Windows
Windows to be uPVC fully double glazed openable casement windows to match existing. Insulated plasterboard to be used in reveals to abut jambs. Fully insulated and continuous cavity closers to be used around reveals.
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms with an openable area that is at least 0.33m² and have no dimension less than 450mm high or 450mm wide.

Rooflights
New 4 No Velux GGL MO4 780 x 980mm centre pivot rooflights , New 2x 800x800mm fixed roof lights to en suite attic rooms as shown

Dormer Roof
Roof to be GRP/ Single Ply Membrane finish on 22mm plywood deck on SW timber joists to the size and spec of the S. Eng and with 130mm Kingspan Kooltherm K7 Roof Board insulation fixed between the frame and under drawn with 62.5mm Kingspan Kooltherm K18 insulated plasterboard and skim finish all to achieve a U-Value of 0.15W/m^{2}K.

New Staircase
Existing ground floor to first floor staircases to be retained, install new sw timber staircase from first floor to attic floor to consist of 13 No risers (2.6m FFL to FFL) as shown, treads to be 220mm, risers to suit change in level to maximum 42 degree rake and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets and on balustrading all at 900mm above the rake of the stair, NOTE the design of the balustrading to match that of the adjacent and below staircase

Wall and Ceiling Finishes - finishes to all rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

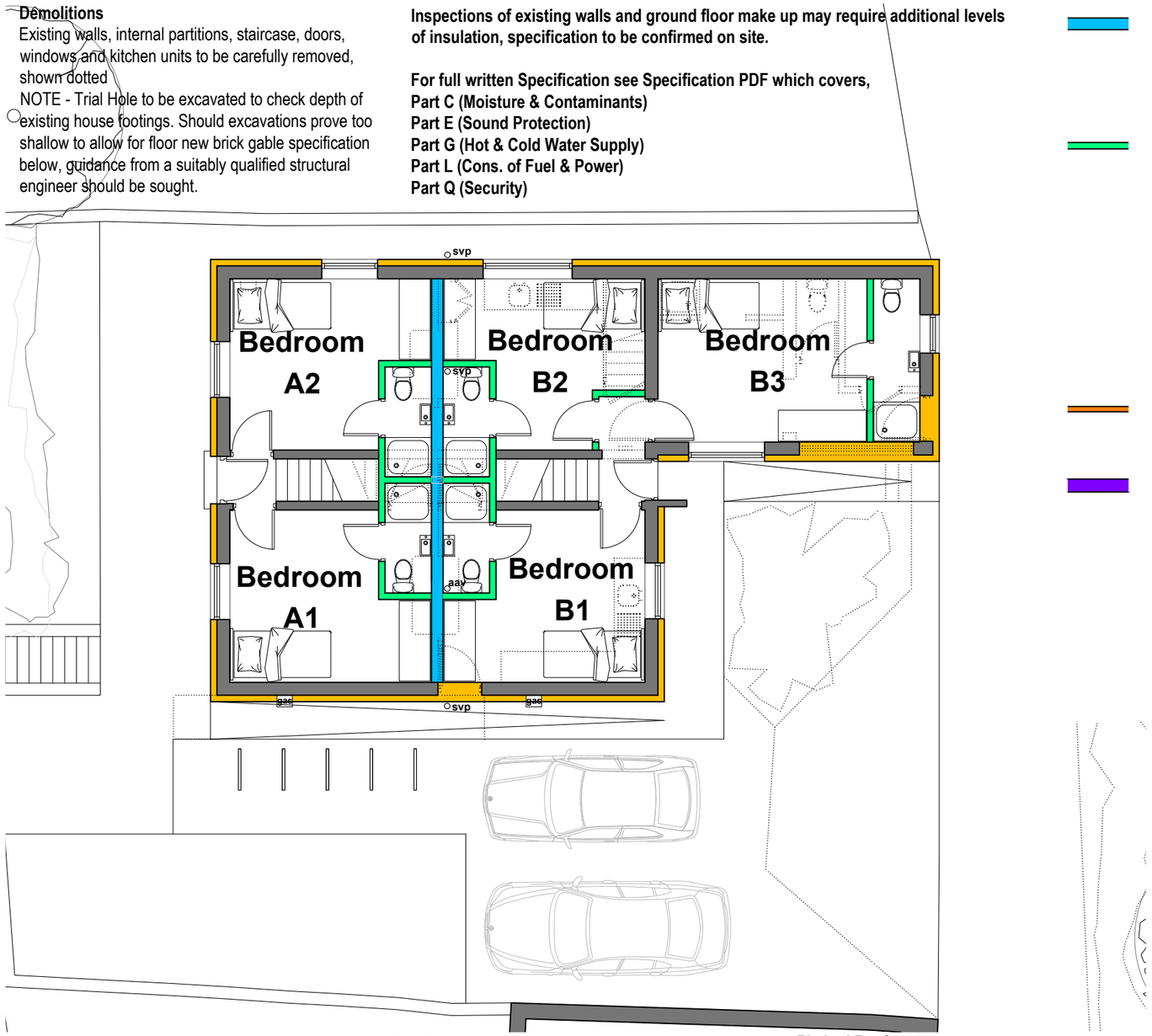
Sanitaryware
New bathroom suites to be supplied by the client and to include wc, basin and shower to the en-suites NOTE allow for installation. Contractor to allow for new domestic style 15l/s Bathroom mechanical extract vent through the external wall with 15min overrun and connected to the light switch to all

Kitchen/ Utility Units & Appliances
New Kitchen & utility units all to be supplied by the client, Contractor to allow for new domestic style 30l/s mechanical extract vent through the external wall (allow for installation)

Demolitions
Existing walls, internal partitions, staircase, doors, windows and kitchen units to be carefully removed, shown dotted
NOTE - Trial Hole to be excavated to check depth of existing house footings. Should excavations prove too shallow to allow for floor new brick gable specification below, guidance from a suitably qualified structural engineer should be sought.

Inspections of existing walls and ground floor make up may require additional levels of insulation, specification to be confirmed on site.

For full written Specification see Specification PDF which covers,
Part C (Moisture & Contaminants)
Part E (Sound Protection)
Part G (Hot & Cold Water Supply)
Part L (Cons. of Fuel & Power)
Part Q (Security)



Electrics
All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site. All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Utility work surface. All electric works to be carried out by a member of an appropriate competent persons scheme

Services
Existing gas and electricity meters, supply and water supply are known to run to the side of the house, contractor to allow for relocating existing meters, breaker box and supply routes, locations to be agreed with the client

Glazing - New and replacement windows and doors to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. to be safety glazing within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

Heating
New gas boilers installed in kitchen areas with independently controlled thermostats to each room. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.

Pitched Roof
New roofs tiles to match the existing roofs on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to match the existing and with 140mm Kingspan Thermapitch rigid roof board insulation laid between rafters and 62.5mm Kingspan Kooltherm K18 Insulated Dry-Lining fixed to the underside all to achieve a U-Value of 0.15W/m^{2}K

Flat Roof
Roof to be GRP/ Single Ply Membrane finish on 22mm plywood deck on SW timber joists to the size and spec of the S. Eng and with 130mm Kingspan Kooltherm K7 Roof Board insulation fixed between the frame and under drawn with 62.5mm Kingspan Kooltherm K18 insulated plasterboard and skim finish all to achieve a U-Value of 0.15W/m^{2}K. Roof to be constructed to allow a front gutter as shown

All party walls to provide a min U value of 0.20 W/m².K.
Party walls to be constructed using two skins of 75mm sv timber frame with 75mm Party Wall Roll within each frame and 50mm between the frames.2 No layers 12.5mm fireline board to be provided on both sides of party wall and skim finish, 225mm overall width of wall.

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced with 15mm fireline board to provide 30 minutes fire resistance and moisture resistant board to all wet areas, all with skim plaster finish. Taped and jointed complete with beads and stops.

External walls to be retained throughout, infill and new gable walls to match existing construction and be clad externally with 72.5mm Kingspan Kooltherm K18 insulated plasterboard and skim finish all to achieve an upgraded U-Value of 0.3W/m^{2}K.

Dormer Walls
To achieve minimum U Value of 0.18W/m²K
Structure to engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens fixed on vertical counterbattens to enusre vented and drained cavity. breathable membrane below (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs; 120mm Kingspan kooltherm between plus 37.5mm kingspan kooltherm insulated plasterboad over with VCL fixed to internal face of insulation. Finish with 3mm skim coat of finishing plaster.

Internal Doors
Internal doors (bedrooms and kitchens) to be 763 x 1981mm FD30 doors, style to be confirmed by the client, doors to en-suites to be 687 x1981mm.

Smoke Detection
Mains operated linked smoke alarm detection system to be mains powered with battery back up to be placed in each bedroom with an additional interlinked heat detector at ceiling level in kitchens

External Doors
External doors to be uPVC double glazed single leaf 840mm x 2100mm door and 800mm x 2100mm with toplights to match the existing all as shown

Structural Items
All structural openings and supports to removed items, including new roof structure to the design and spec of the S. Eng

ISSUED FOR PLANNING

Ground Floor Plan As Proposed

Scale 1:100@A3

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

CLIENT: MR JOHN OMAKADE		SCALE: 1:100 @A3	DATE: JAN 2024
PROJECT: 62-64 RINGWOOD ROAD, BRIMINGTON		DRAWN: MH	CHECKED:
DRAWING TITLE: GROUND FLOOR PLAN AS PROPOSED		JOB NUMBER: 240101	DRAWING NO.: 202 / REVISION:

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