SCHEDULE OF WORK TO BE CARRIED OUT:

CARRY OUT WORK IN ACCORDANCE WITH SPECIFICATION AND DRAWINGS:

When pricing for works contractor is strongly advised to visit the site to ascertain the full nature of works, **NOTE only unforeseen work will be funded by grants.**

If any elements are missing/incorrect when tendering please bring to the attention of the architect **.**

The position of the underground services & drain runs shown on this plan are only approximate. Contractor to investigate and locate all existing services / drainage for depth, type and direction of flow using hand excavation and to dig trail hole to establish ground conditions prior to commencing works. Report back to architect if abnormal ground conditions or drainage not as show on plan.

Contractor to include for re-routing service and waste pipe work, plasterwork to walls and repairs to floors as necessary which may be concealed by other fixtures within the rooms.

All work to comply with current Codes of Practice, British Standards and the Building regulations.

All levels are related to assumed Floor Level 100.000m.

All concrete to be ready mix & contractor to provide copy of delivery note to architect prior to completion of the works.

Specification is to be in conjunction with layouts and details and priced accordingly within item tender. The Contractor is to allow for all items of work necessary for the proper execution of the works whether specifically mentioned in specification, detail or not and be reflected within the tender price.

V.A.T.

When pricing the works the bedroom only will attract V.A.T. at a rate of 20% of the cost of the works. **Contractor is responsible to work out and show VAT within tender and clearly show on tender documents.**

GENERAL TERMS:

Do not scale drawing, setting out to be from dimensions detailed on layout only. Check all site dimensions and consult Supervising Officer if any discrepancies exist. Read in conjunction with relevant sections of the standard specification, together with all 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 up to the original standards. The 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 detail drawings. Any variations to the drawings and specification whether with cost implications or not, are to be approved by the supervising officer prior to undertaking. Failure to do so may result in non payment.

1. PRELIMINARIES:

Contractor to price all preliminaries and associated works for the site including all items regarding CDM and health and safety to make the site secure when building work commences, suitable waste storage, welfare facilities etc.

2. DEMOLITION:

- Remove existing garage door and frame and remove from site.
- Remove existing flat roof coverings and remove from site.
- Remove existing stud walling and boarding and remove from site.
- Remove drainage and electrical items as required. Remove and cart away all waste material from site.
- Strip out existing boiler and cylinder and flush down system ready for new boiler installation.

3. EXCAVATION: Contractor to excavate for:

- New footings to new wall following removal of existing garage door to min 900mm below ground level or to level of stable strata as agreed with Building Inspector. Existing floor slab to be made good as necessary following construction of new foundations.
- Excavate to locate existing drain and for 2 x new inspection chambers, drainage runs as agreed with CoW and Building Inspector as indicated on contract drawings.
- Remove waste material from site.

4. FOUNDATIONS:

Form 600mm GEN1 concrete trench fill foundation founded min 900mm below ground level on stable strata (min 75kN/m²) to approval of the Building Inspector. Foundations are to be taken below any adjacent drainage. All to Building Inspector approval. New foundations to receive dowel bar connections into existing footings.

Build up off foundation in dense 7N aggregate block inner leaf (Topblock Hemelite or equal approved) and external leaf of class A engineering brick to match existing up to DPC level. Masonry above DPC as specified in 'External Walls' section. Fill cavity below ground level with lean mix concrete.

5. FLOOR

Insulate Concrete Slab: To meet min U value required of 0.25 W/m²K
180mm o/a insulated laminated plywood Cellecta Hexatherm xchip tel: 08456 717174 with 10mm Cellecta Yelofon ES10 to edge to form expansion gap on 1200gauge visqueen DPM concrete floor slab, to be level with existing house or equal approved products.

Existing floors to be made clear of all debris and levels made flat to receive new floor.

6. DRAINAGE:

Contractor is responsible for arranging any required 106 and locating and connection to existing drainage.

Above Ground:

- Rainwater goods: to be PVC to BS 4576 part 1, to match closely those on the existing property. All fitted in accordance to manufacturers details, guidelines and specification.
- Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.
- Where drains pass through external wall provide concrete lintels over with 50mm gap around fill gap with mineral fibre quilt or mask both sides with rigid sheet material.

Below ground drainage:

- Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 400mm pea shingle (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801.
- SOIL AND VENT PIPE
  Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.
- INSPECTION CHAMBERS
  Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs.
- Install all new drainage in 100mm Dia. Hepworth SUPERSLEVE flexible jointed pipework or clay pipe and accessories with manholes / inspection chambers as appropriate to details provided / outlined in the drawings and specification all installed in accordance with the manufacturers recommendations. All drains to be bedded in 150mm bed and surround of pea gravel or as agreed with building inspector.
- Carefullyform opening in existing tarmac to expose existing drain run & fit new MAC. Supply & fit new trapped gully to position shown & connect new 100mm plastic drains with flexible joints to new PPIC. Drain to be bedded in 150mm bed & surround of pea gravel or as agreed with building inspector. Supply & fit new drain run under slab from new shower room to pick up drain from exist wc. encase with concrete slab if crown of drain is less than 300mm from underside of slab.
- Where drains pass through external wall provide concrete lintels over with 50mm gap around fill gap with mineral fibre quilt or mask both sides with rigid sheet material.
- Contractor to allow for any gullies / drains / manholes etc. to be brought up to match new levels

7. EXTERNAL WALLS:

Build up opening with new cavity wall (as shown). Vertical junctions of new and old walls to be secured with profiled stainless steel metal crocodile type system with a continuous cavity fixed with DPC and pointed with flexible mastic. New walls to be tied to existing house construction with de-bonded wall ties (Simpson Strong-tie Ceejay Crack Control Wall Starters CJGCCWS or equal approved).

102.5mm Facing brick to external leaf (to match existing dwelling brick, contractor must liaise with client and planning department for approval before ordering). 100mm cavity partially filled with 50mm Celotex CG4000 rigid insulation and 100mm aircrete blockwork of 7.3N/mm² (eg Toplite) providing max U value of 0.28W/m²K. Skins of cavity wall to be tied together with Ancon Staifix RT2 stainless steel wall ties with insulation clips (or equal approved) at 750mm horizontal and 450mm vertical and 225mm of an opening. Fit Visqueen Zedex DPC min 150mm above ground level.

Fit Catnic insulated lintels (or equal approved) to external openings with min 150mm end bearings with stop ends and weep vents. Cavity to be closed window openings with Thermabate (or equal approved) insulated cavity closer's and DPC. Cavity closed at eaves according to section detail with full fill mineral wool.

Cavity tray and weepholes to be fitted at dpc level.

Walls to be lined internally with 12.5mm Gyproc wallboard dot and dabbed to blockwork, joints taped and finished with a 3mm plaster skim.

Supply and fit new sw skirting to match existing to all new wall surfaces, joints filled and prepared for decoration. New skirting to be installed and spliced into existing where necessary.

8. STUD WALLS - wall lining

Stud walls to garage to be 100x50mm timber studs at 400mm crs, DPM to be placed between stud and wall, 30mm stop batten to be fixed to stud (to give 30mm air gap) with 70mm Kingspan Kooltherm K112 insulation (or equal approved) fixed between battens and 15mm plaster board fixed to stud with 3mm skim finish. To give a u'value of > 0.30w/m2k. Internal boarding to shower area to be 12mm Aquapanel board lining and skim with tiled finish.

All other stud to be; form stud walling as indicated in 75x50mm S.W. studs at 450mm C\C max., head and sole plates; faced with 12mm plasterboard / aquaboard within shower room and 3mm skim finish to each face, and mineral wool insulation to full thickness of studs.

9. WALL SURFACES:

Supply and fit:

- All bare brick internal walls (from existing house) in new garage to be lined 12.5mm Gyproc wallboard dot and dabbed to brickwork, joints taped and finished with a plaster skim. Supply and fit new sw skirting to match existing, joints filled and prepared for decoration.
- Full height Aquapanel (or equal approved) to be fitted around shower tray, prepared as required to receive full height wall tiling as described below.

10. WINDOW (Sizes to be confirmed by site measure; design to be confirmed by client)

Fit new fire escape window, with unobstructed openable area at least 0.33m², minimum 450x450, as shown on drawings. Window style to match existing uPVC windows - contractor to obtain client approval before ordering.

All proposed windows to comply to the following requirements.

Thermal efficiency of new windows to be WER Band C or better (See Table 1 AD Part L1 B), or U-Value = 1.6 W/m².K. Windows to be installed by FENSA Approved contractor.

Provide proprietary cavity tray above head of windows / door and perpend weepholes at max 900mm centres. Vertical DPC provided at jambs and folded around to be fixed to frames. DPC provided under full length of cill and turned up at the back of cill. Window frames to be fitted with trickle ventilators to provide at least 8000mm² 'equivalent area'. Windows to provide openings equivalent to at least 1/20th of the room floor area for purge ventilation requirements.

Glazing: All glazing is to be toughened safety K glass to BS6206 for health and safety reasons. Strength to be determined by specialist glazers.
Finishing: Plaster and decorate internal reveals of window openings.

11. ROOF (Insulate existing flat roof)

Existing roof joists to receive 100mm Kingspan Kooltherm K107 insulation (or equal approved) partial fill between joists to provide max U value 0.18W/m²K. Lag all pipes in roof space as appropriate. Roof joists to be underdrawn with Kingspan Kooltherm K118 Insulated Plasterboard fixed with drywall screws at 150mm c/c and joints taped with recommended tape and skimmed. Finish with a plaster skim and prepare for decoration.Prepare for final decoration. Min 50mm free air space above insulation to be maintained.

Treated sw firings (min. thickness 25mm) to be installed to upper edge of joists to form fall to rainwater gutter. 18mm WPB plywood deck to be fixed through firings to joists and upper surface to receive single ply EPDM membrane. Arris rails to be fitted to edges of roof on both sides (under EPDM covering) to direct rainwater to new gutters. Membrane to extend over new roof surfaces.

Roof ventilation to be provided via equivalent to 10,000mm²/m with over facia ventilators (Glidevale FV250 or equal approved) and installation of proprietary lean to roof ventilator providing 5,000mm ²/m (Glidevale MR50 or equal approved) .

Provide white uPVC fascia to match existing and white uPVC half round guttering and downpipes (100mm gutters and 63mm downpipes) to positions shown to be taken via trapped gullies (see plan for positions) to existing drainage.

12. INTERNAL DOORS - Supply and fit 2No 2040mm ht (x width shown) new internal doors, to be paint grade, hardwood door or to match existing, complete with sw frame + architrave, on 3 no 75mm steel butt hinges, **all to match existing** . Door furniture to be mortice latch and handles to match existing. New shower room to have privacy latches.

13. PLUMBING:

- Hot and Cold Water Services Installation: Extend existing hot and cold water services system to new accommodation. Hot and cold water services installation to be carried out in accordance with current regulations and British Standards Codes of Practice.
- Install new boiler: Boiler: Worcester-Bosch Greenstar 29CDi Classic; Maximum Thermal Heating Output: 30kW; Hot water flow rates: 12.3 litres per minute* @ 35ºC temperature rise; Seasonal Efficiency: 92%; SEDBUK Rating: A; C/W Horizontal Flue Assembly & Terminal. Worcester-Bosch MT10RF Mechanical thermostat (programmable wireless room stat) to be sited in suitable location to satisfy the client (or equal capacity and approved). System to be fully flushed and a magna-clean to be fitted .
- Mira Flight Square 900x760mm shower tray or equal approved with Mira Leap Bi-fold Door 900mm Shower Enclosure or equal approved. Shower tray to be fitted with 40mm shower waste connected to adequately supported 40mm uPVC waste pipe into new boss on SVP.
- Supply and fit TWYFORDS E100 E14842WH (450 X 360mm) HANDRINSE BASIN, 2 TAP WHB. All complete with Pedestal (E54910WH) & lever taps; 'N&C Phlexicare Simplicity Lever Taps; Ref: P.63491.01; Tel: 01782 575727; chain stay etc in position indicated (or equal approved), connect up waste in 32mm Dia pipework to discharge to new SVP.
- Supply and fit new white Ideal Standard Concept Space Close Coupled W.C. (E1205) or equal approved, including white toilet seat and lid. Connect up with soil pipe to new S.V.P.
- Connect up cold water supply to electric shower as described elsewhere, pipework to be concealed in wall or if surface mounted chrome pipe to be used. Provide isolation valve in accessible position.
- All pipework to be run true and level and where possible out of direct view, all pipes to be supported at correct centres using plastic pipe clips of the correct type and size.
- Supply and install suitably sized radiators in positions noted on drawing. All new radiators to be fitted with tamper proof TVR's

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
W/c - 6m for 100mm pipe for single wc
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate..

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Classification
CONTROLLED

Do not scale

Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator

Statutory & Regulatory Approvals

Building Regulations Completion Certificate	Yes
Electrical Test Certificate (NIC/EIC or similar)	Yes
Part P Electrical Certificate	Yes
Gas Safe Installation Certificate	No
FENSA Certificate	Yes

NB: Following practical completion failure to supply DCC with the correct certificates will delay final payments.

Rev.	Details of Revision	Date	Initial
A	New roof and drain spec	13/10/17	JPL

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UPRN Number

Drawing Number	Revision
903114-WD-07	A

Title
Garage Conversion
SPECIFICATION
1/2

Scale	Drawn	Checked
	JPL	
Original Size	**Date**	**Date**
A3	5/7/17	

Status
Building Regulations