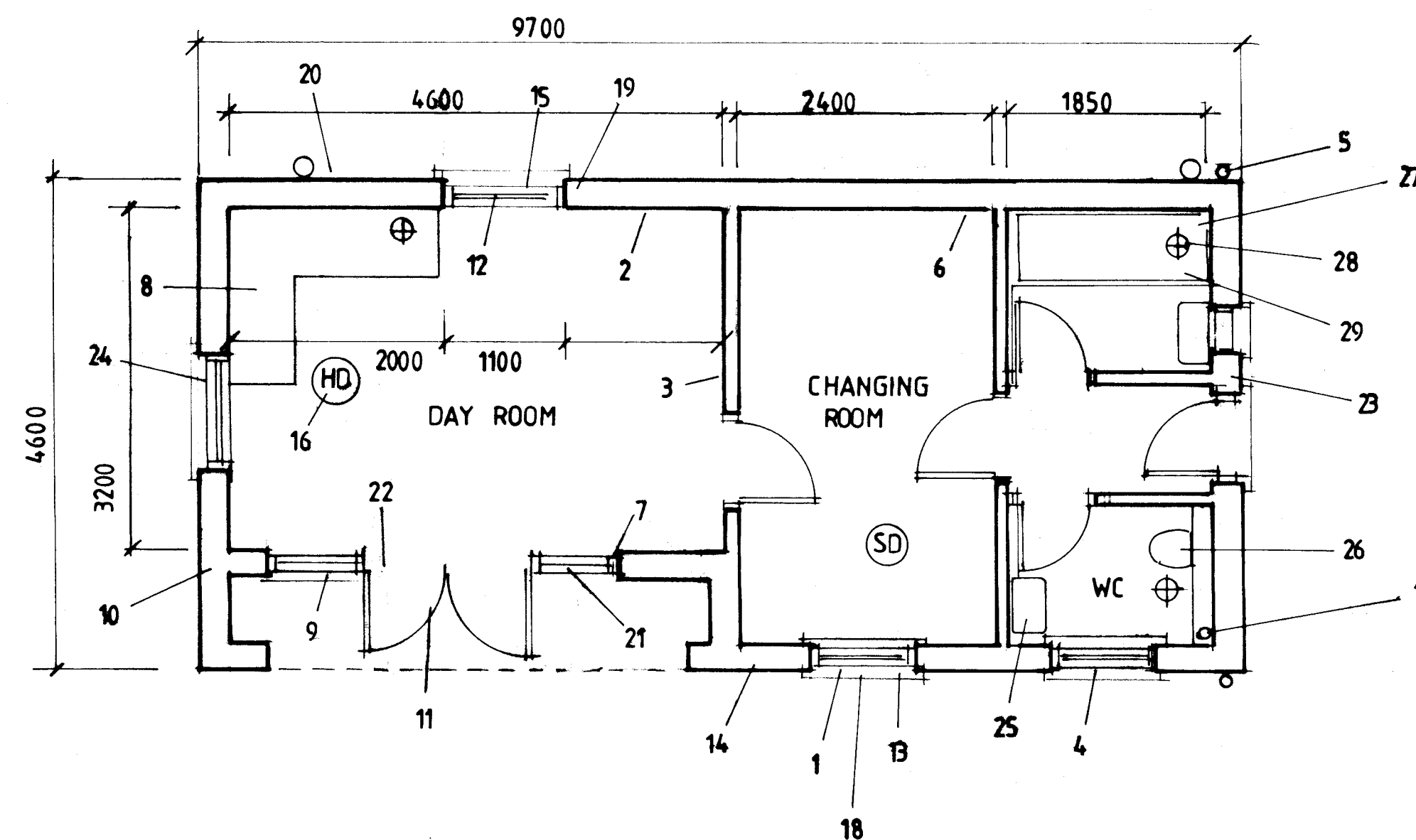


Floor Plan:

1. Windows and doors are to be agreed with the Client prior to ordering.
2. All electrical work is to meet the requirements of Part P (Electrical -Safety) This will require an appropriate BS 7671 electrical installation certificate to be issued by a registered Engineer.
3. All electrical switches/sockets and controls to be sited between 450 and 1200mm above floor level.
4. All windows and glazed doors/screens to be from a specialist window / door company incorporating 24mm sealed double glazed units with Low E glass to the inner leaf, 16mm cavity, 4mm glass.(unless otherwise agreed)
5. Rainwater / surface water to discharge to new soakaways within the site and installed in accordance with BRE 365 at least 5.0m from the building.
6. Heating system to be wall mounted electric panels on time switches and thermostatic control (unless agreed otherwise).
7. All new door frames and windows must be mechanically fixed.
8. All internal light fittings should have lamps with a minimum luminous efficiency of 75 light source lumens per circuit-watt.
9. New windows and doors (with more than 60% glazing) should have a U-value not exceeding 1.4W/m²K.
10. Timber stud walls to be constructed using 150 x 50 C24 grade at 400mm centres 12mm thick plywood bracing externally.
11. Provide toughened / safety glazing to all glazed doors and windows up to a min height of 1500mm above finished floor level and to windows where the sill is below 800mm above finished floor level.
12. Ventilation area of openable windows to be equivalent to min 1/20th of room floor area.

13. Timbers over window and door openings three no 150 x 50 C24 grade bolted together end bearings 150mm.
14. Provide cavity barriers to the void behind the external boarding to prevent the spread of fire. (Astroflame or Tenmat) Close off the cavity around window and door openings with cement based board on edge.
15. Provide trickle vents to window and doors 8000mm²
16. Heat Detector
17. Soil and vent pipe to serve WC
18. Study windows to comply with means of escape. Minimum unobstructed clear opening of 450mm and min openable area of 0.33m² with min height of 1100mm above floor level.
19. Provide double timbers to return.
20. Fix plywood at 300mm centres.
21. Double-up and cripple studs either side of structural opening.
22. Timbers over openings 3no 200 x 50 C24 grade bolted together.
23. Vapour control layer to be provided to warm side of timber frame.

24. Window incorporating 24mm sealed double glazed units with Low E glass to the inner leaf ' U ' value of 1.6.w/m²k. to be achieved.
25. Wash hand basin is to have 100 deep seal pedestal trap discharging to soil and vent pipe via 32mm waste.
26. WC to be close coupled with 100 deep seal trap.
27. Shower to have 75mm deep seal trap 50mm waste discharging to back inlet gully.
28. Provide mechanical ventilation to shower capable of 30 L/s. linked to the light switch with 15 minute overrun.
29. Thermostatic mixer valves must limit temperature of hot water to a maximum of 48°.



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