

Bath, shower and sink wastes to be 38mm dia. W/C wastes to be 100mm dia. - all waste pipes to be fitted with 75mm deep root traps and rodding access as necessary. Where shower wastes exceed 3.0m in length size to be increased to 50mm dia. Large radius bend and rodding access plate to be fitted at base of each soil stack.

**DRAINAGE BELOW GROUND**  
All new drainage to BS 5301.  
Carefully locate all existing drains prior to commencement of the works. Grab up existing redundant gullies and seal off redundant drains in concrete. Excavate and form new manhole chambers on 150mm concrete slab, had new channels and X splayed bends set in benching trowelled smooth. Build up 225mm class B engineering brickwork sides and set in cast iron cover and frame.  
Chamber 600mm x 750mm (if invert level 1000mm)  
Chamber 1200mm x 750mm (if invert level 1000mm)  
Step rows at 300mm centres  
Precast concrete and PVC channels to be used with Local Authority Approval.  
Drains to be formed using 100mm dia Supersew/vef or similar pipes with flexible polypropylene couplings laid on and surrounded with pea shingle. Drains below the building are to be encased and backfilled with concrete. Flexible rocker joints to be provided to drains 150mm each side where passing through foundation walls and precast concrete handls to be built in over drainage and services openings.

**FOUNDATIONS**  
All to structural engineers details.

**FLOORS**  
Ground floor to be R.C. slab to structural engineers details on 150mm thick well consolidated hardcore bladed with bogging.  
120g polythene damp proof membrane laid over floor slab with minimum laps of 300mm and lapped with 48mm thick Celotex GA2048 rigid slab insulation covered with polythene DPM lapped as before and finished with 65mm thick screed with metal wire reinforcement.  
Damp proof membrane to extend up walls, partitions and vertical abutments And lapped with DPC all round.

Existing external walls to be fixed internally with 40mm thick 'Celotex' half-R boards minimum GA2048Z to achieve a minimum U/V value of 0.13W/m2K.  
Fix 25mm x 25mm treated softwood battens to insulation being to provide fixing for wall linings. Ensure that profiles of battens coincide with fixing battens joints.  
Lime plaster and door reveals with GA3012Z to achieve risk of thermal bridging.

Internal dividing walls between bedrooms to be constructed from Cymport or similar approved metal and partition.  
Steel partitioning to be fixed with 'Lafarge' hardwood battens or 'Cymport' denture battens fixed in accordance with manufacturers instructions. Board to have taped and filled joints to receive finishes. Void between battens to be filled with 100mm spilt insulation.

Internal walls within rooms and studios to be constructed from 'Cymport' or similar approved metal and partition.  
Steel partitioning to be fixed with 'Lafarge' hardwood battens or 'Cymport' denture battens fixed in accordance with manufacturers instructions. Board to have taped and filled joints to receive finishes. Void between battens to be filled with 100mm spilt insulation.

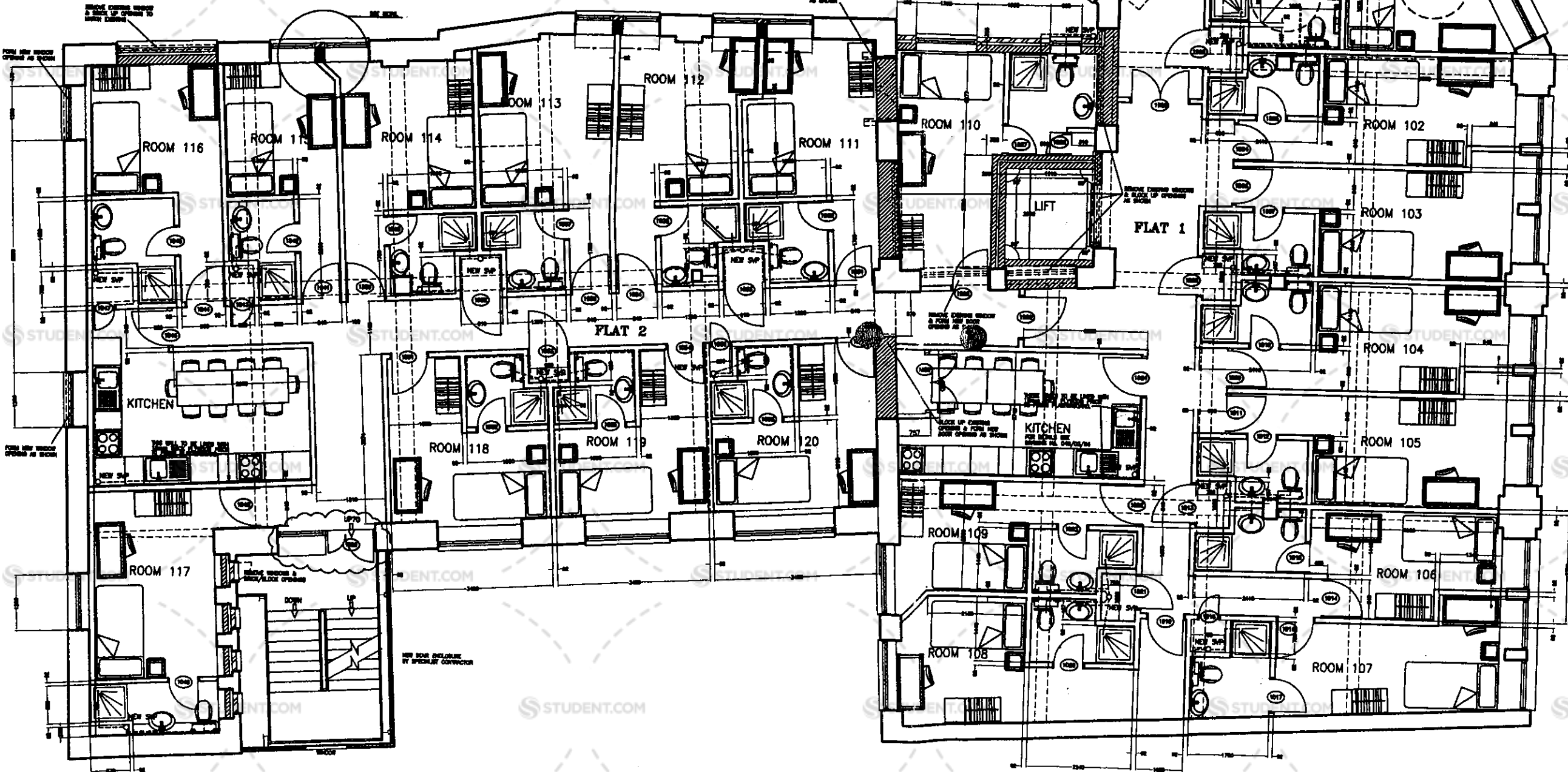
Lift enclosures to be constructed from 250mm cavity construction with 100mm outer leaf of dense acoustic blockwork. 50mm wide cavity fed together with Stoelent steel wall ties of minimum 10mm to be spaced with the structural engineer.  
Cavity to be fully filled with 25mm 'Isobloc' or similar insulation. Least skin of cavity to be 140mm dense concrete blockwork structural strength of blockwork to be specified by structural engineer.

**KITCHEN AND BATHROOM VENTILATION**  
Mechanical, ventilation to be provided to kitchens in accordance with current Building Regulations. Extraction rate to kitchen to be 30 litres / sec provided by an extraction cooker hood or 60 litres / sec by an extractor fan unit. Extraction rates to each bathroom to be provided by 'Vilavent' ventilation system installed in accordance with manufacturers details and specification, designed in accordance with BRE digest 398, 'Continuous Means of Ventilation in Buildings'.

External doors with hardwood threshold and weather. Bed threshold on dpc and run metric in reveals.  
Safety glazing to be installed in critical areas inside building. These areas are as follows :-  
In doors and door side lights between finished floor level and 1500mm high in external and external walls and partitions between finish floor and 800mm high  
NOTE - all safety glazing to comply with BS 6206.

**SAFETY GLASS**  
Safety glass is to be fitted to all opening doors and all windows, any part of which is below 800mm above floor level. Glazing to doors and windows adjacent to doors to be safety glass to BS 6206 for a height of 1500mm above floor-level. Toughened or laminated glass to be fitted to first floor windows with sill levels below 800mm above floor level.

**ROOF CONSTRUCTION**  
Existing roof covering to be stripped back to roof deck.  
Prepare deck and apply mastic asphalt in two coats to a total depth of 20mm on black sheathing felt to BS 747.  
Asphalt to be finished with solar reflective paint.  
New roof covering to be laid to existing falls on 85mm Celotex Double-R RG 2083 or similar approved thermal insulation.  
Install 150mm x 50mm x 20mm softwood batten to perimeter of roof and dress with mastic asphalt on expanded metal lath.  
Cold 4 lead counter flashing to be chased into perimeter parapet wall and dressed down over new lath.  
All leadwork to be in accordance with lead producers specifications.



REMOVE EXISTING ROOF COVERING & BATTEN UP GULLIES TO SHOW DRAINAGE

FORM NEW WINDOW OPENING AS SHOWN

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NEW SOIL ENCLOSURE BY SPECIALIST CONTRACTOR

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