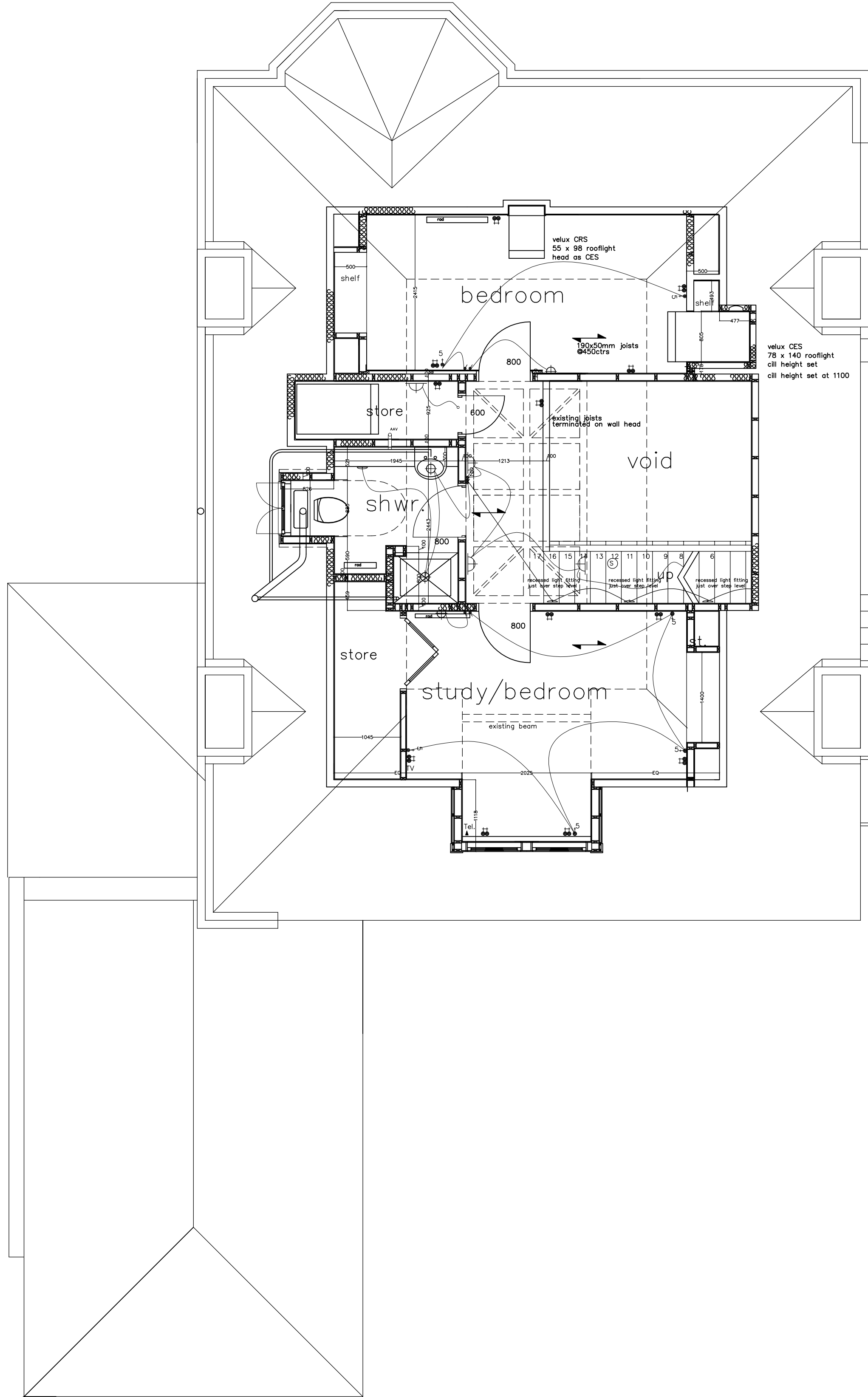




Drawingroom
Allow for patching of skirting boards to match existing where electrical sockets removed. All electrics to be taken down from above or directly through walls, the existing parquet floor is to remain untouched.
Allow for stripping all wallpaper prior to any plaster patching of raggles for electrics.
All electrical wiring ragged into walls to be in metal conduit.

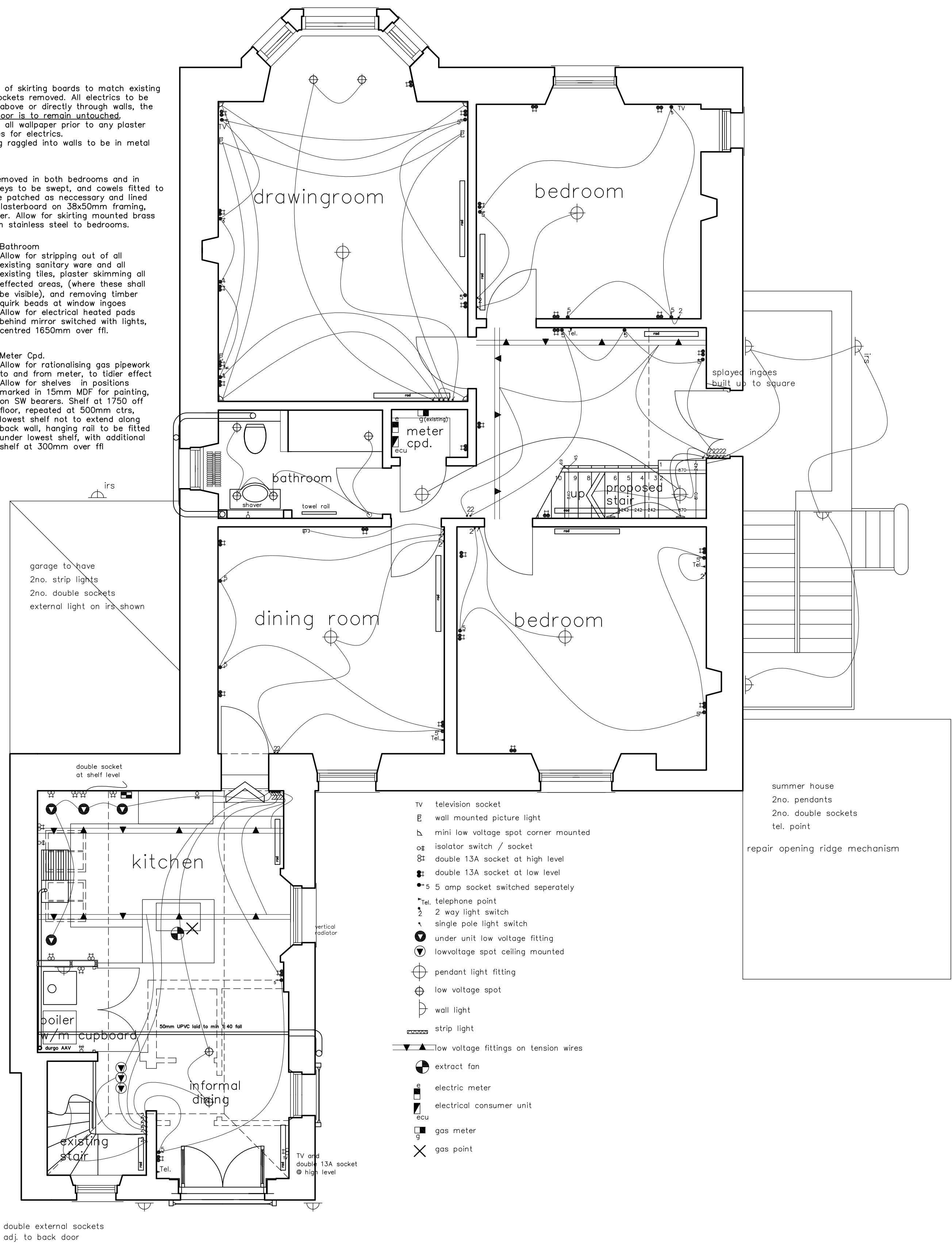
Chimneys
Gas fires to be removed in both bedrooms and in diningroom, chimneys to be swept, and cowels fitted to heads. Walls to be patched as necessary and lined through flush in plasterboard on 38x50mm framing, with skim coat over. Allow for skirting mounted brass vent to diningroom stainless steel to bedrooms.

Bathroom
Allow for stripping out of all existing sanitary ware and all existing tiles, plaster skimming all effected areas, (where these shall be visible), and removing timber quirk beads at window ingoes
Allow for electrical heated pads behind mirror switched with lights, centred 1650mm over ffl.

Meter Cpd.
Allow for rationalising gas pipework to and from meter, to tidier effect
Allow for shelves in positions marked in 15mm MDF for painting, on SW bearers. Shelf at 1750 off floor, repeated at 500mm ctrs, lowest shelf not to extend along back wall, hanging rail to be fitted under lowest shelf, with additional shelf at 300mm over ffl

garage to have
2no. strip lights
2no. double sockets
external light on irr shown

downstairs
rad. to half landing
rad. to corridor
2no.double 13A sockets
(1no. in cpd.)



- TV television socket
- W wall mounted picture light
- oe mini low voltage spot corner mounted
- oe Isolator switch / socket
- 81 double 13A socket at high level
- 82 double 13A socket at low level
- 5 5 amp socket switched separately
- tel. telephone point
- 2 2 way light switch
- ^ single pole light switch
- under unit low voltage fitting
- lowvoltage spot ceiling mounted
- pendant light fitting
- low voltage spot
- wall light
- strip light
- low voltage fittings on tension wires
- extract fan
- electric meter
- VCU electrical consumer unit
- g gas meter
- gas point

double external sockets
adj. to back door

General notes Cont./
Joinerwork cont.
11 Staircase to be as detailed drwg. 003. 2no. 175x50mm 'stringers' to outside, 1no. to wall (Hilti Bolted) Treads formed on ex. 245x50mm triangular fillets over stringers. Treads to overhang stringers, formed in 22mm oak strip flooring, risers in 15mm oak veneered plywood, 22mm solid oak lippings to both at all exposed edges.
12 Stringers and u/side of stair to be finished in 12.5mm plasterboard for taping and filling, fixed at max. 450 ctrs to dwangs as necessary.
Going 242mm
Rise 217mm
Pitch 41.8deg.
Balustrading to consist of 6mm stainless steel cable on Norseman Gibbs swageless stud or similar tensioners on galvanised steel angle to foot 100x100, bolted to stringers (spacers to ensure that angle is proud of treads). Intermediate 90x90 angles drilled to take cables. Deck toggle terminals to top fixed to solid balustrading (100x100 end post) cables at max. 100mm ctrs ensuring that a 100mm sphere cannot pass
95x50mm solid oak handrail on 50x8mm steel plate welded to angles
Allow for trimming bedroom door facing as necessary

12 Form boiler cpd. in kitchen in 90mm studs at 450ctrs packed with mineral wool insulation, 12.5mm plasterboard either side for taping and filling. Allow for re-using salvaged doors to from pair, on new 38mm frames and 12mm stops, facings to match existing.
13 Supply and fit window to extended opening, to be Blair Joinery sash and case, with 3/8 : 3/8 split (3/8 top) spec. as for dormer windows fine bar astragal to lower sash.
14 Fit french windows to new opening in West elevation, to be by Nordan, Rational or similar approved with chrome fittings. Toughened glass to 2 lowest panes on each door, hardwood cill.
15 fit DPCs to both sides head and foot of all doors & windows
Toughened glass to all window & door panes fully or partially under 800mm over FFL
16. Velux rooflights to kitchen fitted as elsewhere to be 2no. CRS 778x550 with central astragals.
17. Lift ceiling ties in kitchen by 275mm in accordance with engineers written specification & details, and resheet ceilings & coombs with 12.7mm vapour check plasterboard 50mm polyurethane insulation between rafters to coombs,leaving min 50mm airspace 200mm mineral wool to ceiling
18 Allow for fitting of supports as required for stainless steel canopy over island hob.

19 Allow for repair and refurbishment of handrail to existing rear stair, iron strut over stair to be removed, improve connection to wall
20 Allow for formation of boxing to rear of toilets in both bathroom and showerroom in 12mm marine ply on 50x50 framing to hold cistern, for tile finish, 40mm deep lid and shelves over in cherry veneered ply with cherry lipping, to match, discrete fixings
21 Allow for formation of screen partition to end of bath, with 150x50mm studs at 250 ctrs, dwanged to take bathroom fittings, on 150x38mm bearer bolted to joists, end stud bolted to existing wall, allow for bolted connections for maximum stability. Sheet with 12mm marine ply for tiling over.
22 Allow for forming 12mm ply bath panel on 50x50 SW bearers, for tile finish.
23 Frame out wall behind WHB to contain SVP in corner. 12mm ply on 50x50 bearers, create recess for mirror, mirror as elevation to be flat mirror, drilled for fixing with dome headed screws. Tile all of boxed area.
24 Form 300mm deep boxing in 50x50 SW with 12mm ply over to take semi recessed basin, with granite top, and cherry shelves as above to one side.
25 Allow for sheeting shower enclosure in marine ply to take tiling, framing out from stud to one side to take shower door.
26 Allow for Overlaying all floors other than Drawingroom in 9mm ply screwed to existing floors to take carpets or overlay flooring

Plumberwork
27 Allow for fitting only of all sanitary appliances marked on the plans.
Bathroom: Shelf type wall hung basin, with stainless steel trap fitted to bulkhead
Steel bath approx. 1700x700
Back to wall WC with plastic cistern within bulkhead
Aston stainless steel sink & drain
Washing machine standing waste & supply Dishwasher tee & supply
Shower tray and door
Semi recessed wash hand basin
Back to wall WC with plastic cistern in bulkhead
ALL SANITARY WARE AND BRASSWARE SUPPLIED BY CLIENT
Allow for hot and cold supplies to all above in copper pipe adequately restrained to prevent knocking.
Allow for rags for UPVC drainage
23degC
24 Form 300mm deep boxing in 50x50 SW with 12mm ply over to take semi recessed basin, with granite top, and cherry shelves as above to one side.
25 Allow for sheeting shower enclosure in marine ply to take tiling, framing out from stud to one side to take shower door.
26 Allow for Overlaying all floors other than Drawingroom in 9mm ply screwed to existing floors to take carpets or overlay flooring

WHBs W/M.
Bath sink shower 38mm
WCs SVP 50mm
WCS SVP 100mm
External connections through wall to be in 100mm Cast Iron
28 Allow for fitting of pressurised gas fired central heating system with wall mounted boiler within Boiler Cpd., with floor mounted HWC under (170 litre factory insulated copper cylinder, with immersion heater).
System to be designed by contractor, with radiator and boiler output calculated to allow the following internal temperatures when external temperature is -2degC
Kitchen bedrooms double height hall 21degC
Drawingroom diningroom bath shower 23degC
(note these are purposely in excess of normal requirements)
Boiler to be by Potterton, Worcester or similar approved. Digital programmer/timer to be mounted within boiler cpd. to allow for separate zonal control of 1st and 2nd floors. Flue to be fan assisted vertical balanced flue, vented through roof with terminal to manufacturers recommendation, and proprietary flashings etc., fully supported and separated from combustible material by min. 75mm.
Radiators to be Stelrad Acclaim unless otherwise stated, with Danfoss Thermostatic valves. Room stat to be sited in hall.

Radiators to Bathroom & adj. to steps in kitchen to be Glyde column type, Towel rail in bathroom to be Myson white enamelled ladder type supplied by client.
29 Allow for fitting in line fan to kitchen vented through proprietary roof terminal and with grill and canopy by James Scott of Falkirk, capable of extraction rate of 60l/s. Showerroom to be vented with combined light and fan fitting sited over shower vented through roof with proprietary terminal, to be capable of extraction rate of 15l/s.
Electrical Work
30 Total rewire to IEE regulations and part N of most recent building regulations, Generally as plans and electrical legends. Fans as above
31 Resite consumer unit and meter to Hall Cpd., allowing for new consumer unit by MK, Crabtree or MEM
32 Switches, sockets etc. unless otherwise stated to be MK Logic Plus. Kitchen, summerhouse and garage sockets and light switches to be MK metal clad recessed fittings. External sockets to be MK or Crabtree designed for external use
33 Allow for new door bell, mains powered, plain brass finished bell push, discretely placed bell in hall area, further bell to kitchen wing.
34 Allow for 2no. smoke detectors 1 to each floor, mains powered with battery backup, interlinked
ALL LIGHT FITTINGS TO BE SUPPLIED BY CLIENT

Painterwork
35 Allow for stripping (not dipping) of all doors to the hall, and the addition to room side of panels of a layer of Enviropaper (paper, and an additional 8mm panel over (creating a sandwich panel) removing and reinstating beads as necessary, paint finish to room side.
36 Allow for taping and filling of all new partitions, except those to be plaster skimmed, allow stripping of all existing paper, and paint if necessary, and filling and rubbing down of all walls, in preparation for painting.
And rubbing down and stripping as necessary of all timber.
37 Allow for full decoration, with 3 coats emulsion to walls (first coat missed coat) Undercoat and 2 coats eggshell to all wood work, ceilings as walls. Allow for 2 coats emulsion to all cornices. Allow for painting of all gutters and down pipes etc., and all windows inside and out, colours as existing.

spec cont on drwg.002

ADDENDUM

Plumberwork allow for repair and replacement of gutters/ down pipes as necessary detailing work involved and separating price from other works

General notes

Downtakings / removals

- 1 Remove block & stud walls as shown forming WC, and stores to West end of kitchen wing, leaving in place length of wall at head of stairs as reqd. by structural engineer, making good flooring, ceilings, skirtings and all other finishes effected.
- 2 Remove timber vestibule and associated press cpds to either side, making good all finishes as above
- 3 Remove ceiling over Hall, including all timbers and cornicing, temporarily supporting rafters mid span according to engineers recommendations.
- 4 Remove existing CWST and associated cpd. in loft space
- 5 Strip existing lath and plaster from loft space, to both ceiling and walls in preparation for insulating and plasterboard lining. (ensure that prior to any works proceeding in loft space that temporary propping is installed to the satisfaction of the structural engineer)
- 6 Allow for removal of window bossing to the current WC window dropping the existing cill to floor level
- 7 Allow for slapping of new opening to West wall of proposed kitchen (existing coal store) dimensioned on plan/elevations, propped to engineers specification until lintols installed and fully bedded in.
- 8 Allow for removal and reinstatement of electric meter in position marked on drawings.
- 9 Allow for stripping out and removal of all existing Kitchen and bathroom fittings / tiles, making good all surfaces as point 1.
- 10 Allow for removal of redundant external drainage to kitchen wing.
- 11 Allow for removal of all existing electric heating appliances, making good all surfaces where reqd.
- 12 Allow for stripping of existing flat roof (zinc), retaining existing timber deck (aged to fall).
- 13 Allow for removal of sections of roof where dormers / roof winows to be formed
- 14 Allow for removal of existing front door and fanlight
- 15 Allow for removal of existing rooflights, and patching in sarking over effected areas

Builderwork

- 1 Allow for formation of openings in external wall to west end of kitchen as removals points 6/7. Allowing for dressing of stones to margins to match other openings in kitchen wing, and neatly finishing ingoes in common brick for strapping and lining. Propping and lintols as engineers spec. ps lintols internally UB externally to be exposed on elevation neatly pointed, DPC behind. PC cill to be coloured to match stonework, built in with stoaled ends, formed in one piece 215x215, to sit flush with stonework, fall to front. (existing cill used to window where bossing removed)
- 2 Allow for finishing of remaining stub partitions in kitchen, squaring off ends for finishing.
- 3 Allow for replacement of broken and missing iron Balusters to back stair
- 4 Allow for pointing of entire building including ground floor
- 5 Ensure that deafening in all areas where floors are lifted for other trades is evenly spread without gaps and min. 50mm deep, supplement with Quixex if reqd.

Joinerwork

- 1 Allow for formation of Stud partitions as marked on plan 100x38mm studs @ 600mm ctrs, 100x38mm sole plate, to be fixed directly to joists/dwangs, (ie. flooring to be cut) dwangs if reqd. to be at 600mm ctrs, allow for supporting edges of flooring. All partitions to have 100mm mineral wool packed tightly between studs, head plate to u/side of rafters/joists.
- 12.5mm plasterboard to both sides, taper edged for taping and filling, close butt jointed, single side sheeted only prior to first fix electrics. Allow for 9.5mm sheathing ply where reqd. by engineer.
- 2 Partitions to either side of void to line through with brick partitions below once sheeted. (for seamless join after application of skimcoat to both
- 4 Doors to second floor to be as detail drwg 003, doors to hall oak, elsewhere Redwood or MDF for painting. All doors to hall incl. existing to be 1/2hr fire resistant (certified) and fitted with Perko type door closers ensuring that door is completely shut.
- 5 Form dormer windows as detail drwg. 003
West facing dormer formed in 100x38mm treated SW studs at 450mm ctrs, sheeted on cheeks with 13mm ply on 25x38mm vertical SW straps on 9mm sheathing ply, with building paper over. 100mm polyurethane foam insulation between studs 12.7mm vapour check plasterboard to inside face, for taping and filling.
West Dormer Roof - to line through with main roof 150x40mm rafters @450ctrs (or as otherwise specified by engineer) 22mm treated SW sarking over to take warm roof build up on furring pieces giving fall of 1:100 back to main roof. . 22mm RW fascia as detailed drawings with insulation behind (100mm polyurethane) to prevent cold bridging.
North Dormer walls as West, Roof formed in 175x40mm built up ply beams formed in semi circle as detailed drawings, sheeted in 15mm ply on curve or narrow strip sarking, code6 lead on odourless felt over.
120mm rockwool rollabatts between curved rafters leaving 55mm clear ventilated airspace below sarking.
6 Windows
Windows to West Dormer to be Blair Joinery SW Sash & Case with hardwood cill, with simplex fittings for cleaning, Sash lock to hold windows tight shut, brass lifting rings and cord clutch. Tension wire fittings as detailed elsewhere to form barrier at 1100mm over FFL, fitted externally, to prevent the passage of a 100mm sphere.
Window to North Dormer Blair Joinery Sash & Case, fixed semi circular headed top sash, normal bottom sash, with simplex fittings otherwise as West dormer.
7 Velux windows, allow for trimming openings to satisfaction of engineer and fitting Velux windows specified on plan, with all flashings etc. as recommended by Velux, all fitted in conjunction with roofing contractor.
Velux CES to be emergency access window.
8 Allow for formation of upstand to take Cupula roof, ply sheeted cheeks to take insulation and lead flashing.
9 Allow for formation of solid balustrading to hall, as shown to height of 955mm, 100x38mm studs at 450ctrs on 38mm sole plate, with 38mm top runner, all clad in 12.5mm plasterboard to take skim coat, to line through with existing wall surface. 95x55mm oak handrail as on stair set at 100mm on galvanised brackets.
10 Form blackboard shelving with HW lipping on SW bearers to rear of landing cpd. and to either end of study cpd. meter cpd shelves noted elsewhere.

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client	Mr. A H Soppitt		
project	alterations to 48 Lauder Rd. Edinburgh		
drawing	production drawing plans and elevations		
drawing ref:	99/job002/001		
scale	date	drawn	revision
1:100	sept00	djs	none