL TIMBERWORK TO BE TREATED WITH A PRESERVATIVE.
- 2) CAVITIES AROUND OPENINGS, INCLUDING LINTELS TO BE INSULATED TO PREVENT COLD BRIDGING, + CLOSED WITH 1/2 HOUR FIRE RESISTANT MATERIAL.
- 3) ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED + TESTED IN ACCORDANCE WITH BS 7671 (I.E.E. WIRING REGS - LATEST EDITION) + WORK UNDERTAKEN BY AN INSTALLER REGISTERED UNDER SUITABLE ELECTRICAL SELF CERTIFICATION SCHEME, OR QUALIFIED PERSON SUPPLYING A CERTIFICATE OF COMPLIANCE TO BUILDING CONTROL UPON COMPLETION.
- 4) ALL ELECTRICAL SOCKETS + SWITCHES TO BE LOCATED BETWEEN 450 + 1200 (1'6" + 4'0") ABOVE FLOOR + WIRED TOP DOWN.
- 5) PROVIDE INTERNAL LIGHT FITTINGS CAPABLE OF TAKING EFFICIENT LAMPS, MIN 75 LUMENS PER CIRCUIT WATT. EXTERNAL LIGHTS TO BE EITHER EFFICIENT AS ABOVE, OR ON A TIMER + AUTOMATICALLY EXTINGUISHED IN DAYLIGHT.
- 6) GLASS PANELS IN DOORS, ADJACENT TO, + ANY PANEL BELOW 800mm (2'7 1/2") OFF FLOOR, TO BE TOUGHENED/LAMINATED TO BS 6206 (1981).
- 7) EXTERNAL DOORS TO BE MIN 858 (2'9") TO GIVE MIN CLEAR OPENING WIDTH OF 800 (2'7 1/2").
INTERNAL DOORS TO BE MIN 806 (2'7 3/4") TO GIVE MIN CLEAR OPENING WIDTH OF 750 (2'5 1/2").
- 8) KITCHEN/DINER/LOUNGE TO HAVE OPENING DOORS + ROOFTIGHTS EQUAL TO AT LEAST 1/2 FLOOR AREA + 3 OFF 8000mm² (31in²) TRICKLE VENTS (+ A CONSERVATORY ALSO). IF ROOFTIGHTS HAVE NO TRICKLE VENTS, 2 OFF TO BE PROVIDED IN ONE DOORSET. KITCHEN AREA TO INCLUDE 60 LITRE/SEC EXTRACTION FAN (35 LITRE/SEC IF COOKER HOOD) - MAX 45 dbA AT NORMAL RUNNING.
 - BEDROOMS TO HAVE OPENING WINDOWS EQUAL TO 1/20 FLOOR AREA, + 8000mm² (31in²) TRICKLE VENTS
 - EN-SUITE TO HAVE ANY SIZE OPENING, 1000mm² (6.1in²) TRICKLE VENT, + 15 LITRE/SEC EXTRACTION FAN
 - GROUND W.C. IS LITRE/SEC EXT. FAN, OPERATING BY LIGHT SWITCH WITH 15 MIN'S OVERRUN, + 10 (3/8") AIRCAP UNDER DOOR.
- 9) HOME OWNER TO BE PROVIDED WITH AN EXISTING HOME VENTILATION GUIDE, EXPLAINING HOW TO USE, + VENTILATE EFFICIENTLY, BY BUILDER PRIOR TO COMPLETION.
- 10) DECLINING BOARDS TO HAVE JOINTS + EDGES TAPE SEALED. + ALL ELECTRICAL BACKBOXES, CONDUITS ETC TO BE SEALED WITH MASTIC/FOAM TO MAINTAIN AIR TIGHTNESS. INSULATION TO BE CONTINUOUS AT JUNCTIONS OF ROOF, WALLS + FLOOR.
- 11) ALL DRAINAGE TO BE TO THE SATISFACTION OF LOCAL AUTHORITY. EXISTING PUBLIC MAINS COMBINED SEWER SERVES.
- 12) A MAINS OPERATED FIRE DETECTION/ALARM SYSTEM TO BE INSTALLED TO BS 5839-6, 2004, GRADE 2, CATEGORY L03, WITH SMOKE ALARMS TO BS EN14604, SHOWN ① + HEAT ALARM TO BS 5446-2, SHOWN ②, LOCATED ON CEILINGS, MIN 300(1'0") FROM WALLS + LIGHT FITTINGS, ALL INTERCONNECTED SO ALL SOUND WITH DETECTION BY ANY ONE UNIT, MAINS SUPPLY TO BE A SINGLE INDEPENDENT CIRCUIT, + DETECTORS TO HAVE A STANDBY POWER SUPPLY, EC BATTERY.
- 13) A CARBON MONOXIDE ③ ALARM TO BE FITTED IN KITCHEN, TO BS EN 50291-1, 2006, + HAVE A BATTERY DESIGNED TO OPERATE FOR THE WORKING LIFE OF ALARM, + ALSO INCORPORATE A WARNING DEVICE TO ALERT USER WHEN WORKING LIFE OF ALARM IS DUE TO PASS, LOCATED ON CEILING BETWEEN 110 + 300 (5'4" + 9'10") HORIZONTALLY FROM GAS BOILER, + MIN 300(1'0") FROM WALLS.
- 14) 1ST FLOOR BEDROOMS TO HAVE AN OPENING WINDOW PANEL WITH A MIN CLEAR OPENING AREA OF 0.33m², + MIN CLEAR OPENING WIDTH OF 450(1'6") IN ANY DIRECTION, + WITH BOTTOM OF OPENING NO MORE THAN 1100(3'7 1/2") ABOVE FLOOR [ACTUAL 850 (2'9 1/2") AS ALTERNATIVE MEANS OF ESCAPE IN CASE OF FIRE]
- 15) REINFORCING TO CONCRETE LINTELS TO BE MIN 2 OFF MIN 5 BARS IN LOWER SECTION.
- 16) EXTERNAL DOOR SETS + WINDOWS TO BE SECURE DESIGN TO BS PAS 24: 2012, OR OTHER EQUIVALENT STANDARD.
- 17) PROPOSED INVOLVES WORK TO PARTY WALLS TO BOTH N° 25 + 29. "THE PARTY WALL ACT 1996" APPLIES.
- 18) HOT WATER + SPACE HEATING TO BE PROVIDED BY NEW GAS COMBINATION/CONDENSING BOILER, MIN 92% SEASONAL EFFICIENT, + RADIATORS THERMOSTATICALLY ZONE CONTROLLED TO GIVE NOMINAL 21°C TEMP GROUND FLOOR + 19°C 1ST FLOOR, FAN ASSISTED FUE FITTED WITH WIRE MESH TERMINAL GUARD, OWNER/OCCUPYER TO BE SUPPLIED WITH HEATING/HOT WATER SYSTEM OPERATING MANUAL, + SAME SYSTEM TO BE COMMISSIONED ON COMPLETION OF INSTALLATION BY COMPETENT (6022) APPROVED INSTALLER.