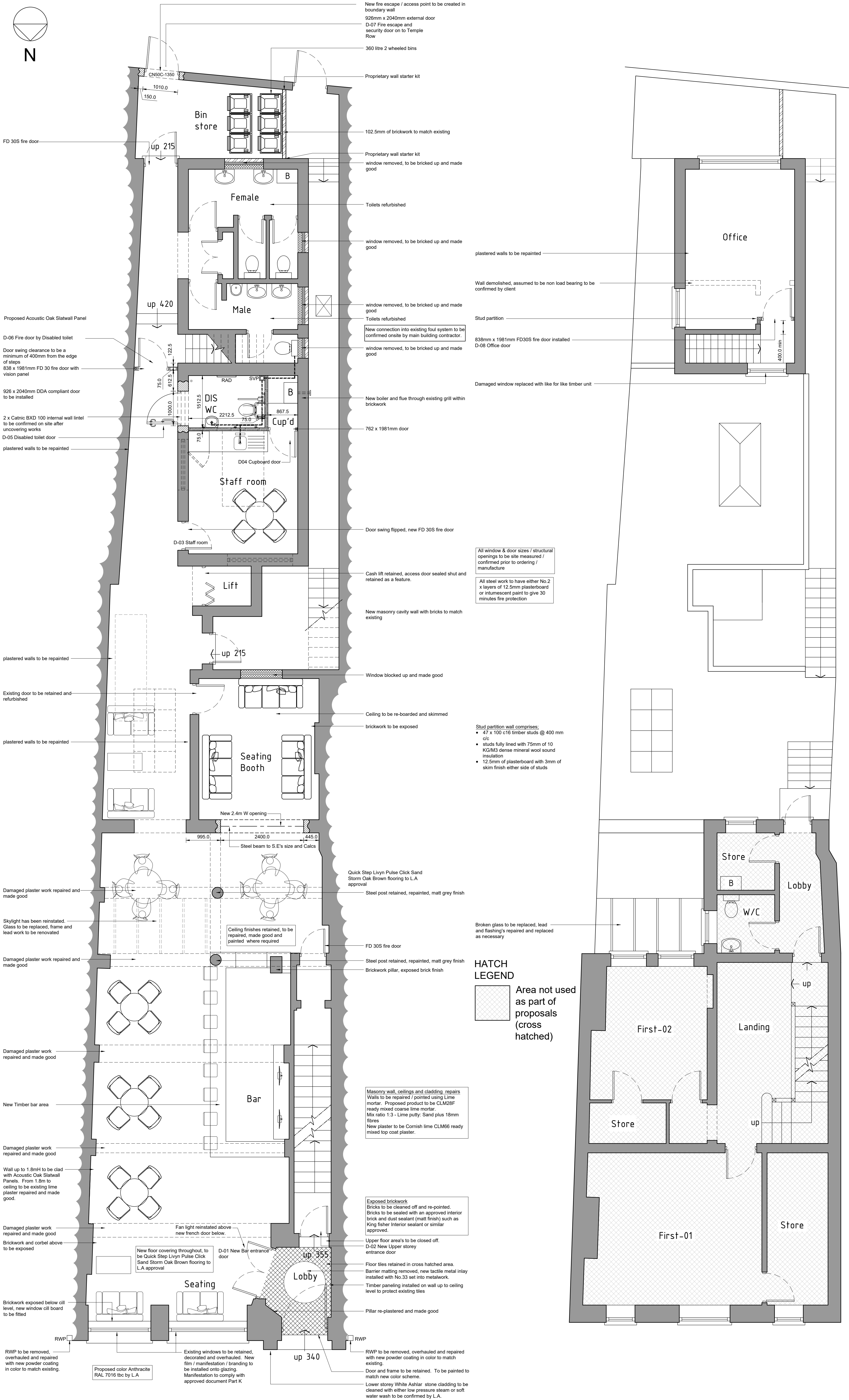




Notes

Please do not scale from this drawing. Dimensions are taken from either block face or stud face.

Stud partition comprises;
50 x 75mm c16 studs @400mm c/c with 75mm of 10 kg/m3 dense mineral wool between studs, 9mm ply each side and 12.5mm of plasterboard with 3 mm of skim finish either side. To be finished with a 12.5mm plasterboard with a plaster skim finish, galvanised beads to be provided to all external angles.

All plasterboard to stud partitioning and ground and first floor ceilings will have a minimum mass per unit area of 10kg/m2.

Catnic lintels / pre-cast lintels as specified to have a minimum of 150mm bearing on each side.

Provide stainless steel wall ties to all new cavity walls at a minimum vertical spacing of 450mm and a minimum horizontal spacing of 750mm. Rockwool 'Roclose' cavity closers are to be installed at all window and door reveals.

All brickwork below ground level to be class B engineering brick, all walls above ground level are to be Stonework / rendered blockwork as approved.

All lintel types are to be confirmed with Lintel Manufacturer.

All foundation strength and depth to be confirmed on site by LABC inspector and are subject to ground conditions and to be 600mm min wide as shown on plans.

Drainage

All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40.

Any drain or sewer passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels.

Any new rainwater downpipes are to be taken to a soakaway located a minimum of 5m from the building.

All surface water drainage to be taken to a soak-away, a minimum of 5m away from any building to BRE 365. Details to be agreed with building control officer.

Please refer to separate drainage plan for further information. Any drains passing under structure and within 300mm of ground level are to be encased in 150mm of concrete. Any drains passing through structure are to be protected by a reinforced concrete lintel.

Refer to drainage drawings for further information.

Any drains passing under structure and within 300mm of ground level are to be encased in 150mm of concrete. Any drains passing through structure are to be protected by a reinforced concrete lintel.

External doors

External door design and thresholds to be confirmed by client. All ironmongery to be secure by design approved and color to contrast door finish color. Ironmongery to be selected from range to be Approved by employer. All glazing to windows in critical locations to be toughened quality safety glass to b.s.6206:1981.

Internal doors

To be Part M compliant with door finish and ironmongery to be confirmed by client

Ceilings

All walls and ceilings finishes to be installed in accordance with the manufacturers recommendations / instructions as described in their current literature and with products supplied by them.

All window & door sizes / structural openings to be site measured / confirmed prior to ordering / manufacture

All steel work to have either No.2 x layers of 12.5mm plasterboard or intumescent paint to give 30 minutes fire protection

Stud partition wall comprises;

- 47 x 100 c16 timber studs @ 400 mm c/c
- studs fully lined with 75mm of 10 KG/M3 dense mineral wool sound insulation
- 12.5mm of plasterboard with 3mm of skim finish either side of studs

HATCH LEGEND

Area not used as part of proposals (cross hatched)

Masonry wall, ceilings and cladding repairs
Walls to be repaired / pointed using Lime mortar. Proposed product to be CLM28F ready mixed coarse lime mortar. Mix ratio 1:3 - Lime putty: Sand plus 18mm fibres
New plaster to be Cornish lime CLM66 ready mixed top coat plaster.

Exposed brickwork
Bricks to be cleaned off and re-pointed. Bricks to be sealed with an approved interior brick and dust sealant (matt finish) such as King fisher Interior sealant or similar approved.

Upper floor area's to be closed off.
D-02 New Upper storey entrance door
Floor tiles retained in cross hatched area. Barrier matting removed, new tactile metal inlay installed with No.33 set into metalwork.
Timber paneling installed on wall up to ceiling level to protect existing tiles
Pillar re-plastered and made good

RWP to be removed, overhauled and repaired with new powder coating in color to match existing.
Door and frame to be retained. To be painted to match new color scheme.
Lower storey White Ashlar stone cladding to be cleaned with either low pressure steam or soft water wash to be confirmed by L.A.

Ground floor plan 1:50

First floor plan 1:50

Building regs

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Title; 01-Ground & First Floor Plan	Scale (A1); 1:50
Dwg No; HS/BR/01	Date; 05.09.23
Revision; Rev-A Disabled toilet swing direction flipped, staff room door flipped inwards and fire door added to main corridor 13.11.23 Rev-B opening on left of new opening from bar no longer adjusted 17.01.24 Rev-C Door numbers added 29.02.24	