

**General Notes**

**4. SUSPENDED TIMBER FIRST FLOOR:-** 18mm T&G flooring on 147 x 47mm S&C treated saw joists at 450c/c set to existing walls with Cantex type joint hangers provide for 100mm Rockwool quilt insulation between the new floor joists at 450 c/c for sound deadening to comply with E2 Joist dachbed below new stud partitions

**5. TIMBER PARTITIONS:-** 100 X 50mm vertical softwood studs at 400c/c secured to 100 x 50 x 50mm head and sole plates. Noggins at 600mm intervals. 12mm Gyprock plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation.

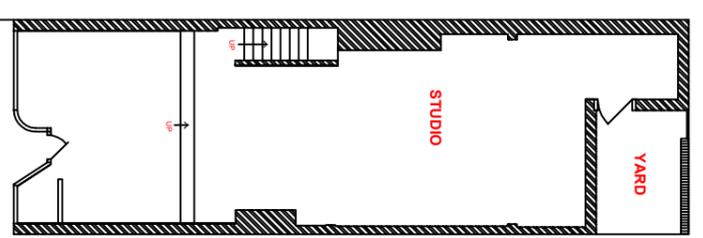
**6. LINTELS:-** Unless otherwise stated lintels to be Cantex composite steel to BS 5977 (uses as recommended by manufacturer) Provide 10mm, 150mm and 100mm noggins at 600mm intervals. All lintels are to be provided for to suit and detail. All lintel backs and soffits to have min. half floor fire resistance and be insulated to prevent cold bridging where necessary.

**7. FRAMES, CASINGS, SKIRTINGS,**

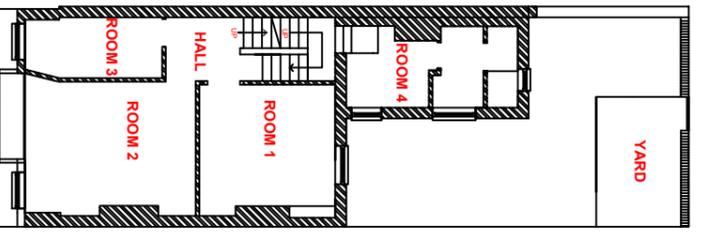
**ARCHITRAVES:-** New external doors and windows to be Type 1 and double glazed or to clients instructions. Internal door fittings shall be 100 X 3.8 with plastic strips. Skirting boards shall be 100 X 19mm chamfered double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New windows to be double glazed with 16mm air gap or 12mm argon filled gap and both finished with low 'E' coating to achieve U-value of 1.8. New doors with more than 50% internal glazed area to have a U-value of 2.2 or 3.0 if less than 50% internal glazed area. Installed either by Fenest registered installer or compliance via certificate from L.A. Building Control. (See Psychology)

**8. ELECTRICAL INSTALLATION:-** Proposed electrical installation, cabling and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building Regulations. All work that involves a new circuit or all other work to be carried out requiring a certificate, this will have to be carried out by a registered electrician. All work to be registered under Part P Self-Certification scheme. Provide mains wired smoke/heat detection system to circulation areas. Extend existing fire power and lighting to client's instructions. Fixed fitting in/drop only lamps having a luminous efficacy of 40 lumens per watt shall be used at one per 25sq.m of floor area or one per four fittings, whichever ever is the greater. Fixed external lighting shall be either lamp capacity not exceeding 150 w per light fitting, three switches of 40lumens per circuit max

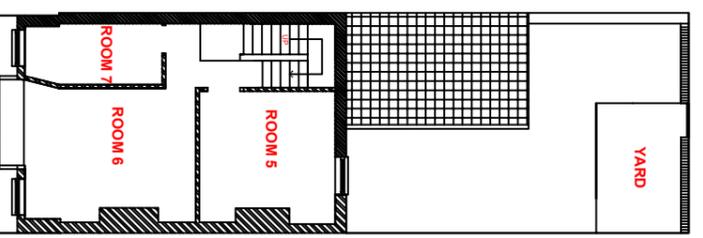
**9. GAS INSTALLATION:-** The proposed gas installation shall be designed and installed by a CORGI company. Extend existing central heating to new areas to clients instructions. Where new or replacement boilers are installed must have SEDBUK rating of Class A or B, or a CHAHP exemption procedure certificate must be issued by the heating engineer. New radiators fitted with demineral type valves with pipework installed to non heated locations.



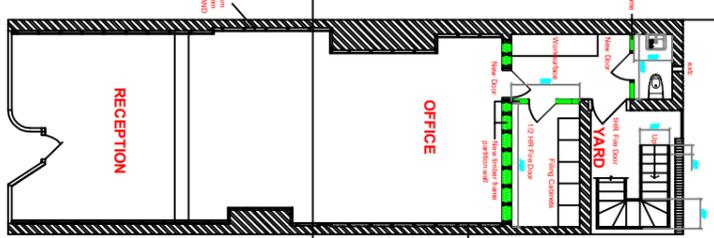
**EXISTING GROUND FLOOR PLAN**



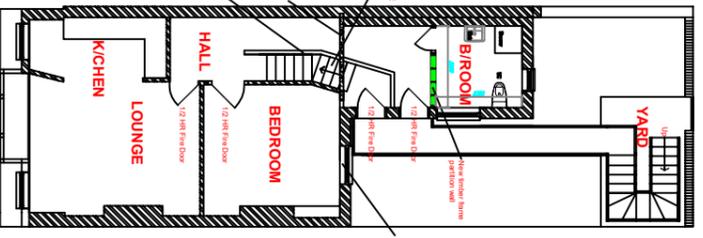
**EXISTING FIRST FLOOR PLAN**



**EXISTING SECOND FLOOR PLAN**

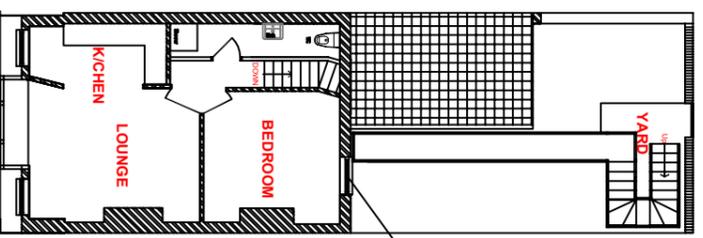


**PROPOSED GROUND FLOOR PLAN**

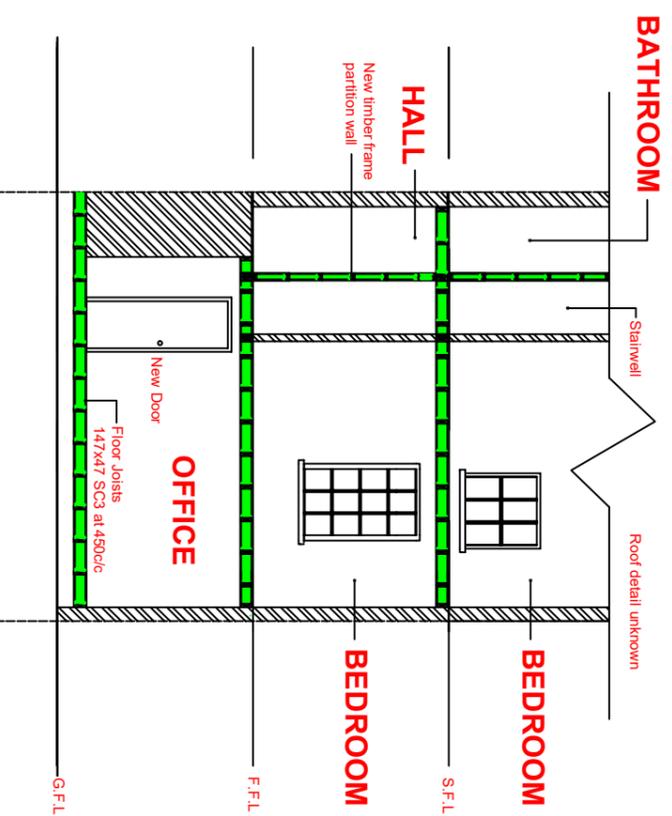


**PROPOSED FIRST FLOOR PLAN**

Scale 1:50



**PROPOSED SECOND FLOOR PLAN**



**SECTION A'A**

Scale 1:50

No.	Revision/Issue	Date

**From Name and Address**  
 AS Architectural Services  
 2 Quatons Cottages  
 Centurion Way  
 Crossgates  
 Scarborough  
 YO12 4ND

**Project Name and Address**  
 Tower Estates  
 60 Falsgrave Rd  
 Scarborough  
 Ref:A10123  
 Client: Mr Hunter

<b>Project</b> Studio	<b>Sheet</b> 2 of 3
<b>Date</b> 15/8/2011	
<b>Scale</b> 1:100, 1:50	