RoundRobin studio shall have no responsibility for any use made of this document other than for that which it was prepared and issued.

Al dimensions and levels should be checked on site.
Do not scale from this drawing.
Any drawing errors or divergences should be brought to tour attention at the address shown.

The as build drawings are the final contract issue, and are not subject to full survey of the built work, including all services. A full survey, including identiifcation of all services, should be made ahead of any subsequent work.

NOTES

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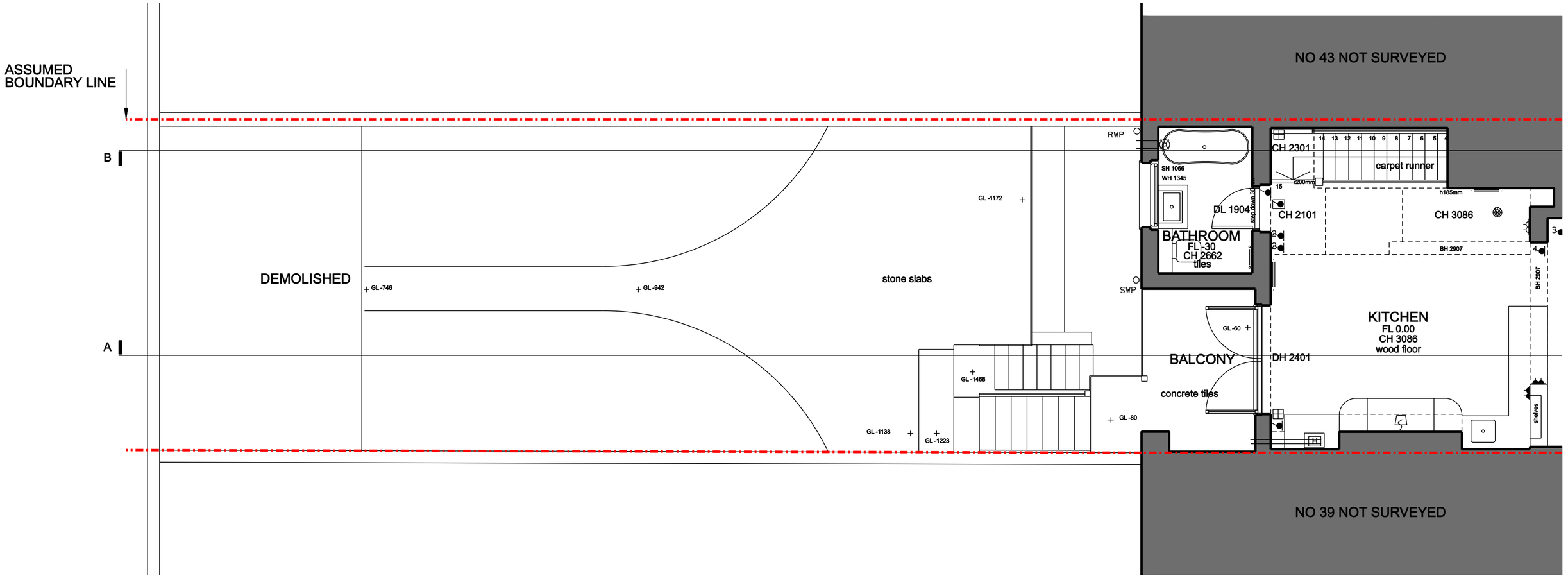

01 GARDEN GROUND FLOOR PLAN EXISTING

SCALE 1:50@A2 / 1:100@A4

Part A - Structure
Refer to engineer's drawings and written specifications.

Part B - Fire
B1, Section 1: Smoke alarms to be located as shown on drawings, with additional heat sensor in kitchen area. Fire alarms and smoke detectors to be positioned as per sections 1.10 - 1.18 of AD Part B.
The power supply to the fire alarm system will be as per 1.19 - 1.22, AD Part B.
AD Part B,B1, Section 2: Means of escape - A 30 minute protected enclosure is indicated by an orange line with fire resisting doors (FD30S) to all protected enclosures. Inner rooms on a lower ground floor will have separate means of escape via windows; on upper ground floor means of escape is via doors / windows ; First floor as edeting - albeit the rooms to the rear of the house have improved escape as drop-down from windows to the external terrace.
All of the inner rooms are with the 4.5m above ground as outlined in section 2.4 and diagram 1.
All windows to comply with paragraph 2.8.
B2, Section 3: Wall and ceiling linings - Classification of linings to meet the requirements of B2 section 3.
As per Table 1&2, AD Part B. Internal fire spread (structure)
B3, Section 4: Loadbearing elements of structural elements of structure to meet the requirements of Table A1 & A2, AD Part B. Elements of structure to have a min of 30mins fire resistance B3, Section 5: Compartmentation - All openings and penetrations through fire resistant constructions to meet guidance in Section 3, AD Part B. Downlighters (loft conversion skylight) in 30 minute ceiling area to feature intumescent fire hoods to give continuous line of fire protection.

Part C - Site preparation and resistance to contaminants and moisture.
Measures are to be taken to avoid the risk of interstitial condensation and ingress of moisture in roof, wall and floor construction.
Appropriate damp proof membranes to be provided in the new solid lower ground floor construction as per paragraphs 4.8 - 4.9, section 4, AD Part C
All new masonry wall construction to be fitted with insulated plasterboard, strip of DPC and vapour control layers as per attached U-value datasheets.
The site is within exposure zone 1 'Sellered'
The walls will resist external moisture as per section 5, of AD Part C.
New roofs will resist external moisture as per 8.3 8.5, of section 8 AD Part C.
All new openings to be fully lined with DPCs prior to installation of doors / windows.
Continuous taped foil backed insulation to walls to create VCL as shown on drawings.
Ventilation to any existing suspended timber floors must be maintained and not removed or blocked up due to the construction works.

Part D - Toxic substances
No Insulation materials using urea formaldehyde foam are to be used.

Part E - Resistance to the passage of sound
All new internal timber stud walls to be to full filled with Rockwool mineral wool insulation to resist the passage of impact and airborne sound, to achieve a minimum sound reduction value of 45dB as per Table 0.1a 0.1b, AD Part E.

Part F - Ventilation
Extractor fans to have the following minimum intermittent extract rates: Kitchen - 30l/s adjacent to hob, or 60 l/s; elsewhere, Including utility room & Bathroom - 15l/s. All extractor fans to be Installed in line with the best practice guidance set out in Appendix E of AD Part F.

Part G - Hygiene
Hot water storage provided by existing boiler and megaflo hot water cylinder.
Sanitary applications to conform to guidance set out in 4.07 - 4.1, AD Part H. Refer to drawings for locations and numbers of sanitary accommodation.

Part H - Drainage and waste disposal
Refer to design intent drawings for layout of all new above ground drainage. Minimum trap sizes and seal depths to conform with Table 1 of AD Part H. Refer to Table 2 for the minimum unventilated branch discharge pipe sizes. All branch connections as per diagram 3, AD Part H.
Refer to structural engineers drawings and details for below ground drainage.

Part J - Combustion appliances and fuel storage systems
No liquid fuel storage on site.
Any works to the boiler to be done by a an approved HSE gas installer as per section 3.1 AD Part J.

Part K - Protection from falling, collision and Impact
Measurements of new riser and going to all new steps and stairs, including overall pitch, to be compliant with table 1.1, AD Part K.

All new guarding to be compliant as per diagram 3.1, AD Part K.
All glazing below 800mm to be toughened safety glass.

Part L1B - Existing Dwellings
Fabric U-values to exceed Table 2 limiting fabric parameters of AD Part L1B. 100% of fixed lights to have low-energy fittings (LED, fluorescent or compact fluorescent)
Refer to U-value calculations for details of proposed areas of construction.
All hot water pipes to be Insulated

Part M - Access to and use of buildings
All ground floor external doors to have level thresholds.
New switches and ironmongery to be set between 450-1200mm above finish floor level.
Sliding doors to rear are simple to operate.
New doorway widths to comply with Table 4 of AD Part M where existing structure allows.

Part N - Glazing - safety in relation to impact, opening, and cleaning
All windows below 800mm to be toughened glass. Window / Door controls to be easily usable in line with the requirements set out in Section 3 of AD Part N.

Part P Electrical safety in dwellingsContractor to produce full completed Part P certificate upon completion of the works.

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
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FIRST ISSUE			

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PROJECT TITLE	41C Upper Park Road
PROJECT NUMBER	P2311
DRAWING TITLE	Garden Ground Floor Plan Existing
SCALE	1:50@A2
DATE	15/01/24
DRAWING No.	(00)050AP
REVISION	-