PROJECT SPECIFICATION

INTRODUCTION: THIS DOCUMENT HAS BEEN PREPARED TO SUPPORT OUR APPLICATION TO OBTAIN BUILDING REGULATION APPROVAL FOR CONVERSION OF THE EXISTING FIRST AND SECOND FLOOR OFFICES INTO TWO SELF CONTAINED RESIDENTIAL FLATS AT 1 - 3 HIGH STREET, ALFRETON, DERBYSHIRE, DE55 7DR.

WHEN TENDERING FOR THIS PROJECT CONTRACTORS ARE TO READ THIS PROJECT SPECIFICATION IN CONJUNCTION WITH THE ACCOMPANYING DRAWINGS, CONTRACTORS ARE ADVISED TO VISIT THE SITE, EXAMINE THE PLANS AND MAKE DUE ALLOWANCE IN HIS / HER PRICES FOR ALL WORK NECESSARY TO ENSURE A COMPLETE AND SUITABLE FINISH (NO EXTRAS WILL BE CONSIDERED DUE TO A LACK OF INFORMATION) INCLUDING THE REMOVAL OF DEBRIS FROM SITE UPON COMPLETION.

MATERIALS AND WORKMANSHIP: THE CONTRACTOR IS TO CARRY OUT THE WORKS USING MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE PROJECT SPECIFICATION. VARIATION OF THE SPECIFIED MATERIALS SHALL NOT BE PERMITTED UNLESS PRIOR APPROVED BY THE OWNER / AGENT. ALL WORK IS TO BE CONSTRUCTED TO THE COMPLETE SATISFACTION OF THE OWNER / AGENT AND BUILDING CONTROL SURVEYOR.

MATERIALS: ALL MATERIALS WILL COMPLY WITH:

THE BUILDING REGULATIONS APPROVED DOCUMENTS,

NHBC STANDARDS,

AND IN ORDER OF PREFERENCE:

BRITISH AND EUROPEAN STANDARDS, BBA CERTIFICATES OR CE MARKINGS.

MATERIALS USED AS EXTERNAL FINISHES SHALL BE TO THE APPROVAL OF THE LOCAL AUTHORITY PLANNING DEPARTMENT WHERE REQUIRED UNDER A PLANNING CONDITION.

ALL SOFTWOOD IS TO BE PRESSURE PRESERVATIVE IMPREGNATED 'VAC-VAC' OR EQUAL APPROVED, WITH BRUSH APPLIED TREATMENT OF ALL SITE CUT ENDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ALL SCREWS AND FIXINGS ETC. ARE TO BE NON FERROUS.

ALL MATERIALS AND FITTINGS INCORPORATED IN THE WORKS SHALL BE HANDLED, STORED AND FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

WORKMANSHIP: ALL WORKMANSHIP WILL COMPLY WITH:

THE BUILDING REGULATIONS APPROVED DOCUMENTS,

NHBC STANDARDS,
AND
BRITISH STANDARD CODES OF PRACTICE.

CONSTRUCTION (DESIGN AND MANAGEMENT) (AMENDMENT) REGULATIONS 2015

CLIENTS MUST BE AWARE OF THEIR DUTIES UNDER CDM WHERE PROJECTS ARE NOTIFIABLE IF THE CONSTRUCTION PHASE WILL BE LONGER THAN 30 WORKING DAYS AND HAVE MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY, OR WILL INVOLVE MORE THAN 500 PERSON DAYS OF CONSTRUCTION WORK.

FALLS FROM HEIGHT: MAKE SURE LADDERS ARE IN GOOD CONDITION, AT A 1:4 ANGLE AND TIED OR FOOTED. PREVENT PEOPLE AND MATERIALS FROM FALLING FROM ROOFS, GABLE ENDS, WORKING PLATFORMS AND OPEN EDGES USING GUARD RAILS, MID RAILS AND TOE BOARDS. MAKE SURE FRAGILE ROOF SURFACES ARE COVERED, OR SECURE WORKING PLATFORMS WITH GUARD RAILS ARE USED ON OR BELOW THE ROOF.

COLLAPSE OF STRUCTURES: SUPPORT STRUCTURES (SUCH AS WALLS, BEAMS, CHIMNEY BREASTS AND ROOFS) WITH PROPS; ENSURE PROPS ARE INSTALLED BY A COMPETENT PERSON.

EXPOSURE TO BUILDING DUSTS: PREVENT DUST BY USING WET CUTTING AND VACUUM EXTRACTION ON TOOLS; USE A VACUUM CLEANER RATHER THAN SWEEPING; USE A SUITABLE, WELL FITTED MASK.

EXPOSURE TO ASBESTOS: DO NOT START WORK IF IT IS SUSPECTED THAT ASBESTOS MAY BE PRESENT UNTIL A DEMOLITION / REFURBISHMENT SURVEY HAS BEEN CARRIED OUT.

ELECTRICITY: TURN THE ELECTRICITY SUPPLY AND OTHER SERVICES OFF BEFORE DRILLING INTO WALLS. DO NOT USE EXCAVATORS OR POWER TOOLS NEAR SUSPECTED BURIED SERVICES.

PROTECT MEMBERS OF THE PUBLIC, THE CLIENT AND OTHERS - SECURE THE SITE; NET SCAFFOLDS AND USE RUBBISH CHUTES.

DESIGNERS IDENTIFICATION AND ASSESSMENT OF RISKS WHICH CAN REASONABLY BE FORESEEN ARE NOTED. THE GENERAL BUILDING OPERATIONS INVOLVED ARE DEEMED TO BE HAZARDOUS WITH LOW RISK ATTACHED EXCEPT WHERE NOTED FOR SPECIFIC OPERATIONS.

PRECAST CONCRETE BEAMS & STEEL BEAMS: MEDIUM RISK - HANDLING AND PLACING. AVOID MANUAL HANDLING SO FAR AS IS REASONABLY POSSIBLE.

GLAZING: HIGH RISK - FALLING FROM HEIGHTS WHEN HANDLING & FIXING. RECOMMENDED INSTALLATION FROM SCAFFOLD, EXCEPT WHERE CONSTRUCTION CONSTRAINTS REQUIRE THE USE OF LADDERS.

MASTIC POINTING: HIGH RISK - RECOMMENDED INSTALLATION FROM SCAFFOLD, EXCEPT WHERE CONSTRUCTION CONSTRAINTS REQUIRE THE USE OF LADDERS.

EXTERNAL DECORATION: HIGH RISK - RECOMMENDED WORKING FROM SCAFFOLD, EXCEPT WHERE CONSTRUCTION CONSTRAINTS REQUIRE THE USE OF LADDERS. MAINTAIN EDGE PROTECTION IF WORKING OFF FLAT ROOFS.

SUPER STRUCTURE

THERMAL ELEMENTS: EXISTING STRUCTURE IS TO MEET THE REQUIREMENTS SET OUT IN THE BUILDING REGULATIONS DOCUMENT L1B TABLE 3 (UPGRADING RETAINED THERMAL ELEMENTS). ALL NEW THERMAL ELEMENTS ARE TO MEET THE REQUIREMENTS SET OUT IN TABLE 2 (STANDARDS FOR NEW THERMAL ELEMENTS) OF THE BUILDING REGULATIONS DOCUMENT L1B.

TARGET IMPROVED U-VALUE: EXTERNAL WALLS = 0.3 W/M²K - 62.5MM KINGSPAN KOOLTHERM K17 INSULATED PLASTERBOARD.
TARGET U-VALUE: INSULATION AT CEILING LEVEL = 0.16 W/M²K - 100MM MINERAL WOOL LAID BETWEEN JOISTS WITH 2 LAYERS OF 150MM LAID OVER.

PLEASE NOTE A REDUCED U-VALUE WILL BE CONSIDERED FOR IMPROVED THERMAL ELEMENTS IF IT IS DEEMED THAT THE IMPROVED U-VALUE IS NOT TECHNICALLY, FUNCTIONALLY OR ECONOMICALLY FEASIBLE, WHERE THIS IS CONSIDERED TO BE THE CASE THEN THE THERMAL ELEMENT SHOULD BE UPGRADED TO THE BEST STANDARD THAT IS TECHNICALLY AND FUNCTIONALLY FEASIBLE AND DELIVERS A SIMPLE PAYBACK PERIOD OF 15 YEARS OR LESS.

EXTERNAL WALLS: ALL EXTERNAL WALL MAKE UP ENCLOSING HABITABLE ACCOMMODATION ARE ASSUMED, IF DIFFERENT TO WHAT IS SHOWN PLEASE CONTACT GREEK 2K DESIGN FOR FURTHER GUIDANCE. ALL EXTERNAL WALLS ARE TO BE THERMALLY UPGRADED USING 62.5MM KINGSPAN KOOLTHERM K17 INSULATED PLASTERBOARD INSTALLED TO MANUFACTURERS INSTRUCTIONS ON DOT AND DAB.

INTERNAL STUD WALLS: STUD WALLS TO BE 100MM THICK STUD PARTITION WALLS TO CONSIST OF REGULARISED 5.W. STUDS EX. 100 X 50MM 5.W. SOLE PLATES, HEAD PLATES, NOGGINS AND VERTICAL STUDS AT MAX. 600MM C/S. FACE BOTH SIDES WITH 12.5MM BRITISH GYPSUM WALLBOARD*; WITH ALL JOINTS STAGGERED AND ALL EDGES SUPPORTED; SEALED WITH POLYSULPHIDE SEALANT AT ALL PERIMETERS, JUNCTIONS AND OPENINGS; 100MM ISOWOOL GENERAL PURPOSE ACOUSTIC ROLL TO BE LAID WITHIN CAVITIES. KITCHEN SIDE TO BE LINED WITH 12.5MM PLY.

SEPARATING WALLS: ALL SEPARATING WALLS ARE TO BE ACOUSTICALLY UPGRADED AS INDICATED ON FLOOR PLANS / CONSTRUCTION DETAILS. CONTRACTOR TO ENSURE THAT QUALITY OF WORKMANSHIP IS NOT COMPROMISED WHEN CARRYING OUT SOUND SEPARATION.

ANY SERVICE PENETRATIONS THROUGH PARTY WALLS / FLOORS TO BE EITHER FULLY ENCASED IN FIRE RESISTING CONSTRUCTION OR TO BE FITTED WITH INTUMESCENT COLLARS.

IT IS RECOMMENDED THAT AN ACOUSTIC ENGINEER VISITS SITE FOLLOWING STRIP OUT, ACOUSTIC ENGINEER TO PROVIDE ADVICE WITH REGARDS TO THE UPGRADED FLOOR AND WALLS DETAILS TO SUIT SITE REQUIREMENTS.

INTERNAL DOORS, ARCHITRAVES, SKIRTINGS & WINDOW BOARDS: NEW INTERNAL DOORS AND IRONMONGERY; ARCHITRAVES; SKIRTING BOARDS AND WINDOW BOARDS ARE ALL TO THE CLIENTS REQUIREMENTS AND SPECIFICATION.

ALL NEW HINGES TO BE MEDIUM DUTY / MEDIUM FREQUENCY 100MM SHERARDIZED BUTT HINGES WITH SHERARDIZED COUNTER SUNK WOOD SCREWS ALL TO BS 7352 1990. STRICTLY 3 HINGES PER DOOR LEAF.

TO ENSURE AIR TRANSFER BETWEEN ROOMS, THERE SHOULD BE AN UNDERCUT TO ALL INTERNAL DOORS WITH A MINIMUM AREA OF 7600 MM² ABOVE THE FLOOR FINISH (EQUIVALENT TO 10MM FOR STANDARD 760MM WIDE DOOR).

STAIRS: EXISTING STAIRCASES ARE TO BE MAINTAINED.

EXISTING STAIRCASE TO SECOND FLOOR IS TO BE UNDER DRAWN WITH 15MM FIRE LINE PLASTERBOARD TO PROVIDE A MINIMUM 30 MINUTES FIRE RESISTANCE.

BEAMS / CONCRETE LINTOLS: INTERNAL WALL LINTOLS CAN BE EITHER; PROPRIETARY GALVANIZED MILD STEEL TO BS 5977, WITH A MINIMUM 150MM BEARING, OR; A PRE-CAST CONCRETE LINTOL WITH 150MM BEARING AS SIZED BY THE STRUCTURAL ENGINEER.

ALL STRUCTURAL STEEL BEAMS SUPPORTING ELEMENTS OF STRUCTURE ARE TO HAVE 60 MINS. FIRE RESISTANCE, WHERE LOCATED WITHIN FLOOR AND CEILING VOIDS; 1 LAYER 15MM BRITISH GYPSUM WALLBOARD, WITH ALL JOINTS STAGGERED AND ALL EDGES SUPPORTED; SEALED WITH POLYSULPHIDE SEALANT AT ALL PERIMETERS, JUNCTIONS AND OPENINGS; FINISHED WITH SCRIM AND BRITISH GYPSUM 'THISTLE BOARDFINISH' PLASTER SKIM FINISHED WITH SCRIM AND BRITISH GYPSUM 'THISTLE BOARDFINISH' PLASTER SKIM WILL SUFFICE.

WINDOWS (OPTIONAL) : WINDOWS TO HAVE A U-VALUE TO BE NO GREATER THAN 1.6W/M2K.

THE AREA OF WINDOWS, DOORS AND ROOF LIGHTS SHOULD NOT EXCEED 25% OF THE FLOOR AREA.

NEW PROPRIETARY UPVC WINDOWS, STYLED TO MATCH THE EXISTING TO BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. OPENABLE WINDOWS TO BE FITTED WITH EASY-CLEAN HINGES AND BRUSHED ALUMINIUM IRONMONGERY TO APPROVED SAMPLE.

EXTERNAL DOORS, NEW PROPRIETARY TIMBER / UPVC DOORS, STYLED AS INDICATED ON THE DRAWINGS TO BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXTERNAL DOORS TO BE HUNG IN FULLY WEATHER-STRIPPED FRAME WITH PROPRIETARY THRESHOLD STRIPS AND ANTI FINGER TRAP DEVICES.

GLAZING: ALL EXTERNAL GLAZING TO BE LOW-E COATED, DOUBLE-GLAZED WITH 16MM AIR GAP, IN ACCORDANCE WITH BS6206: 1981 (SAFETY GLAZING). ALL UNITS TO BE HERMETICALLY SEALED.

TOUGHENED OR LAMINATED GLASS TO BS 952-1:1995 SHALL BE INSTALLED INTO ALL CRITICAL LOCATIONS TO RESIST BREAKAGE IN ACCORDANCE WITH BS 6206: 1981. THIS INCLUDES:

- ALL INTERNAL AND EXTERNAL GLAZED DOORS FROM GROUND LEVEL TO A MINIMUM HEIGHT OF 1500MM,
- ANY GLAZED SIDE PANELS WITHIN 300MM OF THE DOOR FROM GROUND LEVEL TO A MINIMUM HEIGHT OF 1500MM,
- ANY INTERNAL AND EXTERNAL PARTITIONS FROM GROUND LEVEL TO A MINIMUM HEIGHT OF 800MM,
- GLAZING SEALANTS MUST BE RESISTANT TO MOISTURE AND ULTRA-VIOLET LIGHT.

VENTILATION: WINDOWS SHOULD PROVIDE 1/20TH OF FLOOR AREA AS RAPID VENTILATION VIA OPENING WINDOWS, TO ALL HABITABLE ROOMS, WITH SOME PART OF THE VENTILATION OPENING AT HIGH LEVEL (TYPICALLY 1.75M ABOVE FLOOR LEVEL).

CERTIFICATES: EXTERNAL WINDOWS AND DOORS SHALL ONLY BE INSTALLED BY A REGISTERED FENSA INSTALLER. A CERTIFICATE SHALL BE FORWARDED TO BUILDING CONTROL WITHIN 30 DAYS OF COMPLETION OF THE INSTALLATION WORK.

SERVICES

BACKGROUND & MECHANICAL VENTILATION: BACKGROUND VENTILATION SHALL BE PROVIDED BY WAY OF PROPRIETARY TRICKLEVENTS PROVIDING AN EQUIVALENT VENTILATOR AREA OF 10000 MM² TO ALL HABITABLE ROOMS AND 2500 MM² TO ALL WET ROOMS.

MECHANICAL EXTRACT VENTILATION IS TO BE PROVIDED TO ALL KITCHENS PROVIDING AN EXTRACT RATE OF 60 LITRES/SEC ELSEWHERE; 15 LITRES/SEC TO ALL BATHROOMS. THEY SHOULD HAVE 15 MINUTES OVERRUN AND MAY BE OPERATED INTERMITTENTLY.

ELECTRICS: ALL ELECTRICAL INSTALLATION WORKS ARE TO BE DESIGNED, INSTALLED AND TESTED BY A CERTIFIED PERSON UNDER THE 'PART P COMPETENT PERSONS SELF-CERTIFICATION SCHEME' IN ACCORDANCE WITH THE BUILDING REGULATIONS PART P. THE WORKS SHALL COMPLY WITH BS 7671:2000.

INTERNAL SPOT LIGHTS TO BATHROOMS TO BE MOISTURE RESISTANT 'SHOWER LIGHTS'. INTERNAL SPOT LIGHTS TO FIRST FLOOR AREAS TO BE FULLY AIR SEALED.

SMOKE DETECTION: AN L2 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM SHALL BE INSTALLED TO BS 5839-1.

GAS: ALL NEW GAS PIPES TO BE INSTALLED TO NEW AREAS IN 15MM COPPER, STRICTLY BY A GAS SAFE REGISTERED HEATING ENGINEER. ALL NEW GAS APPLIANCES TO BE FITTED STRICTLY BY A GAS SAFE REGISTERED PLUMBER.

CENTRAL HEATING & HOT WATER SYSTEM: SEPARATE HEATING SYSTEM TO BE INSTALLED TO EACH UNIT. GAS APPLIANCE CONDENSING BOILER MUST ONLY BE FITTED BY GAS SAFE REGISTERED HEATING ENGINEERS. BOILER SHOULD BE FITTED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL ROOM SEALED APPLIANCES WHETHER FAN FLUED OR BALANCED FLUED, SHOULD BE LOCATED ON AN EXTERNAL WALL.

NEW BOILERS TO BE SIZED AND INSTALLED BY A GAS SAFE REGISTERED HEATING ENGINEER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ALL HOT AND COLD WATER IS TO BE FED THROUGH POLYBUTYLENE PIPEWORK WITH ALL CAPILLARY FITTINGS, VALVES AND CONTROLS, IN FLOOR VOIDS, OR 15MM COPPER EXTERNALLY OR IN EXPOSED AREAS AND FIXED TO WALLS WITH COPPER BRACKETS. ALL HOT WATER TO BE SUPPLIED DIRECT FROM CONDENSING BOILER.

PIPES SHALL BE SIZED TO PROVIDE SUFFICIENT CAPACITY FOR THE APPLIANCE SERVED. THE PLUMBER IS TO CONNECT TO ALL SINKS, BASINS, BATHS, SHOWERS AND CISTERNS AS APPROPRIATE.

DENSE SECTIONAL FOAM INSULATION MUST BE PROVIDED TO ALL HOT AND COLD WATER AND HEATING PIPEWORK IN UNHEATED AREAS TO BS 5422:2001. THE PRIMARY FEED AND RETURN PIPES FROM THE BOILER SHALL ALSO BE INSULATED FOR AT LEAST THE FIRST 1.0M FROM THE HOT WATER CYLINDER.

A COMPLETED 'BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE' AND A 'HEATING AND HOT WATER INSTALLATION CERTIFICATE' WILL BE FORWARDED TO BUILDING CONTROL WITHIN 30 DAYS OF COMPLETION OF THE HEATING AND HOT WATER SYSTEMS WORK.

ABOVE GROUND FOUL WATER DRAINAGE: ALL ABOVE GROUND DRAINAGE TO BE: WAVIN OSMA PUSH FIT UPVC SYSTEM OR SIMILAR.

EXISTING DRAINAGE ARRANGMENT TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

UNLESS SUITABLE ALTERNATIVE CAN BE AGREED ON SITE THE PROPOSED KITCHEN DRAINAGE IS TO BE TAKEN THROUGH CEILING / FLOOR VOID VIA A MASERATER PUMP SYSTEM INTO THE PROPOSED FOUL WATER DRAINAGE SYSTEM.

BATHROOM DRAINAGE TO DISCHARGE VIA 54VP, CONNECTED TO EXISTING FOUL WATER DRAINAGE SYSTEM AS INDICATED ON THE PROPOSED LAYOUT. BATHROOM SINK WASTE TO BE CONNECTED TO; 32 X 76MM SEAL, BOTTLE TRAP CONNECTED TO; 32MM WASTE PIPE CONNECTED TO 54VP, MIN. 200MM ABOVE OR BELOW WC CONNECTION. BATH WASTES TO BE CONNECTED TO; 40 X 76MM SEAL, BATH TRAP CONNECTED TO; 40MM WASTE PIPE CONNECTED TO 54VP, MIN. 200MM BELOW WC CONNECTION. WC CONNECTED DIRECTLY TO 54VP VIA 110MM HORIZONTAL WASTE PIPE.

HYGIENE: A WHOLESOME WATER SUPPLY IS TO BE PROVIDED BY THE LOCAL WATER SUPPLY UNDERTAKER

A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.CERTIFICATES SHALL BE FORWARDED TO BUILDING CONTROL WITHIN 7 DAYS OF COMPLETION OF THE WORKS.

ALL BATHS ARE TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE HOT WATER TEMPERATURE TO A MAXIMUM OF 48 DEG C°. CERTIFICATES SHALL BE FORWARDED TO BUILDING CONTROL WITHIN 7 DAYS OF COMPLETION OF THE WORKS.

WASH BASINS SHOULD BE FITTED AND INSTALLED IN A TOILET COMPARTMENT OR IN A LOBBY AS SHOWN IN THE DIAGRAMS IN APPROVED DOCUMENT PART G: SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY: G4.

ALL HOT WATER TAPS WILL BE INSTALLED ON THE LEFT.

DECORATION: ALL PAINT TO BE USED ON THE CONTRACT SHALL BE FIRST QUALITY PAINT BY AN APPROVED MANUFACTURER, AND PAINTWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH CP 231. COLOURS TO BE AGREED BETWEEN CLIENT AND CONTRACTOR. ALL SOFTWOOD AND MDF SURFACES SHALL BE CLEANED FREE FROM DIRT, OIL, OR GREASE, PLASTER OR MORTAR DROPPINGS AND OTHER CONTAMINATES. THE SURFACES SHALL BE RUBBED DOWN WITH FINE SANDPAPER TO PROVIDE A SMOOTH SURFACE, KNOTS AND OTHER RESINOUS AREAS TREATED WITH AN APPROVED PATENT KNOTTING, AND CRACKS OR DAMAGED AREAS FILLED WITH AN APPROVED STOPPER. UN-PRIMED TIMBER SHALL RECEIVE A BRUSH APPLICATION OF A TRADITIONAL OIL BASED PRIMER AND PRE-PRIMED TIMBER SHALL BE TOUCHED UP IF NECESSARY. ALL SURFACES TO BE FINISHED WITH TWO COATS OIL BASED UNDERCOAT AND ONE COAT OIL BASED GLOSS.

ALL PLASTERED SURFACES SHALL BE CLEANED FREE FROM DIRT, OIL, OR GREASE, PLASTER OR MORTAR DROPPINGS AND OTHER CONTAMINATES AND FINISHED WITH A MIST COAT AND TWO COATS OF EMULSION TO THE SATISFACTION AND APPROVAL OF THE CLIENT.

PROVIDE AND FIX SOLID CORE FLUSH PANEL INTERNAL DOORS, COMPLETE WITH FRAMES WITH 900MM CLEAR OPENING, DOOR FURNITURE TO CLIENTS SPECIFICATION. PROVIDE 32MM SOFTWOOD LININGS TOGETHER WITH TIMBER STOPS TO ALL DOOR POSITIONS FINISHED WITH MOULDED ARCHITRAVES ON BOTH SIDES TO CLIENTS SPECIFICATION. PROVIDE MOULDED SOFTWOOD SKIRTING TO CLIENTS SPECIFICATION.

BIN STORAGE: 0.25 CUBIC METRES OF SPACE SHALL BE PROVIDED FOR STORAGE CONTAINERS FOR SEPARATED WASTE.

COMMISSIONING, CERTIFICATES AND TESTING: ALL NEW WINDOWS AND DOOR FRAMES IN EXTERNAL WALLS ARE TO BE SEALED INTERNALLY AND EXTERNALLY AROUND THEIR PERIMETER WITH A SUITABLE SEALANT COLOURED TO MATCH ADJACENT FINISHES.

THE MANUFACTURER'S INSTRUCTIONS, OPERATIONS AND MAINTENANCE PROCEDURES SHALL BE OBTAINED AND COLLATED IN A MANUAL, UPON COMPLETION OF ALL FIXED BUILDING SERVICES, AND PASSED ON TO ANY FUTURE OCCUPIER OF THE DWELLING.

GENERAL: THE CONTRACTOR IS ADVISED TO VISIT THE SITE, EXAMINE THE PLANS AND MAKE DUE ALLOWANCE IN HIS PRICES FOR ALL WORK NECESSARY TO ENSURE A COMPLETE AND SUITABLE FINISH (NO EXTRAS WILL BE CONSIDERED DUE TO A LACK OF INFORMATION) INCLUDING THE REMOVAL OF DEBRIS FROM SITE UPON COMPLETION. ALL ITEMS AND DETAILS WHICH ARE TO MATCH OR LINE UP WITH THE EXISTING FITTINGS AND STRUCTURES ARE TO BE SITE MEASURED PRIOR TO SETTING OUT OR MANUFACTURE. PLEASE DO NOT SCALE OFF DRAWING. ALL WORKS AND MATERIALS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS, CODES OF PRACTICE, AND BRITISH STANDARD SPECIFICATION. ALL WORK IS TO BE CARRIED OUT IN A GOOD WORKMANLIKE MANNER, CONSISTENT WITH GOOD BUILDING PRACTICE. ALL CONSTRUCTION TO BE ERECTED TO LIMIT AIR LEAKAGE AS PER THE ROBUST CONSTRUCTION MANUAL.

BLOCK (1:500) & LOCATION (1:1250) PLANS

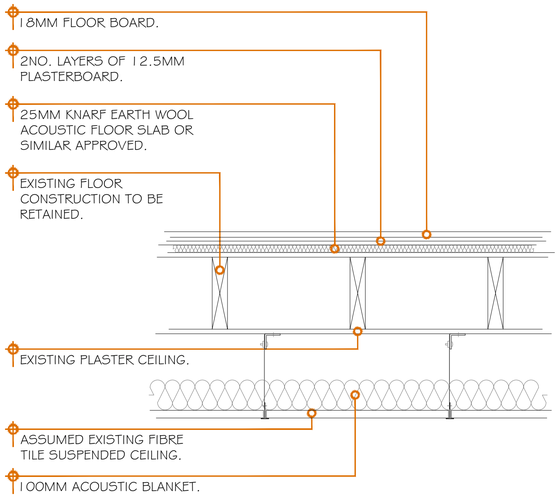


PLEASE NOTE!

- DO NOT SCALE OFF DRAWINGS.
- THIS DRAWING TO OBTAIN THE APPROVAL OF BUILDING REGULATIONS ONLY.
- BOUNDARIES, DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CHOSEN CONTRACTOR; ANY ANOMALIES / DISCREPANCIES ARE TO BE REPORTED TO GREEN 2K DESIGN LTD.
- ANY DISCREPANCIES WITH SITE OR OTHER INFORMATION IS TO BE REPORTED AND DIRECTION OR APPROVAL IS TO BE SOUGHT BEFORE THE IMPLEMENTATION OF THE DETAIL.
- ALL MATERIALS SPECIFIED ARE TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND CODES OF PRACTICE.
- BLOCK AND SITE PLANS ARE REPRODUCED UNDER LICENSE FROM THE ORDNANCE SURVEY.
- SHOULD PERSONS CARRYING OUT WORKS WISH TO CHANGE SPECIFICATION, THEN THEY DO SO AT THEIR OWN RISK.
- WE WILL NOT CONSIDER LAND OWNERSHIP OR LEGAL MATTERS SUCH AS EASEMENTS OF LIGHT OR AIR UNLESS SPECIFICALLY REQUESTED TO DO SO.

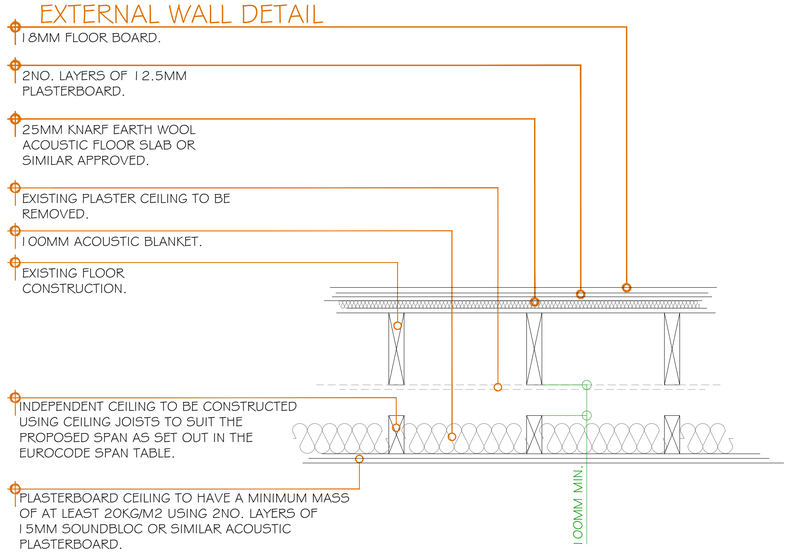
REV.	DATE.	INT.	DETAILS.

SEPARATING WALL DETAIL



SECTION VIEW OF SEPARATING FLOOR - SHOP TO FLAT ARRANGEMENT (SUSPENDED CEILING BELOW)

IMPROVED THERMAL PERFORMANCE TO EXTERNAL WALL DETAIL



SECTION VIEW OF SEPARATING FLOOR - FLAT TO FLAT ARRANGEMENT (INDEPENDENT TIMBER CEILING BELOW)

green2k design
Architectural Designers & Chartered Surveyors

Thomas Henry House,
First Floor,
1-5 Church Street,
Ripley,
Derbyshire,
DE5 3BU

t 01773 512935
f 0870 8362206
e info@green2kdesign.com

Client Details
MR SANJEEV GHAI

Site Address
1 - 3 HIGH STREET
ALFRETON
DERBYSHIRE
DE55 7DR

Proposed Work
CONVERSION OF FIRST AND SECOND FLOOR TO FORM RESIDENTIAL FLATS

Drawing Title
PROPOSED SPECIFICATION, DETAILS, BLOCK PLAN & LOCATION PLAN

Drawn: - RTJ / TRW | Date: - AUG 2021

Job Status: -
'AWAITING APPROVAL'

Job No: - 1104

Sheet No: - 202 | Rev. -1-

Scale: - 1:10, 1:500, 1:1250, NTS @ A1