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.

Contractor to investigate and locate all existing services / drainage prior to commencing works.

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 bath panels or other fixtures within the rooms

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

The position of the underground services & drain runs shown on this plan are only approximate. The exact location and depth should be verified using hand excavation prior to starting the main works to locate existing services & report back to architect.. 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.

When pricing the works, the contractor is to determine the portion of the works that is to attract V.A.T. at a rate of 20%.

The Contractor is to allow for all items of work necessary for the proper execution of the works whether specifically mentioned in detail or not.

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. PROPRIETARY WORK:

Note: The position of the underground services & drain runs shown on this plan are only approximate. The exact location and depth should be verified using hand excavation. Remove any rubbish/garden waste from site that may have impinge on work being carried out All levels are related to assumed floor level 100.000m. Allow for temporary once rear french door is removed to allow pier to be built and extension to be built of

2. EXCAVATE/DEMOLISH:

Excavate for new drainage runs and new proprietary mini access chamber (MAC) as agreed with Architect/CoW and as indicated on contract drawings.

Remove waste material from site

Remove section of load bearing wall to hallway/kitchen as indicated on plan to structural engineers details and confirm method of support to structural engineer for first floor joists to confirm if propping is required or wall new wall can be built before existing wall is demolished (see structural engineers advice for this project). Any propping work must be designed by a competent person.

Note: The position of the underground services & drain runs shown on this plan are only approximate. The exact location and depth should be verified using hand excavation. All levels are related to assumed floor level 100.000m.

3. DRAINAGE:

FINAL ARRANGEMENT TO BE INVESTIGATED WITH BUILDING INSPECTOR AND CLERK OF WORKS - ARCHITECT TO BE INFORMED OF ANY IRREGULARITIES

Contractor is responsible for locating and design of connection to existing drainage.

The contractor is to allow for the application to Severn Trent Water for new connection onto existing sewer run. The contractor is to allow for all associated costs including application fee

Allow for new inspection chambers for foul system and connection to existing drain runs for foul and storm water to existing system. Contractor to allow for locating existing runs on site. Below ground drainage:

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.

Carefully dig to rear of house to expose existing drain run. Allow for installation of 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. Excavate existing floor slab and lay new drain run under slab from new WC to new MAC. Encase with concrete slab if crown of drain is less than 300mm from underside of slab. Concrete path and floor slab to be reinstated once work is complete. Where drains pass through external wall provide concrete lintels over with 50mm gap around fill gap with mineral fibre guilt or mask both sides with rigid sheet material

4. MAKE GOOD CONCRETE FLOOR SLAB:

New floor level to be finished at same level as dwelling floor, 100mm concrete slab with on 1200 gauge Visqueen membrane with all joints having min 150mm overlap and sealed with double sided jointing tape and sealed into proprietary pipe sleeves around service pipe penetrations. DPM to be lapped as required to existing house DPM, on 50mm sand blinding on hardcore layed in 150mm consolidated layers.

5. REMOVAL OF SOLID WALL

Trim back existing solid wall as shown on plan as per structural engineers specification. Contractor to follow structural engineers details provided for support of first floor joists whilst work is carried out . All disturbed brickwork to be rebedded and bonded and builder to provide temporary propping as required.

Remove section of solid wall and fix new concrete lintel over to form access from kitchen to under stair storage area. Make good plaster finish for decoration.

Make good to all disturbed areas with materials to match existing and decorate as per

Supply and fit new softwood skirting to match existing to all new wall surfaces in kitchen and hallway, joints filled and prepared for decoration. New skirting to be installed and spliced into.

Allow for making good with new 4m dado rail section to match existing in hallway on completion of new wall.

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Provide and fix new softwood 50mm diameter stair handrail 9000-1000mm above pitch line of stairs complete with handrail brackets set 50 to 75mm from wall @ max. 1000mm centers. Length of rail approx, 2500mm

6. INTERNAL WALLS:

Supply and fit:

- New timber stud partitions as indicated with new 75x50mm sw studs at max 600mm c/c. Partitions to be mechanically fixed at max 600mm c/c at head and soleplates. Face of studwork to receive 12.5mm Gyproc Wallboard either side, 75mm fibreglass insulation to be fitted between studs, plasterboard joints taped and boards skimmed to finish. Fit new sw skirting to match existing to all new partitions spliced into existing, joints filled and prepared for decoration. Form door openings as indicated and prepare for installation of
- New 7N blockwork wall to support first floor joists where trimmed out for staircase (bonded into existing masonry as required) complete with DPC. Wall to be built off floor slab if determined to be adequate. Floor thickness to be determined before wall is built, this will be possible to see where drainage works require floor to be excavated for WC drainage. Report findings to clerk of works. Apply12.5mm plaster dot and dab finish to new blockwork, finished true and level with existing plaster finishes and prepared for decoration.
- New 50x50mm full height timber stud boxing around new AAV and back of WC.
- Boxing to be lined with 12.5mm Gyproc Wallboard joints taped and finished with a plaster
- Allow for supply and installation of pocket door kit for shower room door. Klug Ultra Pocket door kit or similar approved to suit 926mm door width. Wall to be boarded out to finished with of 110mm to suit width of kit frame. Include for flush pull handles, privacy lock and soft close mechanism.

7. WINDOWS / EXTERNAL DOOR :.

Supply and install new external grade composite door with uPVC frame. Doors with glazed apertures (style to match existing door - contractor to obtain client approval before ordering, complete with Aluminium level access threshold strip (Max 15mm upstand from floor level), 5 leaver lock and handles / ironmongery to match existing, min 2 sets of new keys handed over

All proposed windows and doors to comply to the following requirements,

Thermal efficiency of new windows/doors to be WER Band C or better (See Table 1 AD Part L1 B), or U-Value = 1.6 W/m².K. New door to provide minimum clear opening width of at least 800mm in accordance with Part M - Contractor to forward new door design to DCC Architects for approval before placing order. Door to be installed by FENSA Approved contractor.

Window/Door frames to be fitted with trickle ventilators to provide at least 8000mm² 'equivalent area'. Windows/Doors to provide openings equivalent to at least 1/20th of the room floor area for purge ventilation requirements.

Installation: Install new horizontal dpc under level access threshold strip. Install vertical dpc around jambs and/or allow to install proprietary cavity closers. Door frame to overlap cavity by 30mm and at least 38mm back from the masonry face. Apply flexible sealant to surround of doorset to ensure air tightness. Install draught strips to surrounds of frame. Doors must be fitted by FENSA approved installer.

Security: Door frames to be fixed to vertical reveals with corrosion resistant fixings @ min 600mm c/c and end fixings located within 150mm of top and bottom of frame. Door to be fitted with security lock and keep to BS8621. External door to be hung on 3 No. 100mm hinges.

Glazing: All glazing is to be toughened safety K glass to BS6206 for health and safety reasons. Strength to be determined by specialist glazers.

Supply and fix 2x new obscure double glazed units to existing window in WC. Overall window size 990mm high x 850mm wide

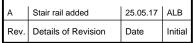
Window Finishing: Plaster and decorate internal reveals of door and window openings

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

HEALTH & SAFETY INFORMATION

(Refer to Pre-Tender CDM Documentation)



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Partner Details

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> Ground Floor WC Specification 1

N/A ALB Original Size A3 March 2017

Status