

WINDOW AND DOOR FRAMES:

Standard double glazed PVCu woodgrain finished frames to achieve 0.18w/m2k with 16mm min. argon filled air gap & inside cavity face of one pane to be Pilkingtons 'K' glass or similar with 150mm wide d.p.c. to B.S. 743 to frame prior to fixing. Window opening lights to all rooms 5% min room floor area.

All bedroom windows to have 'egress' openers min. 450mm wide and a min. size of 0.35sq.M.

Safety glazing (kite marked) to all windows where eills < 800mm and all glazed door sets.

Provide and fix 25mm sw window boards with rounded edge.

VENTILATION:

Habitable rooms to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening windows (no minimum size). Background ventilation of 8000mm2 achieved by trickle ventilators located to top frame of windows to habitable rooms and 4000mm2 to other. Manually operated mechanical extraction to be provided to kitchen to achieve 30 litre/second adjacent to hob or 60 litre/second elsewhere and 15 litre/second to bathrooms. To bathrooms not containing openable windows provide a manually operated mechanical extract capable of extracting at a rate of 15 litres/second with fifteen minutes overrun, controlled automatically or manually.

ELECTRICAL INSTALLATIONS:

All installations to comply with current I.E.E regulations. All fittings to comply with British Standards. All light fittings, switchplates and socket positions etc to be confirmed by client. All switches and sockets to be positioned between 450 and 1200mm height. Low energy light fittings to be provided (min. 25% of fittings) in accordance with Part L Building Regulations. Any recessed downlighters to have 1/2 hr fire protection and sound insulation above and be sealed to prevent air leakage. N.I.C.E.I.C. certification on completion all to comply with part P.

FIRE DETECTION:

Smoke detectors installed at ground floor hall & first floor landing area, detectors to be permanently wired in, on a separate fused circuit & interlinked. Heat detector to be positioned centrally in kitchen area. Alarms to be positioned min 300mm from any light fitting.

INTRUDER ALARM:

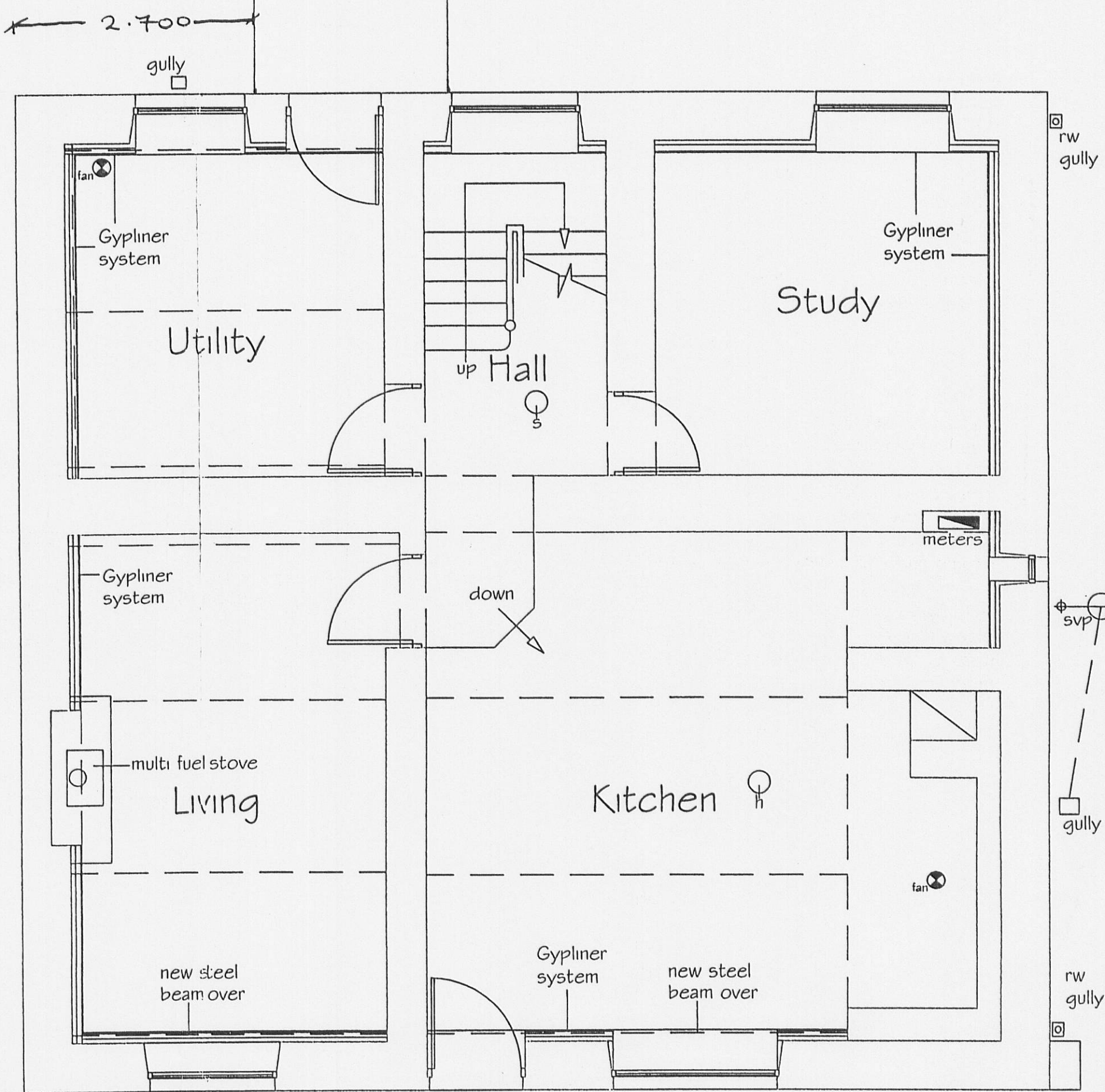
Wired system with 2no. door contacts, 4no. P.I. R's and 1 no. strobe alarm box.

PLUMBING:

Soil pipes and accessories to B.S. 4514, 100mm dia soil and vent pipes to be positioned externally with mesh covered outlet positioned 900mm above any opening light. S & VP to discharge directly into existing inspection chamber. W.C. 100 dia waste connected to S & VP 100mm. Bath, sink units & showers 76mm deep seal traps, 38mm dia waste pipes. Whbasin 76mm deep seal traps, 32mm dia waste pipes, provide anti-syphonic traps where 50mm dia common waste pipe is used for one or more appliances, waste pipes to be connected to S & VP or back inlet gully. Provide and fix new back inlet gullies with 100mm Hepsleeve or similar drain pipe bedded on pea gravel and laid to falls into existing system. Allow for 300mm polypropylene inspection chambers and lid sets as required. Wholesome water (direct from main supply) to be provided to sink unit in kitchen, wash basin in GFL cloak / wc and FFL bathroom, Bath / shower in FFL bathroom and any other drinking water draw off. Allow for Thermostatic mixer valve with max. 48 deg. temperature to bath hot water draw off. Installation and all fittings and pipework to comply with WRAS regulations.

HEATING:

New gas fired (LPG), room sealed condensing combination central heating appliance Worcester Greenstar 42CDi rated Sedbuk 'A' - 92.2% efficiency, with balanced flue fitted with durable, non combustible guard. Provide high level gas and power points where applicable. Flue to be positioned min 300mm from any opening. Heating system to be provided with zoning, timing and temperature controls with TRVS to all radiators except bathroom and wc. Condensate pipework from boiler to comply with H.I. Installers commissioning certificates to be supplied to L.A. for approval for heating system, hw controls. Supplemental heating via multi fuel stove to living room.



Ground Floor
Proposed Plans 1: 50

EXTERNAL WALLS:

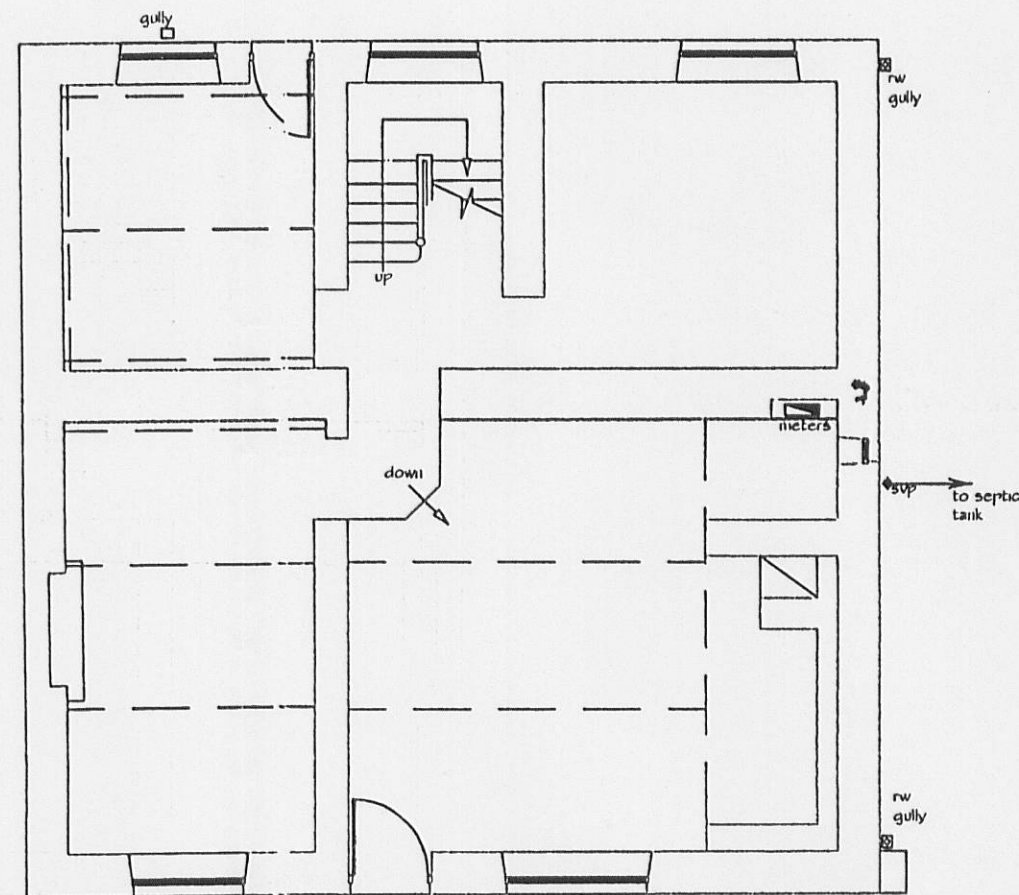
Provide and fix Gypliner Universal metal framed wall lining system. Studs @ 600mm vertical centres with frame brackets @ min. 800mm c/c's all to manufacturers instructions. Frame to be lined with Kingspan Kooltherm K18 or similar 12.5mm wallboard and 50mm bonded insulation with lightweight plaster skim finish. Boards to be fixed to manufacturers instructions. Allow for framing out to openings as required and providing insulated heads and reveals to openings. Staircase landing to be maintained at min 800mm depth - insulation to be installed between Gypliner studs if required. Provide and fix sw skirtings and architraves to match all round.

INTERNAL WALLS - STUD PARTITIONING:

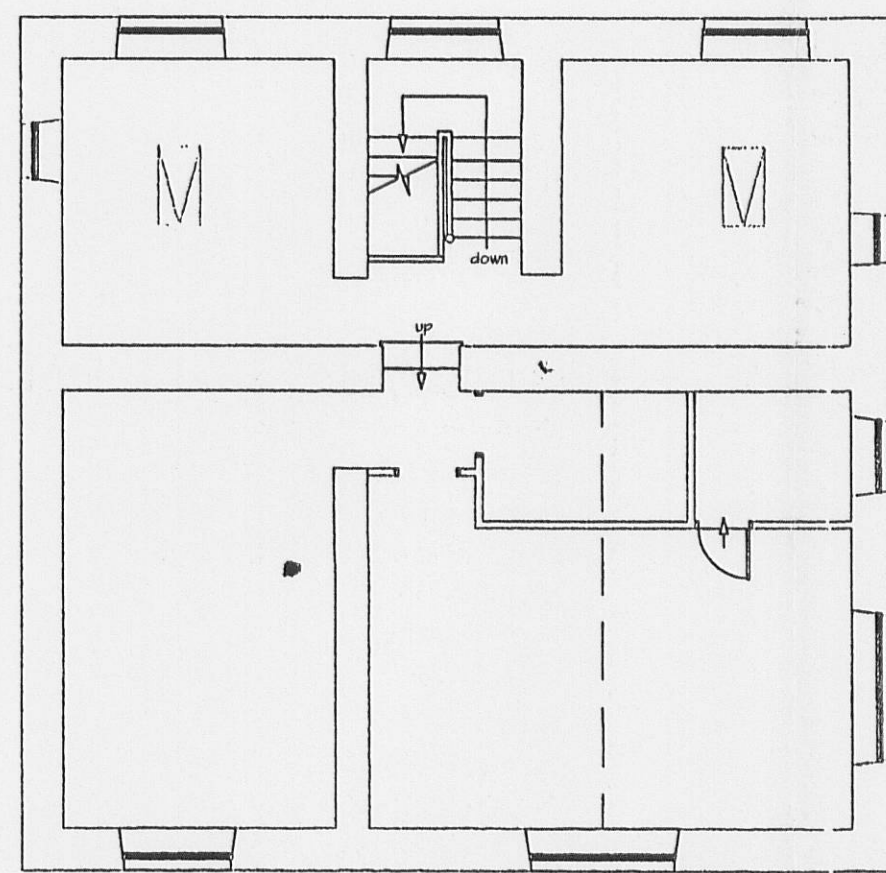
Non-loadbearing 67x47mm finished size softwood vertical studs at 450mm c/c's. 67 x 47 mm finished size softwood head and sole plates with two rows of intermediate noggins. Allow for framing out to form doorways as required. 15mm Gyproc Wallboard (10kg/m2) with skim finish to both sides - 65mm Rockwool Flexi between studs - achieves 1/2hr fire resistance. Allow for sw skirtings and architraves to match all round.

INTERNAL DOORS AND CASINGS:

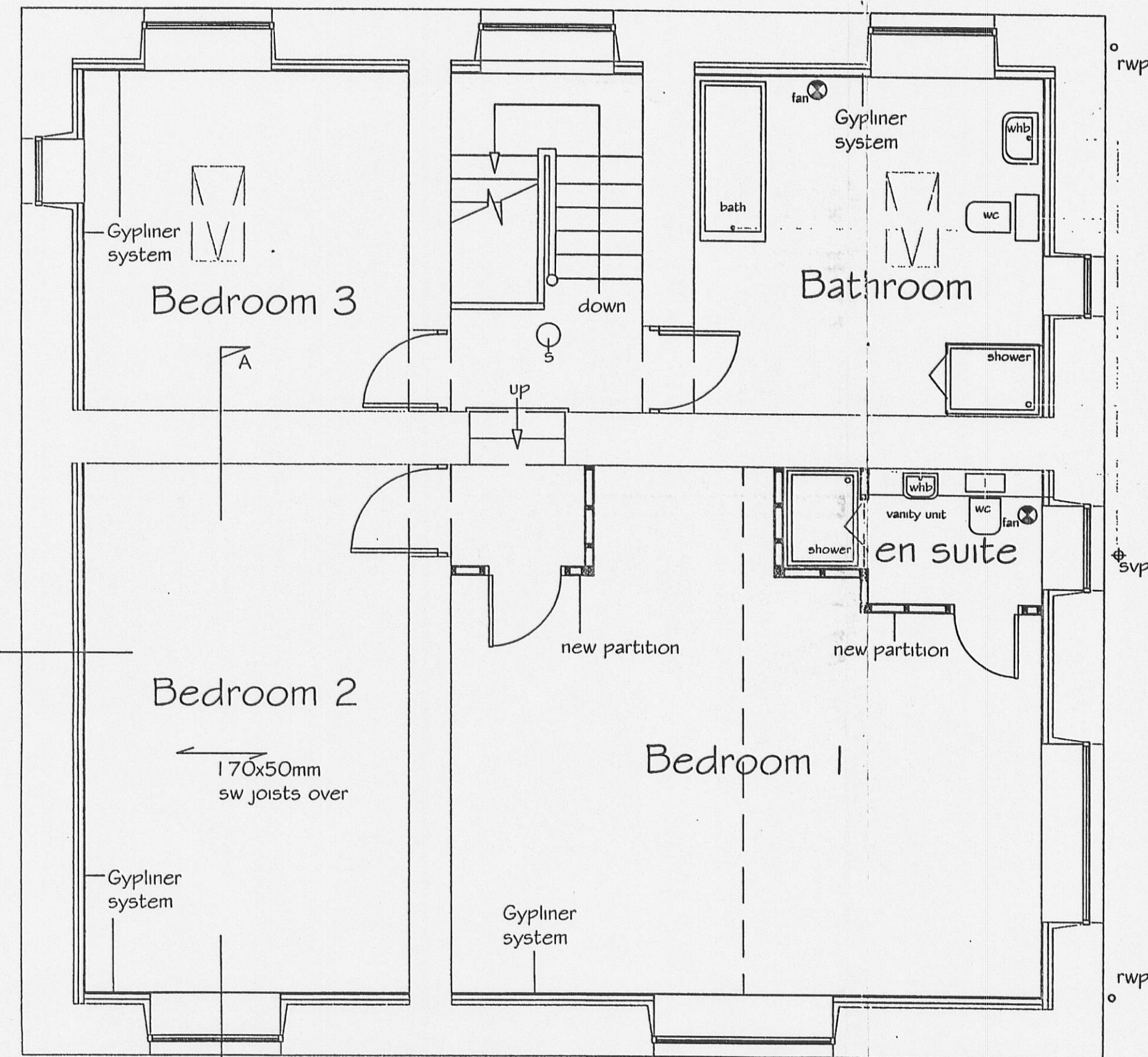
Provide and fix new sw casings and doorsets. Doors to be as per client choice, hung on pair and half stainless steel hinges with latch and lever handle sets. Allow for sw architraves to match.



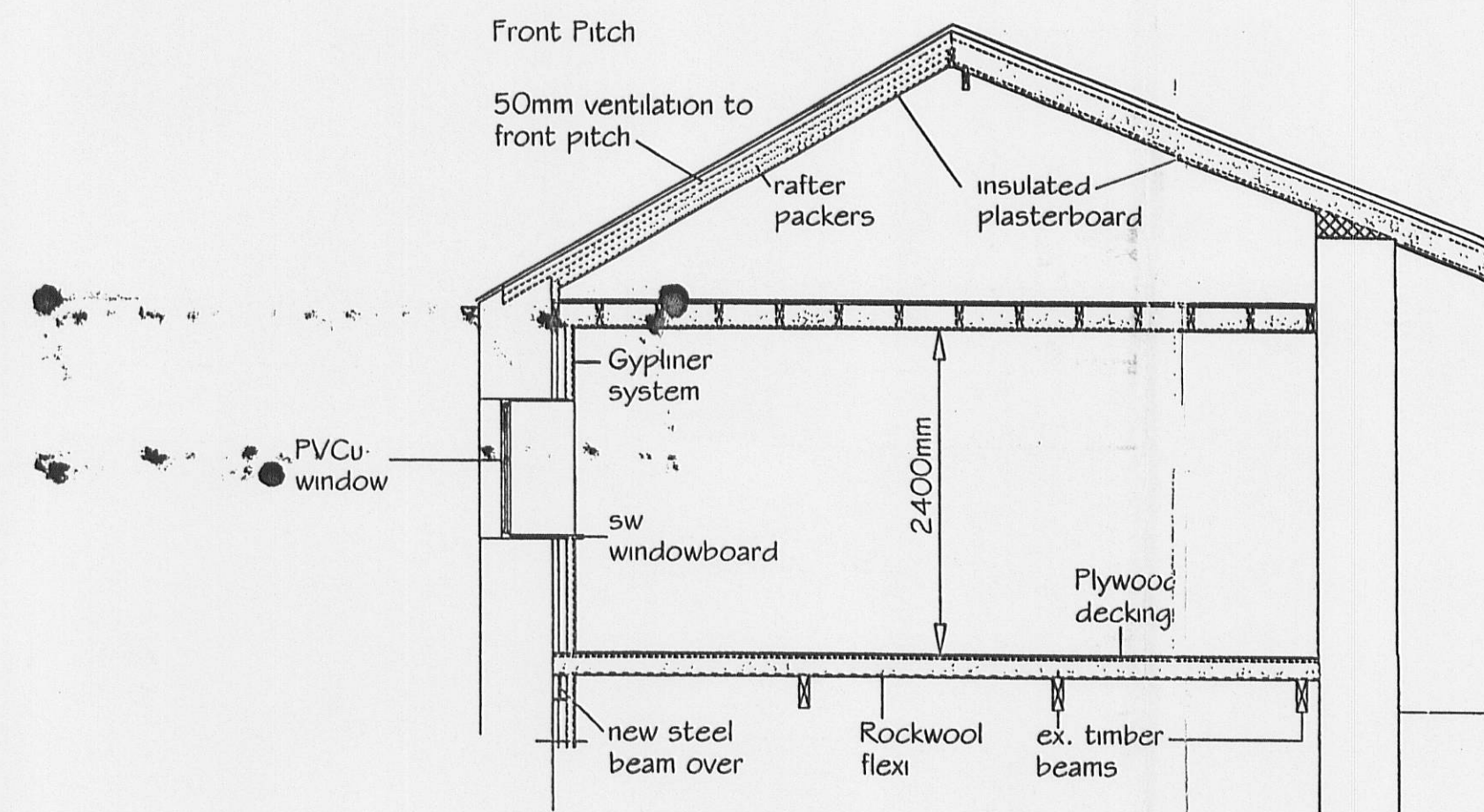
Ground Floor
Existing Plans 1: 200



First Floor



First Floor



Proposed Section A-A 1:50

GENERAL NOTES:

All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose.

The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "Inspector" whether or not indicated on the drawing.

Contractor to check and satisfy himself of positions of all statutory authorities mains services on and around site.

All new and existing timber to be treated against rot and infestation.

Kitchen, Bathroom and Utility room layouts to be agreed - subject to client approval.

STRUCTURAL MEMBERS:

Install 2no. universal beams to support first floor as shown 203 x 102 x 23kg UB (by calculation). Steel beam to be sat on min 250 x 150 x 100 mm concrete padstones.

Steelwork to be wire brushed & coated with 75 micron primer & encased to give min half hr fire resistance.

ROOF CONSTRUCTION:

Under drawn ceilings to first floor to have 150mm Kingspan Thermapitch TP10 insulation board between rafters, with 25mm Kingspan ThermaWall TW56 insulated plasterboard and skim finish to achieve 0.16w/m2 degK. Allow for battening out ex. 100mm sw rafters to front pitch to achieve min. 150mm depth for min. 50mm ventilation over insulation.

FIRST FLOOR:

Provide and fix 6mm plywood decking throughout. Provide and fix 100mm Rockwool 'flexi' acoustic insulation between all first floor joists. Under draw soffit with 12.5mm plasterboard with lightweight skim finish.

FIRST FLOOR STORAGE AREA:

22mm T & G moisture res. V313 flooring grade chip board all joints glued, on 5C4 (unless otherwise stated) 50 x 170mm joists at 450mm max centres, On 170x50mm sw wallplate bolted with m10 rawbolts into walling at 600mm c/c's. Allow for 100mm Rockwool 10 (10kg/m2) between joists. Where joists perpendicular to walling, install 30 x 5mm galvanised m.s straps at 1000mm max centres built into wall and fixed to 3 No. joists, 75 x 50 sw blocking noggins under straps. Provide suitable strutting between joists, one row of strutting for joist spans between 2500 and 4500mm. 15mm Gyproc wall board (10kg/m2) and skim to soffit - achieves 1/2hr fire resist. Allow for trimming out to form loft hatch with heavy duty loft ladder set and insulated hatch.

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Subject to Approval

Proposed Alterations:
Cow Gill House
Cow Gill
Gisburn Road
Sawley
Scale - as shown @ A1
July 2010

* for Building Regs. submission use only. All dimensions to be checked on site prior to commencement.