

NOTE: Property located within the Cairnbulg Conservation Area.

REPLACEMENT WINDOWS
GENERAL NOTES

Dust sheets to be used in all affected areas, with due care and attention given to protect Tenant's property. Contractor to allow for removing all existing windows, sash boxes, cills, soffits and ingoes.

WINDOWS SPECIFICATION
All windows to be manufactured by Nordan or equivalent. Opening windows to be fully reversible. NBS Spec - 25-50-95/125.

Windows to be factory treated with water-borne paint or woodstain colour to be 'White' (inside and outside).

Window unit to be fitted with integral restrictor which limits the initial opening to less than 100mm.

All opening casements to have a safety restrictor and satin chrome locking handle. Windows must be fully reversible within frame and opening space to avoid soffits and fascias. Window handle lock key, 1no. per window unit, to be left on site / issued to tenant.

An escape window is to be provided in every apartment on an upper storey at a height of not more than 4.50m - generally, but not exclusively, first floor apartment windows. The escape window should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the opening sash should not be more than 1100mm above floor level. This requirement overrides any requirement for a dead panel. Where not possible to comply with current Building Regulations, the window replacement should not reduce existing opening sizes.

Where the below occurs, either a suitable barrier is installed (Contract Leader to approve prior to installation) or, a Type I window is used :-
1) sill that is less than 800mm above finished floor level, and
2) an operation that will allow the possibility of falling out, and
3) a difference in level between the floor level and the ground level of more than 600mm

Sashes to be fitted with a permanent trickle ventilator to comply with Building Regulations.

Hermetically sealed double glazing units with warm edge spacer bars to comprise 4mm clear sheet glass externally 16mm Argon filled cavity and 6mm low E glazing internally * (4mm super float obscure glass, Cotswold pattern, internally at bathroom, shower room and WC windows).

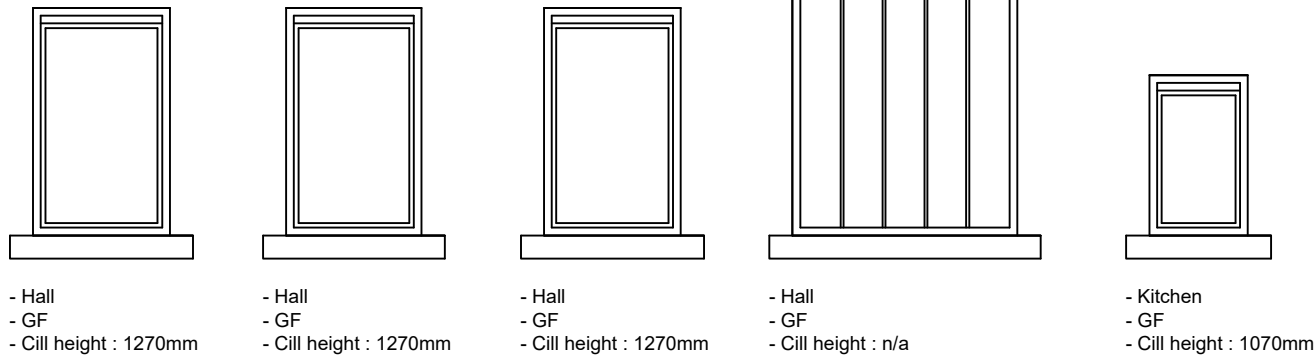
Glass to be toughened where cill height is below 800mm from finished floor level or ground level.

The window, including frame, to achieve a U-value of 1.2 w/m²K

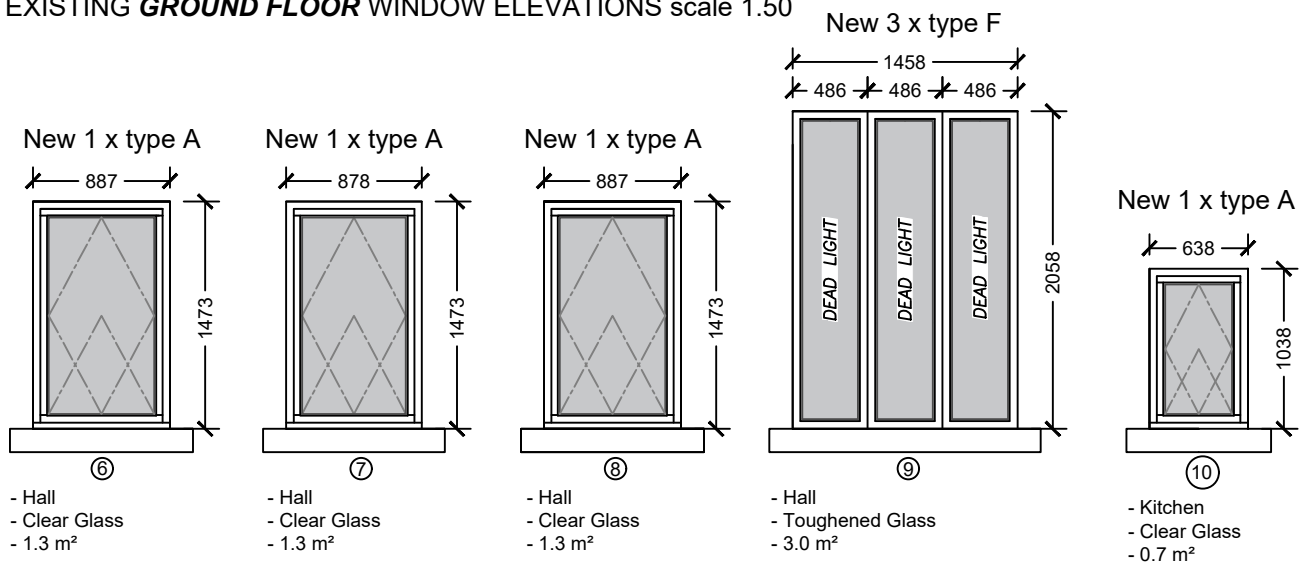
All windows to have a 10 year warranty.

Everbuild Ltd Silicone 825 Low Modulus Sealant or equivalent. Installed with suitable backer rod and in strict accordance with Manufacturers printed instructions.

Dormer Windows – allowance to be made to replace external facings & lead flashings for agreement on site. No fixings to be made through bottom rail to avoid puncturing flashings.



EXISTING **GROUND FLOOR** WINDOW ELEVATIONS scale 1.50



PROPOSED **GROUND FLOOR** WINDOW ELEVATIONS scale 1.50



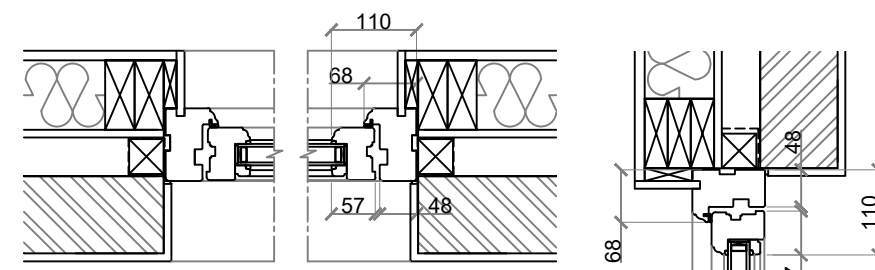
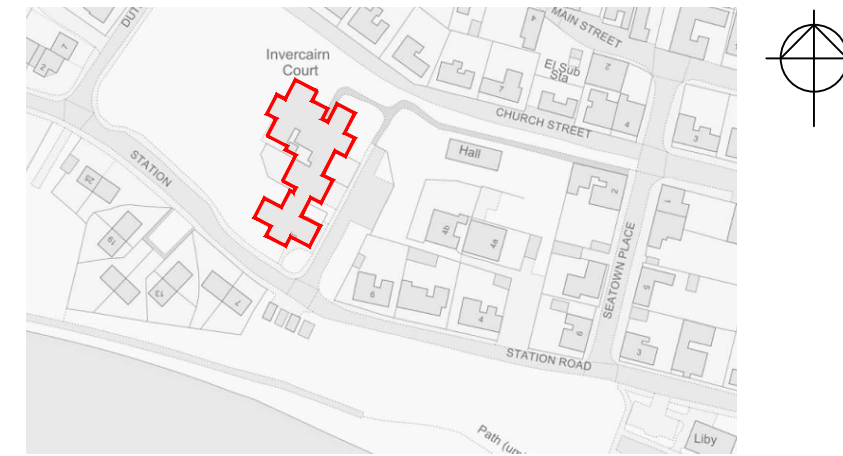
SITE PHOTOS

GENERAL NOTE

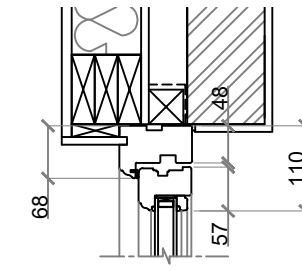
- Remove and Replace all existing window boards and reveals.
- No external facings.
- Seal external cills to concrete / stone upstands.
- External sealant to be applied to a good standard.
- New window boards and reveals to be MDF with paint finish.

INSTALLATION

- New window frame to be installed over an alfas expanding sealant strip laid in one continuous length over the width of the hard window opening.
- Existing DPC to be folded back and fixed to the new window frame. Care to be taken to ensure the DPC is hidden by the cill board.
- Reinstate or install vapour control barrier over full width of cill internally.
- Internal finishes to be 12mm Moisture Resistant MDF with 70x12mm MDF pencil round facings / aprons, 25mm Moisture Resistant Bullnose cill boards with white gloss finish to match windows or paint finish (colour to be confirmed by Housing). Cill to extend 25mm beyond finished wall surface. NBS Spec - 30-05-50/150.



JAMB DETAIL scale 1.10



HEAD & CILL DETAIL scale 1.10

Window Installation Materials				
	Window Boards	Reveals	Facings	Aprons
Communal Area 1st Floor	140	110	70	70
Kitchen	220	180	70	70
Lift	220	200	70	70
Seating Area	200	170	70	70
Communal Area Ground Floor	220	180	70	70
Stairs	140	110	70	70
Hall	220	180	70	70

ALL WINDOWS

- Existing windows **Brown TIMBER**.
- New windows to be Fully Reversible With Pre-Finished Colour (TBC At Contract).
- Window Type B to be a single frame with 2 openers, unless conditions dictate.
- All windows to be openable, no dead lights to apartments
- No integral, externally exposed packers and / or facings permitted unless specifically agreed due to existing restrictions.

PLANNING

<p>Part of the Sureserve Group</p>	Rev. A Details: *		Address Invercairn Court, Cairnbulg AB43 8YW. Sheltered Housing Complex.	Project Title Aberdeenshire Council 18169 - HIP North		
	SS Ref. No. EV00289	Conject Issue - n/a			Client Aberdeenshire Council	
	Drawn By: SF	Checked By: JD				Drawing Title Windows Replacements - GROUND FLOOR LEVEL
	Scale: As shown at A3	Date: Mar '20				
	Aberdeenshire Council Status: A					