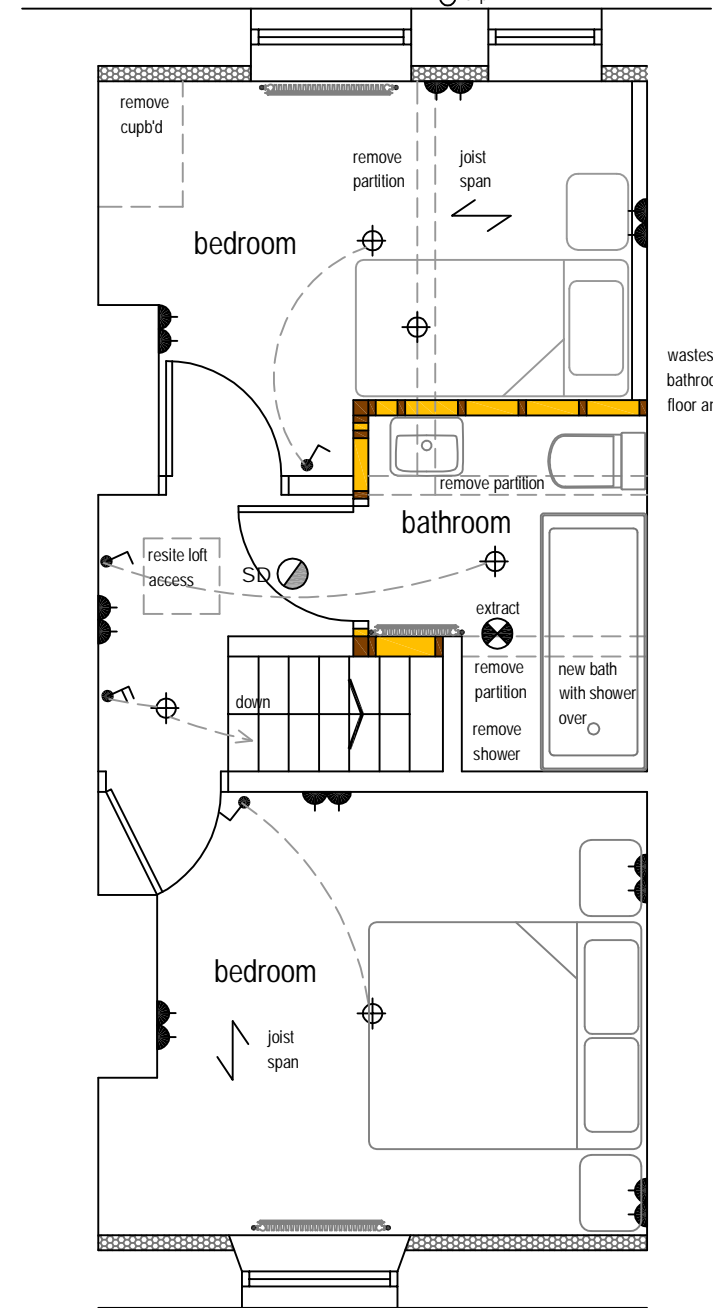


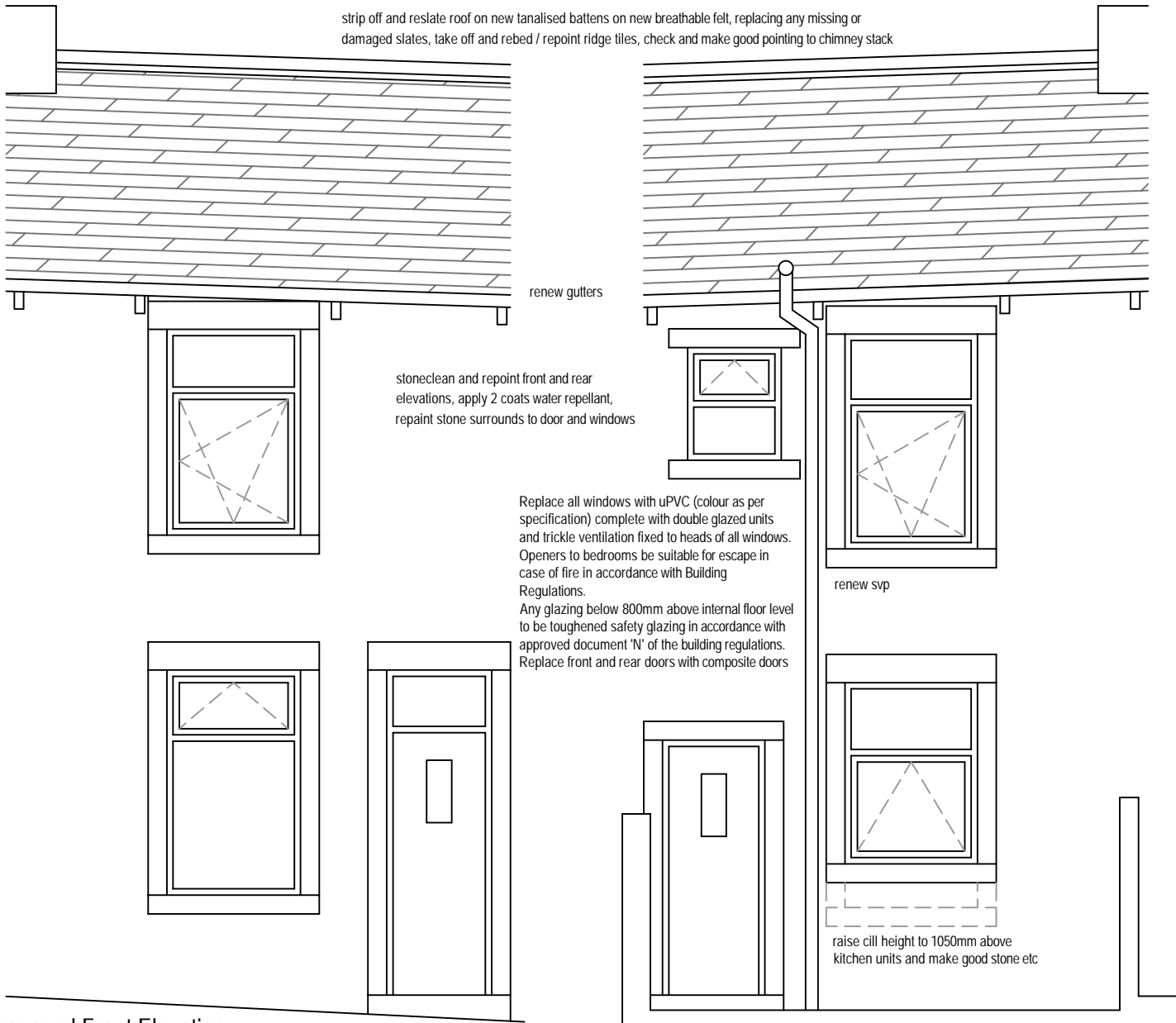
Proposed Ground Floor Plan

Kitchen Unit Schedule

1. washer space
2. 400mm wall unit 720mm high
3. 800mm sink base unit and sink
4. 600mm wall unit 720mm high housing boile
5. 1100mm corner base unit with worktop overr
6. 500mm wall unit 720mm high
7. 600mm cooker space for integrated oven with gas hob, gas & electric cooker point, extract over ducted to external air
8. 500mm drawer pack with worktop over
9. 400mm wall unit 720mm high
10. 500mm base unit with worktop over
11. 500mm wall unit 720mm high
12. fridge freezer space



Proposed First Floor Plan



Proposed Front Elevation

Proposed Rear Elevation

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.

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 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. Include for shower over the bath, all tiling and shower screen etc. Wastes run above floor and to be boxed in.

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 300mm 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

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

Smoke / heat detectors to be mains wired with battery back up and interlinked

ELECTRICAL SYMBOLS

- 13 amp high level double switched sockets
- 13 amp low level double switched sockets
- 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
- Heat detector
- Smoke detector
- TV socket
- Alarm keypad
- consumer unit
- extract

Project Alterations / Refurbishment 23 Harley Street, BURNLEY		
Client Burnley Borough Council		
Description Proposed Layout, option A	Drawn CW	
Scale 1:50 @ A3	Date Sept 2022	Drawing No 619/02