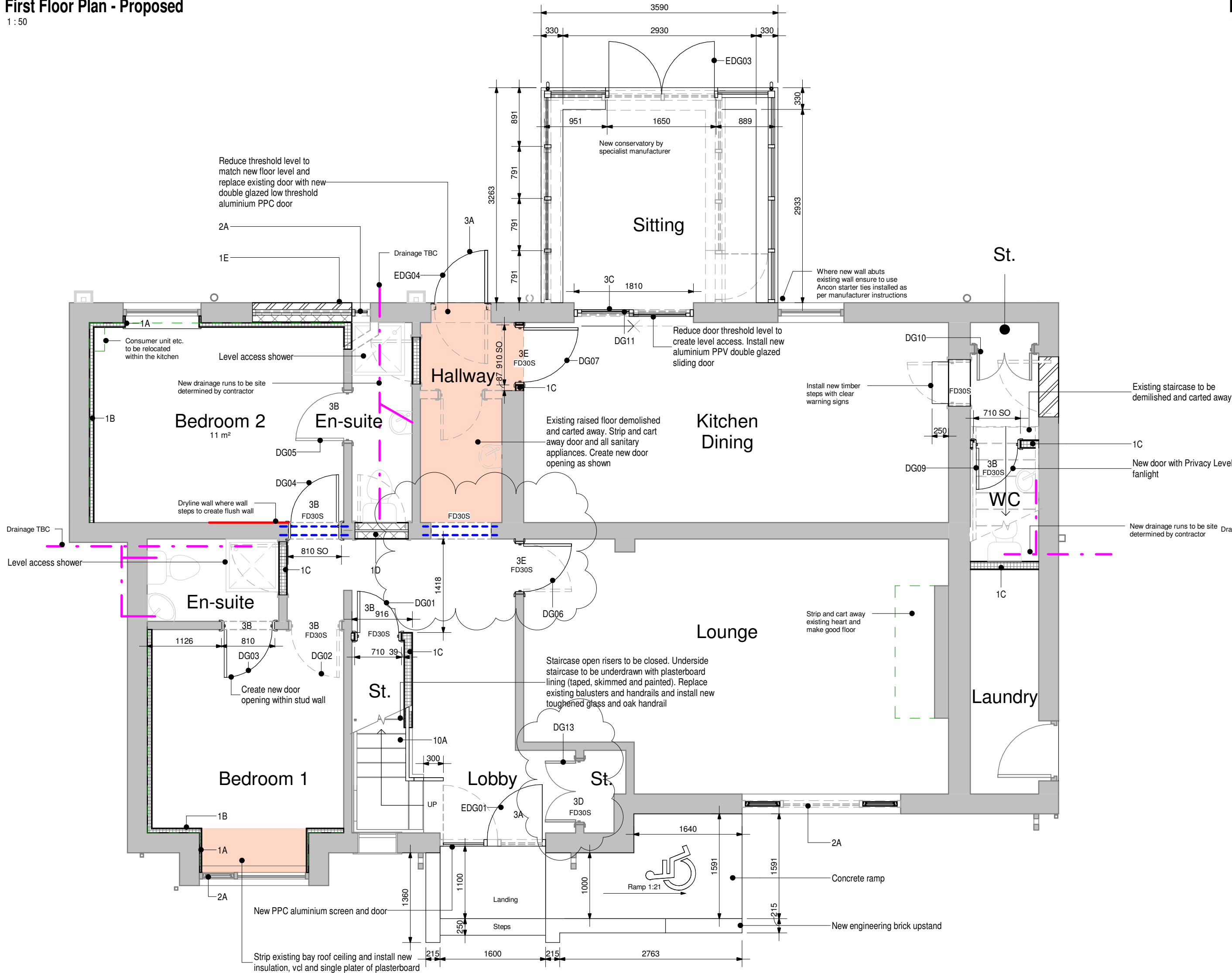


CLIENT TO CONDUCT A  
SEPARATE FIRE RISK  
ASSESSMENT TO COMPLY  
WITH THE NATURE OF THE  
BUSINESS

First Floor Plan - Proposed

1 : 50

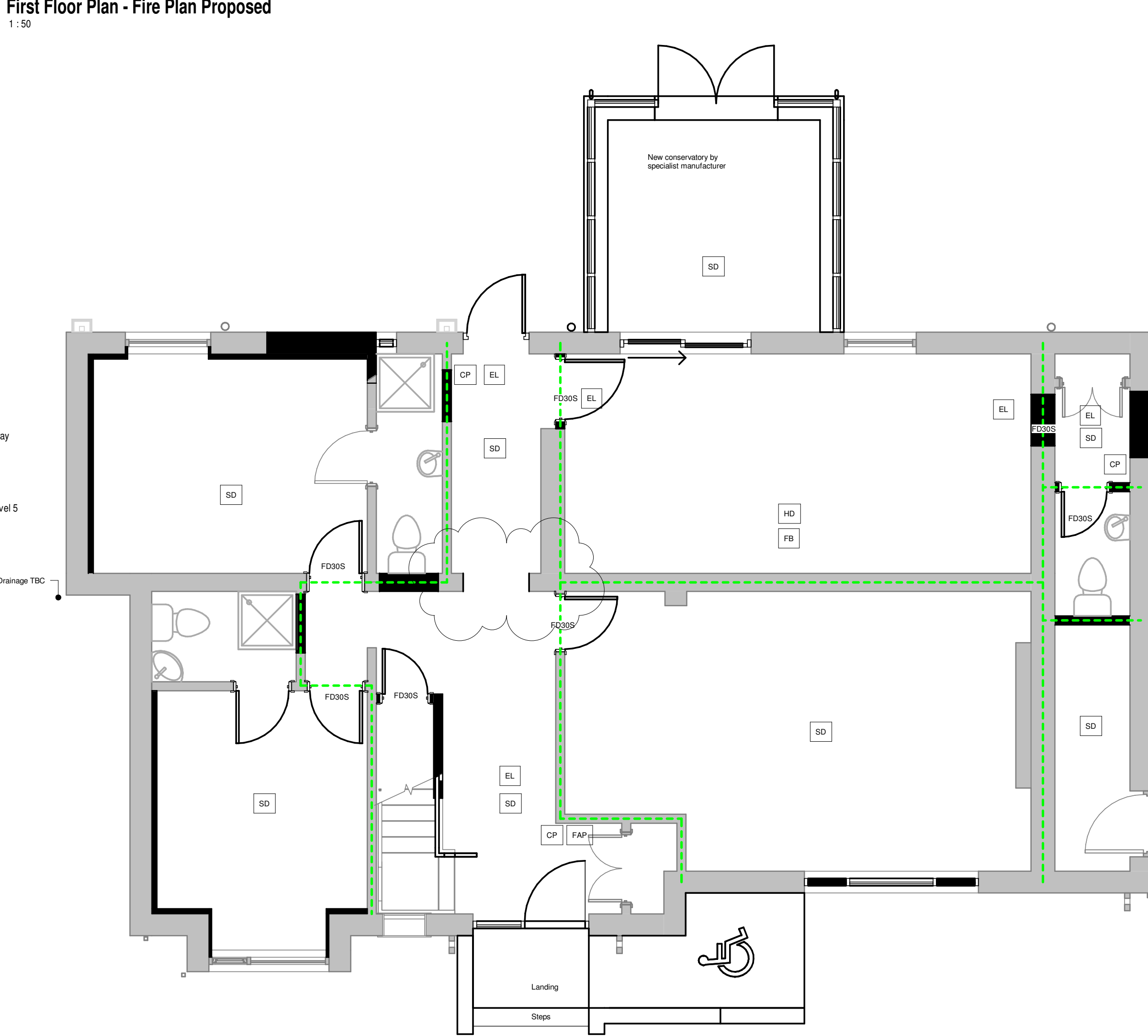


Ground Floor Plan - Proposed

1 : 50

First Floor Plan - Fire Plan Proposed

1 : 50



Ground Floor Plan - Fire Plan Proposed

1 : 50

THIS DRAWING IS TO STATUTORY APPROVALS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, HSE RECOMMENDATIONS, GUIDANCE AND THE CURRENT COM REGULATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS INFORMATION.

FINAL ARRANGEMENT IS SUBJECT TO DESIGN DEVELOPMENT AND COORDINATION WITH DESIGN TEAM CONSULTANTS AND RELEVANT CONTRACTORS.

DISCLAIMER:

DO NOT MEASURE FROM THE DRAWING. ALL DIMENSION TO BE CHECKED ON SITE PRIOR AND DURING CONSTRUCTION REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL ELEMENTS CONTRACTOR TO CONDUCT SURVEY TO ESTABLISH ALL BELOW GROUND SERVICE LOCATIONS ETC THAT AFFECT THE EXTENSION.

GENERAL NOTES:  
ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE AND N.H.A.G. REQUIREMENTS. ALL MATERIALS TO BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS OR SPECIFICATIONS. ALL MATERIALS SHALL BE SUITABLE FOR THEIR PURPOSE. THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING NECESSARY FOR THE PROPER EXECUTION OF THE WORKS, TO THE SATISFACTION OF THE INSPECTOR WHETHER OR NOT INDICATED ON THE DRAWING.

1A - INTERNAL DRYLINING:  
STRIP OUT EXISTING PLASTER AND EXPOSE MASONRY. INSTALL NEW DPM AND KINGSPAN K118 22MM THICK INSULATED PLASTERBOARD. ENSURE THAT ANY HOLES THROUGH DPM ARE SEALED. PLASTERBOARD TAPED, SKIMMED AND PAINT.

1B - INTERNAL DRYLINING:  
STRIP OUT EXISTING PLASTER AND EXPOSE MASONRY. INSTALL NEW DPM AND KINGSPAN K118 67.5MM THICK INSULATED PLASTERBOARD. ENSURE THAT ANY HOLES THROUGH DPM ARE SEALED. PLASTERBOARD TAPED, SKIMMED AND PAINT.

1C - STUD PARTITIONS:  
100MM THICK BRITISH GYPSUM FIRELINE PLASTERBOARD BOTH SIDES OF 100X70MM TIMBER STUDS (NON LOAD BEARING WALLS) OR TWO LAYERS OF 12.5MM WALL BOARD ON BOTH SIDES INCLUDE FULL FILL ACOUSTIC MINERAL WOOL INSULATION SUCH AS ISOWOOL. TO LOAD BEARING STUDS 150MM THICK PLASTERBOARD ON STRUCTURAL ENGINEER DESIGNED STUD PARTITIONS. WHERE NEW STUDS (LOAD BEARING AND NON LOAD BEARING) SIT ON EXISTING FLOORS, ENSURE TO INSTALL ADDITIONAL JOISTS TO SUPPORT NEW PARTITIONS. USE MOISTURE RESISTANT PLASTERBOARD IN ALL SIDES OF WET AREAS.

1D - MASONRY INFILL:  
TWO LAYERS OF 100MM THICK CONCRETE BLOCKWORK PLASTERED ON BOTH FACES.

1E - EXTERNAL CAVITY WALL:  
102.5MM MATCHING FACE BRICKWORK, 50MM CAVITY, 35MM THICK KINGSPAN K108 INSULATION, 100MM THICK BLOCKWORK.

1F - FIRE ENCASEMENT TO STRUCTURAL MEMBERS:  
200.0MM THICK GYPSUM FIRELINE PLASTERBOARD TO STRUCTURAL BEAMS AND COLUMNS TO ACHIEVE 30 MINS. MINIMUM FIRE RATING.

WEEPHOLES:  
PROVIDE PROPRIETARY PLASTIC WEEP VENTS AT APPROXIMATELY 450MM C/C'S TO BRICK COURSE IMMEDIATELY ABOVE ALL EXTERNAL OPENINGS WITH CAVITY TRAYS AND WITH A MINIMUM OF TWO WEEPHOLES PER OPENING.

CAVITY TIES:  
ARCON WALL TILES TO B.S. 1245 EVERY 750MM HORIZONTALLY AND EVERY 450MM VERTICALLY SET IN DIAMOND PATTERN TO GIVE 5 NO. TIES PER M<sup>2</sup> MIN. ADDITIONAL TIES AT 300MM CENTRES VERTICALLY ADJACENT TO OPENINGS.

CAVITY CLOSERS:  
INSTALL KINGSPAN THERMABATE INSULATED CAVITY CLOSERS AT WINDOW AND DOOR OPENINGS.

LINTELS AND STRUCTURAL BEAMS:  
ALL LINTELS TO HAVE MINIMUM 100MM BEARING AS SPECIFIED BY MANUFACTURER OR 150MM MIN. REFER TO STRUCTURAL ENGINEERS DETAILS FOR ALL LINTELS.

2A - WINDOWS:  
WHITE FINISH DOUBLE GLAZED UPVC FRAMES TO ACHIEVE 1.4W/MPK WITH 16MM MIN ARGON GAS FILLED GAP & INSIDE CAVITY FACE OF ONE PANE TO BE PILINGTIONS 'K' GLASS OR SIMILAR WITH 150MM WIDE D.P.C. TO B.S. 743 TO FRAME PRIOR TO FIXING. WINDOW OPENING LIGHTS TO ALL ROOMS 90% MIN FLOOR AREA. SEAL ALL PERIMETER GAPS BETWEEN FRAMES AND MASONRY WITH WHITE TWO PART POLYSULPHIDE SEALANT.

VENTILATION:  
HABITABLE ROOMS TO HAVE PROVISION FOR RAPID VENTILATION BY OPENING WINDOWS WITH A TOTAL AREA OF AT LEAST 1/20TH OF THE FLOOR AREA OF THE ROOM. ALL OTHER ROOMS TO HAVE PROVISION FOR RAPID VENTILATION BY OPENING WINDOWS (NO MINIMUM SIZE). BACKGROUND VENTILATION TO BE ACHIEVED BY TRICKLE VENTILATORS LOCATED TO TOP FRAME OF WINDOWS TO HABITABLE ROOMS AND 4000MM2 TO OTHER, MANUALLY OPERATED MECHANICAL EXTRACT VENTILATORS TO BATHROOMS AND UTILITY ROOM. TO BATHROOMS AND 60 LITRE/SECOND ELSEWHERE AND 15 LITRE/SECOND TO KITCHEN AND UTILITY ROOM. TO BATHROOMS AND 60 LITRE/SECOND OPENABLE WINDOWS PROVIDE A MANUALLY OPERATED MECHANICAL EXTRACT CAPABLE OF EXTRACTING AT A RATE OF 15 LITRE/SECOND WITH FIFTEEN MINUTES OVERHOLD CONTROLLED AUTOMATICALLY OR MANUALLY.

SKIRTINGS AND WINDOW BOARDS:  
ALLOW FOR REPLACE ALL SKIRTINGS AND WINDOW BOARDS WHERE WALL HAS BEEN REPLASTERED. SKIRTING AND WINDOW BOARDS TO BE 25MM THICK PAINTED SOFTWOOD WITH PROFILES TO MATCH EXISTING RETAINED.

5A - REFURBISHMENT OF EXISTING ROOF CONSTRUCTION:  
SUBJECT TO CLIENT BUDGET REPLACE EXISTING ROOF AND INSTALL NEW LIKE FOR LIKE MATCHING ROOF TILES USING DRY VENT SYSTEM. ALLOW FOR ADDITIONAL MINERAL WOOL INSULATION AT CEILING JOISTS LEVEL.

6A - STRUCTURAL MEMBERS:  
REFER TO SEPARATE STRUCTURAL ENGINEER REPORT. ALL NEW STRUCTURAL BEAMS AND COLUMNS TO BE ENCASED IN FIRE RATED PLASTERBOARD TO ACHIEVE 30 MINUTES PROTECTION.

7A - FLASHINGS:  
PROVIDE CODE 4 LEAD FLASHINGS WHERE REQUIRED.

8A - RAINWATER GOODS:  
ALL NEW DWP AND GUTTERS TO BE UPVC WHITE. UPVC FASCIA AND VENTED SOFFIT BOARD.

9A - WASTE DRAINAGE:  
NEW WASTE DRAINAGE PIPES TO BE UPVC WHITE WITH ACCESS POINT AND AAV AT HEAD OF DRAINS. DRAINAGE FROM NEW BATHROOMS SUBJECT TO DISCUSSIONS WITH BUILDING CONTROL AND APPROVAL. DRAINAGE SHOWN ON THIS DRAWING IS ONLY INDICATIVE FOR PRICING PURPOSES ONLY.

10A - TIMBER STAIRCASE:  
TIMBER STAIRCASE OPEN RISERS TO BE CLOSED USING MATCHING BOARDS. UNDERSIDE OF STAIRCASE TO BE UNDERDRAWN WITH PLASTERBOARD. REPLACE ALL TIMBER GUARDING AND INSTALL NEW OAK FINISH HANDRAILS AND GLASS GUARDING FIXED TO GLASS SUPPLIER DETAILS.

11 - FIRST FLOOR CONSTRUCTION:  
FIRST FLOOR COMPARTMENT FLOOR TO BE 30 MINUTES FIRE RATED. CONTRACTOR TO DISCUSS WITH BUILDING CONTROL IF EXISTING FLOOR IS ACCEPTABLE TO ACHIEVE 30 MINUTES FIRE PROTECTION. SHOULD THE FLOOR REQUIRE UPGRADING INSTALL FIRELINE PLASTERBOARD BELOW EXISTING TIMBER JOISTS.

12 - LOFT UPRIDE:  
INSTALL 300MM ROCKWOOL INSULATION ROLL WITHING CEILING JOISTS TO ACHIEVE U-VALUE OF 0.16 OR LESS.

13 - SURFACES:  
ALL SURFACES TO CEILINGS AND WALL TO ACHIEVE CLASS C-s3-s2 SPREAD OF FLAME. INTERNAL SURFACES TO CIRCULATION ROUTES TO BE CLASS B-s3-s2.

HEATING:  
ALL CENTRAL HEATING AND GAS WORKS BY CORGI AND GAS SAFE REGISTERED GAS ENGINEERS. BOILER MIGHT NEED UPGRADING DUE TO ADDITIONAL BATHROOMS BEING ADDED TO THE PROPERTY.

DOMESTIC HOT WATER SUPPLY:  
AS ADVISED BY GAS SAFE ENGINEER.

ELECTRICAL INSTALLATIONS:  
ALL WIRING & ELECTRICAL WORKS TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671, THE IEE 17TH EDITION WIRING GUIDANCE & BUILDING REGULATION PART P (ELECTRICAL SAFETY BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORIZED BY THE SECRETARY OF STATE. THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A SELF-CERTIFICATION CERTIFICATE WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION. THE CLIENT MUST RECEIVE BOTH A COPY OF THE SELF-CERTIFICATION CERTIFICATE & A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE ACT. FIRE ALARM SYSTEM TO BS 5839-1 L1 FIRE ALARM SYSTEM. EMERGENCY LIGHTING TO BS 5266 AND FIRE SIGNS AND NOTICES TO BS 5469.

SERVICES:  
ALL WORK AND INSTALLATIONS TO COMPLY WITH THE REGULATIONS AND RECOMMENDATIONS OF THE RESPECTIVE 'BOARD' OF AUTHORITY TO THE SATISFACTION OF THE INSPECTOR. ALL SERVICE PENETRATIONS THROUGH FIRE RATED WALLS, CEILING AND FLOOR TO BE ENCLOSED IN MIN. 30 MINUTES FIRE RESISTING CONSTRUCTION.

SMOKE AND HEAT DETECTION:  
SMOKE AND HEAT DETECTOR MAINS WIRE, INTERLINKED (WITH BATTERY BACKUP).

SAFETY GLAZING:  
ANY GLAZING TO WINDOWS OR SIDE PANELS LESS THAN 900MM FROM FLOOR, AND AROUND DOORS LESS THAN 1500MM FROM FLOOR, AND 300MM EITHER SIDE OF A DOOR TO BE TOUGHENED LAMINATED SAFETY GLASS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY CONTRACTOR. THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS, WORK TO FIGURED OUT DIMS ONLY.

INSTALLERS COMMISSIONING CERTIFICATE TO BE SUPPLIED TO L.A. FOR APPROVAL FOR HEATING SYSTEM/MW CONTROLS & SOLID FUEL APPLIANCE.

LEGEND:  
NEW LINTELS REQUIRED  
NEW FOUL DRAINAGE LINES  
NEW DRAINAGE LINES  
SMOKE DETECTOR  
HEAT DETECTOR  
FIRE BLANKET  
FIRE DOOR 30 MIN. RATED WITH SMOKE SEAL  
FIRE DOOR 30 MIN. RATED WITH SMOKE SEAL WITH FIRE RATED FANLIGHT  
CALL POINT  
EMERGENCY LIGHTING  
FIRE ALARM PANEL

Rev. No. Description Date

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