

Kitchen Unit Schedule

- 1. washer space with worktop over
- 2. 600mm sink base unit and sink
- 3. 600mm base unit with make up piece into corner, worktop over
- 4. 600mm wall unit 720mm high housing boiler with make up piece into corner
- 5. corner base unit with worktop over
- 6. 500mm wall unit 720mm high
- 7. 600mm corner wall unit 720mm high
- 8. 1000mm base unit with worktop over
- 9. 1000mm wall unit 720mm high
- 10. 500mm drawer base unit with worktop over
- 11. 400mm wall unit 720mm high
- 12. 600mm cooker space for integrated oven with gas hob, gas & electric cooker point, extract over ducted above wall unit
- 13. 800mm base unit with worktop over
- 14. 600mm wall unit 720mm high
- 15. fridge freezer space

Electrical

Strip out and rewire property to points shown, all electrical work to conform to current edition of IEE regs and to be carried out by part P approved contractor. Include for new security alarm

Kitchen mechanical extract ventilation to achieve 30 litres/second adjacent to a hob or 60 litres/second elsewhere. Bathroom / shower fan to have 15 minutes overrun and to operate via the light switch and ducted to external air
Smoke / heat detectors to be mains wired with battery back up and interlinked, sited minimum 300mm from light fittings

Electrical Symbols

- 13 amp high level double switched sockets
- 13 amp low level double switched sockets
- FS Fused outlet (boiler etc)
- High level switch with neon indicator and socket below
- Cooker control unit complete with socket
- Light switch one way
- Light switch two way
- Pull switch
- External wall light
- Internal ceiling light
- HD Heat detector
- SD Smoke detector
- RS Room stat.
- TV socket
- Alarm keypad
- consumer unit
- extract

DRAINAGE

Investigate positions of exg drainage & agree any new drainage runs required with Building Control Officer.
Expose any drains running under extension and re lay as necessary, any drains to be encased in concrete with lintols over drains where they pass through walls.
New inspection chambers required upto 1.2m deep to be pre-fabricated GRP by Hepworths as required.
All new drain runs to be 100mm hepsleeve drainage bedded on pea gravel laid to falls and connected to existing drainage system.
New 63mm dia rainwater pipe and 100mm dia gutters to discharge into trapped gullies

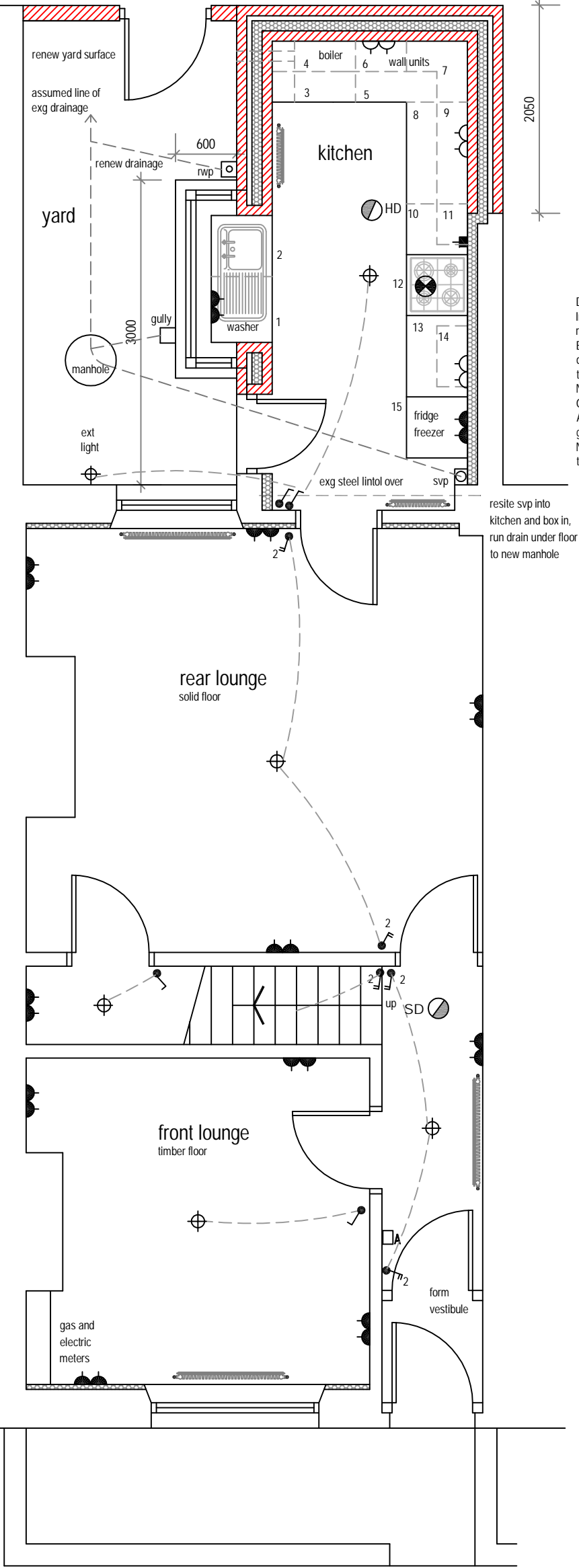
General

These notes to be read in conjunction with detailed specification from Burnley Council.
Any discrepancies are to be reported to any supervising officer and Burnley Council.
All workmanship and materials to comply with current Building Regulations and relevant British Standards, Codes of Practices.
All electrical work to conform to current edition of IEE regs and to be carried out by part P approved contractor.
Any gas related works to be carried out by gas safe registered contractor.
All materials to be fixed, applied or mixed in accordance with manufacturer's instructions and specifications.
The contractor shall take into account everything necessary for the proper execution of the works.
All dimensions to be checked on site by the contractor prior to ordering of any materials and any discrepancies brought to the attention of the client.
All work to be carried out in accordance with CDM regulations 2015 and Health & Safety at work act.
Adjacent neighbour to be notified under party wall act 1996 before any work commences on the extension.

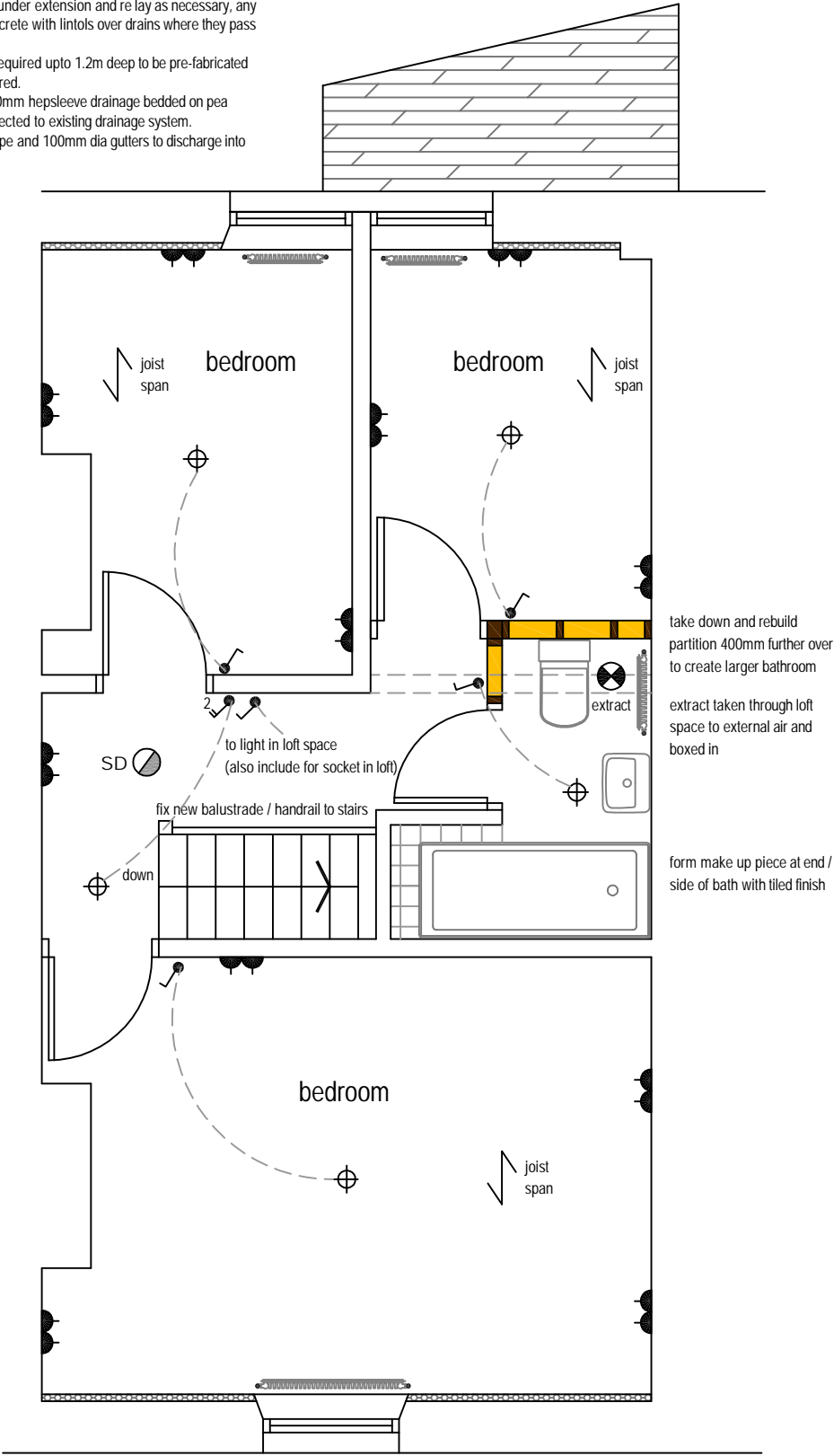
Strip out all plumbing and heating and provide and fix new hot and cold water pipework, wastes, svp etc to new bathroom and kitchen.
Provide and fix new class A rated gas fired boiler with fan assisted flue to kitchen to discharge into yard fixed in accordance with manufactures instructions, TRV's to new radiators
Provide and fix new kitchen units as per schedule.
New bathroom suite with deep seal anti vac traps to wastes to connect to new soil and vent pipe.
100mm drainage laid to falls 1:40 to manufacturers instructions and runs agreed and inspected by Building Control Officer

Remove existing partitions, any new partitions required to be 100 x 50mm timber studding with acoustic insulation, 9mm plasterboard both sides and skim finish.
Provide extra noggings in floor as necessary.
Include for new doors complete with new frames, architraves, skirtings etc

Remove / overboard ceilings with 12.5mm plasterboard and skim ceilings to rooms indicated on schedule, provide 270mm rockwool insulation to roofspace and new insulated access hatch.
Remove plasterwork to walls as indicated on schedule, external walls lined out with 50mm Thermaline super board and party walls with soundbloc boards with skim finish.
Provide new dpc to all ground floor walls including waterproof render / tanking prior to dry lining.
Note existing loft area is boarded out and already plastered, include for replacing loft ladder with a loft ladder with a handrail, fix double socket to loft and include for light switch on landing for light in loft.



Proposed Ground Floor Plan



Proposed First Floor Plan

Project Alterations / Refurbishment 27 Cleaver Street, BURNLEY		
Client Burnley Borough Council		
Description Proposed Plans	Date Aug 22	
Scale 1:50 @ A3	Drawn CW	Drawing No 615/03