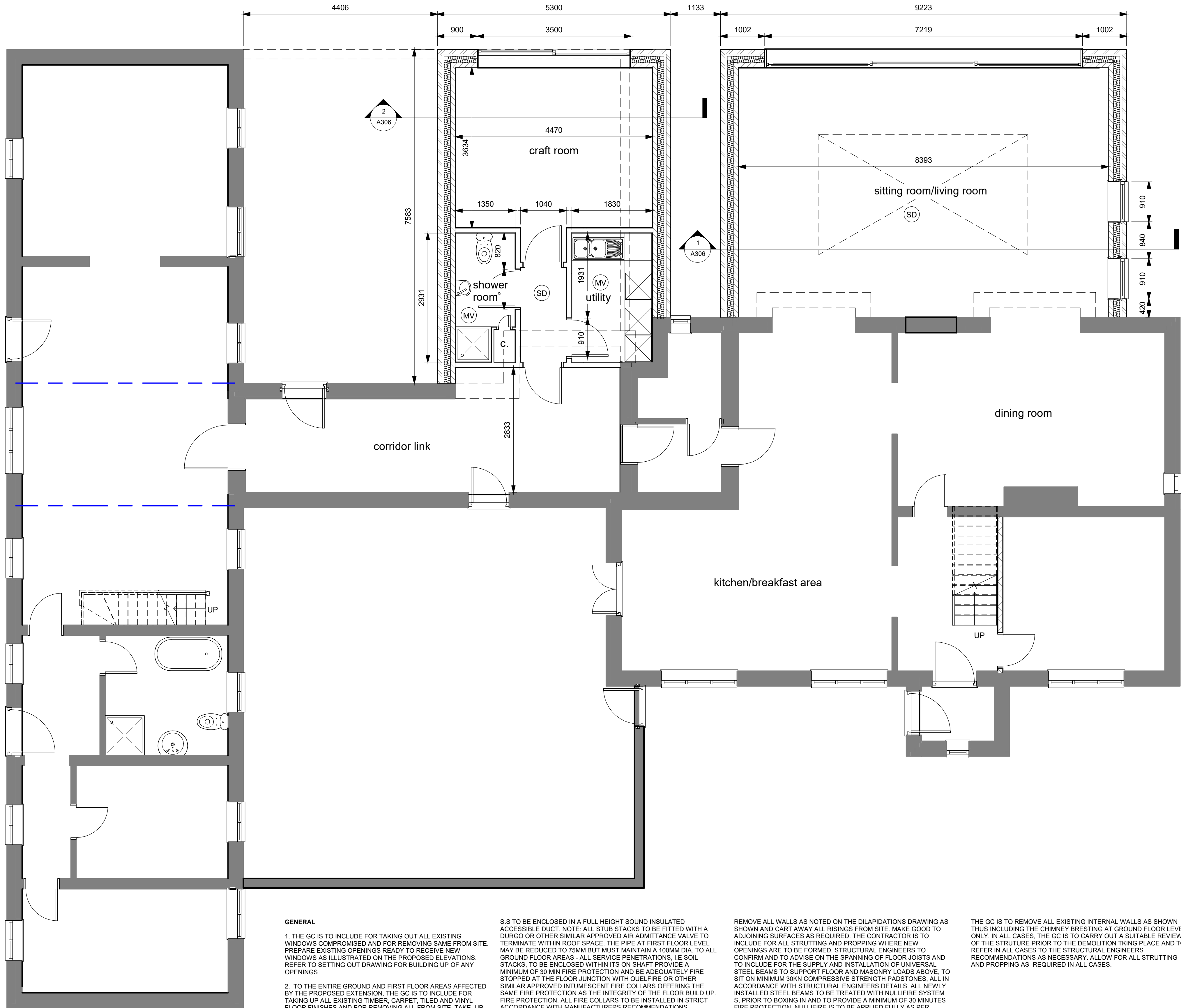




Ground Floor Layout

1 : 50

NOTE: IN ALL CASES, REFER TO STRUCTURAL ENGINEERS PROPOSED DETAILS AND CALCULATION SHEETS IN RELATION TO ALL STEELWORK SUPPORTING LOAD BEARING STRUCTURES. IN THE FIRST INSTANCE, THE GC IS ADVISED TO MAKE CONTACT WITH THE STRUCTURAL ENGINEER AS REQUIRED. ALL STRUCTURAL DETAILS WILL BE PASSED OVER TO LOCAL AUTHORITY ONCE COMPLETED.

GENERAL

1. THE GC IS TO INCLUDE FOR TAKING OUT ALL EXISTING WINDOWS COMPROMISED AND FOR REMOVING SAME FROM SITE. PREPARE EXISTING OPENINGS READY TO RECEIVE NEW WINDOWS AS ILLUSTRATED ON THE PROPOSED ELEVATIONS. REFER TO SETTING OUT DRAWING FOR BUILDING UP OF ANY OPENINGS.
2. TO THE ENTIRE GROUND AND FIRST FLOOR AREAS AFFECTED BY THE PROPOSED EXTENSION, THE GC IS TO INCLUDE FOR TAKING UP ALL EXISTING TIMBER, CARPET, TILED AND VINYL FLOOR FINISHES AND FOR REMOVING ALL FROM SITE. TAKE UP ANY ADHESIVES, MEMBRANES ETC DOWN TO EXPOSE THE EXISTING CONCRETE FLOOR STRUCTURE.
3. THE GC IS TO INCLUDE FOR STRIPPING OUT ALL EXISTING INTERNAL DOORS AFFECTED BY THE PROPOSED EXTENSION AND ASSOCIATED FRAMES AND FOR REMOVING ALL FROM SITE.
4. THE GC IS TO INCLUDE FOR REMOVING ALL TIMBER SKIRTINGS AND ARCHITRAVES AND FOR REMOVING ALL FROM SITE.
5. THE GC IS TO INCLUDE FOR TAKING DOWN ALL EXISTING PLASTERBOARD CEILINGS WHERE AFFECTED BY THE PROPOSED EXTENSION AND FOR REMOVING ALL DEBRIS FROM SITE.
6. THE GC IS TO TAKE UP ALL EXISTING FLOOR BOARDS AFFECTED BY THE PROPOSED EXTENSION TO THE FIRST FLOOR AND REMOVE ALL FROM SITE. PREPARE EXISTING FLOOR JOISTS READY TO RECEIVE NEW FLOOR BOARDS WHERE NECESSARY.

S.S. TO BE ENCLOSED IN A FULL HEIGHT SOUND INSULATED ACCESSIBLE DUCT. NOTE: ALL STUB STACKS TO BE FITTED WITH A DURGO OR OTHER SIMILAR APPROVED AIR ADMITTANCE VALVE TO TERMINATE WITHIN ROOF SPACE. THE PIPE AT FIRST FLOOR LEVEL MAY BE REDUCED TO 75MM BUT MUST MAINTAIN A 100MM DIA. TO ALL GROUND FLOOR AREAS - ALL SERVICE PENETRATIONS, I.E. SOIL STACKS, TO BE ENCLOSED WITHIN ITS ON SHAFT PROVIDE A MINIMUM OF 30 MIN FIRE PROTECTION AND BE ADEQUATELY FIRE STOPPED AT THE FLOOR JUNCTION WITH QUELFIRE OR OTHER SIMILAR APPROVED INTUMESCENT FIRE COLLARS OFFERING THE SAME FIRE PROTECTION AS THE INTEGRITY OF THE FLOOR BUILD UP. PRIOR TO BOXING IN AND TO PROVIDE A MINIMUM OF 30 MINUTES FIRE PROTECTION. ALL FIRE COLLARS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

CEILING MOUNTED MECHANICAL VENTILATOR FAN TO UTILITY ROOM, TO EXTRACT AT A RATE OF NOT LESS THAN 30L/S. VENT PIPE TO BE DUCTED THROUGH FLOOR VOID TO EXTERNAL WALL TERMINAL.

IF APPLICABLE, WASHING MACHINE IN UTILITY TO BE LOCATED ADJACENT TO SINK UNIT HAVING WASTE COMBINED WITH SAME TO 50MM DIA WITH CONNECTION TO BACK INLET GULLY.

FOR UTILITY KITCHEN LAYOUTS AND GENERAL SPECIFICATIONS INCLUDING ELECTRICAL LAYOUT, REFER TO CLIENT IN ALL INSTANCES FOR REQUIRED SPECIFICATIONS.

ALL PARTITIONS TO BE 100MM X 50MM STUDWORK WITH HORIZONTAL NOGGINs AT 400MM STAGGERED VERTICAL CTRS. WITH FLUSH GYPROC WALLBOARD 'TEN' PLASTERBOARD HAVING A MINIMUM MASS OF 10KG/M2 PER UNIT AREA WITH 3MM THICK SKIM FINISH. PROVIDE QUILT FIBREGLASS INSULATION WITHIN VOID TO STUDWORK GENERALLY. TO ACHIEVE A WEIGHTED SOUND REDUCTION INDEX OF NOT LESS THAN 40dB OVER THE REQUIRED FREQUENCY. ALL TO COMPLY WITH BS 2750. AND HAVE A MINIMUM DENSITY OF 10KG/M2. IN ALL CASES, REFER TO STRUCTURAL ENGINEERS DETAIL INSTRUCTIONS AND RECOMMENDATIONS. - AS A SUBSTITUTION, THE CONTRACTOR MAY CONSTRUCT INDIVIDUAL PARTITIONS WITHIN APARTMENTS SEPARATING ROOM TYPES AS FOLLOWS.

REMOVE ALL WALLS AS NOTED ON THE DILAPIDATIONS DRAWING AS SHOWN AND CART AWAY ALL RISINGS FROM SITE. MAKE GOOD TO ADJOINING SURFACES AS REQUIRED. THE CONTRACTOR IS TO INCLUDE FOR ALL STRUTTING AND PROPPING WHERE NEW OPENINGS ARE TO BE FORMED. STRUCTURAL ENGINEERS TO CONFIRM AND TO ADVISE ON THE SPANNING OF FLOOR JOISTS AND TO INCLUDE FOR THE SUPPLY AND INSTALLATION OF UNIVERSAL STEEL BEAMS TO SUPPORT FLOOR AND MASONRY LOADS ABOVE. TO SIT ON MINIMUM 30KN COMPRESSIVE STRENGTH PADSTONES, ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS. ALL NEWLY INSTALLED STEEL BEAMS TO BE TREATED WITH NULLIFIRE SYSTEM S. PRIOR TO BOXING IN AND TO PROVIDE A MINIMUM OF 30 MINUTES FIRE PROTECTION. NULLIFIRE IS TO BE APPLIED FULLY AS PER MANUFACTURERS WRITTEN INSTRUCTIONS. ENSURE ALL STEELWORK IS CLAD WITH TWO LAYERS OF 15MM PLASTERBOARD.

SS TO BE ENCLOSED IN A FULL HEIGHT SOUND INSULATED ACCESSIBLE DUCT.

FOR UTILITY AND SHOWER ROOM LAYOUTS AND GENERAL SPECIFICATIONS INCLUDING ELECTRICAL LAYOUT, REFER TO CLIENT IN ALL INSTANCES FOR REQUIRED SPECIFICATIONS.

IF APPLICABLE, WASHING MACHINE WASTE COMBINED WITH SAME TO 50MM DIA WITH CONNECTION TO BACK INLET GULLY.

NOTE: REMOVE EXISTING ELECTRICAL AND MECHANICAL INSTALLATIONS LOCALLY TO THE PROPOSED WORKS AND STRIP BACK AS REQUIRED. DISPOSE OF ALL DEBRIS OFF SITE. GRUB UP DRAINS IF NOT USED INCLUDED IN THE PROPOSED REFURBISHMENT AND EXTENSION WORKS AND DISPOSE OF ALL DEBRIS AWAY FROM SITE. ALL WALL FIXINGS TO BE REMOVED LOCALLY TO THE PROPOSED WORKS, WITH THE CLIENT GIVEN THE OPTION TO RETAIN OR TO BE DISPOSED OF FROM SITE. ALL EXISTING TILING TO BE REMOVED COMPLETE AND ALL AFFECTED WALLS MADE GOOD WHERE REQUIRED WITH ALL RISINGS DISPOSED OF FROM SITE.

THE GC IS TO REMOVE ALL EXISTING INTERNAL WALLS AS SHOWN, THUS INCLUDING THE CHIMNEY BRESTING AT GROUND FLOOR LEVEL ONLY. IN ALL CASES, THE GC IS TO CARRY OUT A SUITABLE REVIEW OF THE STRUCTURE PRIOR TO THE DEMOLITION TAKING PLACE AND TO REFER IN ALL CASES TO THE STRUCTURAL ENGINEERS RECOMMENDATIONS AS NECESSARY. ALLOW FOR ALL STRUTTING AND PROPPING AS REQUIRED IN ALL CASES.

NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE BASIC DILAPIDATIONS FLOOR LAYOUTS AS REQUIRED.

ALL EXISTING WALLS TO BE DEMOLISHED / REMOVED. PRIOR TO DEMOLITION THE G.C. IS TO PROVIDE TEMPORARY PROPS EITHER SIDE OF THE WALLS TO ESTABLISH WHETHER OR NOT THE WALLS ARE LOAD BEARING. IF THE G.C. IS IN ANY DOUBT AS TO THE STATUS OF EACH WALL, THEY MUST LIAISE WITH THE STRUCTURAL ENGINEER PRIOR TO DEMOLITION.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, TOLERANCES AND REFERENCES. WHERE DISCREPANCIES ARE FOUND, THE CONTRACTOR IS TO INFORM CGA BEFORE PROCEEDING WITH CONSTRUCTION WORKS.

NOTE: IN ALL CASES, REFER TO STRUCTURAL ENGINEERS DETAILS DESIGNS AND RECOMMENDATIONS IN RELATING TO THE NEW FLOOR STRUCTURE AND STRUCTURAL STEELWORK LOCATIONS

DO NOT SCALE FROM THIS DRAWING OR ANY OTHERS RELATING TO THIS PROJECT FROM REPROGRAPHICS.

POSITION OF UNDERGROUND SERVICES ARE UNKNOWN INCLUDING DRAIN LOCATIONS. IN ALL CASES THE GC IS TO ASCERTAIN THEIR POSITIONS, LOCATIONS AND TO ADVISE THE CLIENT OF ANY ISSUES THAT COULD POTENTIALLY BE ENCOUNTERED. ON THE BASIS SERVICES ARE FOUND LOCAL TO THE PROPOSAL, THE GC IS TO TAKE CARE DURING EXCAVATIONS TO AVOID DAMAGE.

NOTE: WE HAVE NOT INSPECTED ANY WOODWORK OR OTHER PARTS OF THE STRUCTURE WHICH ARE COVERED, UNEXPOSED OR INACCESSIBLE AND WE ARE THEREFORE UNABLE TO REPORT THAT ANY SUCH PART OF THE PROPERTY IS FREE FROM DEFECT. THE CLIENT IS STRONGLY ADVISED TO OBTAIN STRUCTURAL REPORTS RELATING TO THE SUITABILITY OF THE STRUCTURE AND BE CARRIED OUT BY A QUALIFIED STRUCTURAL ENGINEER. POSITION OF UNDERGROUND SERVICES UNKNOWN AND DRAIN LOCATIONS ARE ASSUMED. CARE TO BE TAKEN DURING EXCAVATIONS TO AVOID DAMAGE.

UTILITY SERVICES

SITE TO BE USED ONLY FOR THE DEMOLITION / CONSTRUCTION OF THE PROPOSED WORKS, WHICH IS TO BE PROTECTED AT ALL TIMES ALONG WITH ADJACENT PROPERTIES, NOT FORMING PART OF THE WORKS. CARE MUST BE TAKEN AT ALL TIMES TO ENSURE THAT ANY WORKS ON THE SUPPLY OF ALL SERVICES INTO / FROM PROPERTY (IE ELECTRICITY, WATER, GAS, BT / FOUL WATER AND SURFACE WATER DRAINAGE) DOES NOT, AT ANY TIME INTERFERE WITH THE SUPPLY OF SERVICES INTO / OUT FROM THE ADJACENT PROPERTIES. IF THIS PROVES NOT TO BE THE CASE, THEN THE CONTRACTOR IS TO FULLY ADVISE PROPERTIES AFFECTED, AS SOON AS PROBLEM IS KNOWN, AND IS TO NEGOTIATE WITH AFORESAID PROPERTIES. PREVENT SMOKE, DUST, FUMES, SPILLAGE, POLLUTION OF WATER COURSES AND OTHER HARMFUL ACTIVITIES. NO FIRES TO BE ALLOWED ON SITE. AT ANY TIME, NOISE LEVELS KEPT TO A REASONABLE LEVEL, COMPLYING WITH BS 5228. 'NOISE CONTROL ON CONSTRUCTION SITES' REMEMBER THAT THE ADJACENT PROPERTIES ARE OCCUPIED. AND COMPLY WITH ALL REASONABLE REQUESTS FROM NEIGHBOURS & GENERAL PUBLIC REGARDING THE USE OF POWER TOOLS ETC.,

DANGER

ELECTRICITY SERVICES TO BE SCANNED AND CLARIFIED IF CROSSING SITE / INTO EXISTING BUILDINGS. CARE MUST BE TAKEN WHEN ANY EXCAVATION IS TAKING PLACE NEAR THESE POSITIONS. ALWAYS CONFIRM POSITION OF ELECTRICITY CABLES WITH RELEVANT SUPPLY COMPANY. (E.G) SCOTTISH POWER BEFORE COMMENCING ON SITE. POSITION OF SERVICE PIPE TO BE MARKED ON SITE, AND ALSO ON COPY OF PLANS, ONCE POSITION OF CABLES HAS BEEN ESTABLISHED.

DANGER

GAS SERVICE TO BE SCANNED AND CLARIFIED IF CROSSING SITE / INTO EXISTING BUILDING. CARE MUST BE TAKEN WHEN ANY EXCAVATION IS TAKING PLACE NEAR THESE POSITIONS. CONFIRM POSITION OF GAS SUPPLY PIPE WITH (E.G) TRANSCO, BEFORE COMMENCING ON SITE. POSITION OF SERVICE PIPE TO BE MARKED ON SITE, AND ALSO ON COPY OF PLANS, ONCE POSITION OF SUPPLY PIPE HAS BEEN ESTABLISHED.

WATER SUPPLY TO BE LOCATED AND ISOLATED PRIOR TO REMOVAL OF ANY PIPEWORK. WATER SUPPLY PIPE TO BE ADEQUATELY PROTECTED FROM ACCIDENTAL / WILFUL DAMAGE AT ALL TIMES. CONTACT (E.G) LOCAL WATER AUTHORITY FOR ADVICE ETC.,

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to jig before proceeding with the work.

Where an item is covered by drawings to different scales, the larger scale drawing is to take precedence.
Do not scale drawings, figured dimensions are to be worked to in all cases

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No.	Made by	Date	Checked	Description
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Mr & Mrs Coward

Client

Project
Proposed extensions to ex. dwelling at
'Fairview', Cloy Lane, Overton, Nr.
Wrexham, LL13 0HR

1559 Project number

Sheet Name
Proposed Ground Floor Layout

Sheet Number Revision

A300

Date	May 19	Scale	A1 1 : 50
Drawn by	cgr	Checked by	jrj