

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 identification of all services, should be made ahead of any subsequent work.

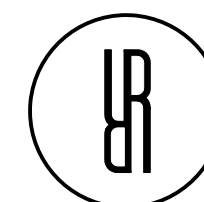
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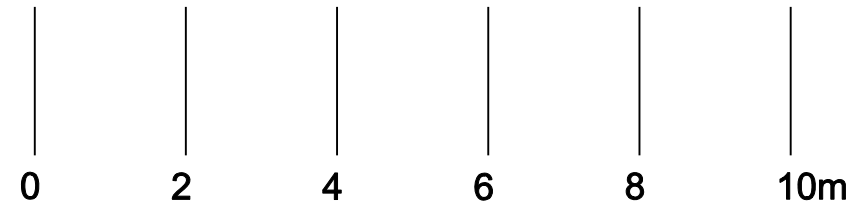
UPPER PARK ROAD

SITE LOWER GROUND FLOOR PLAN EXISTING

SCALE 1:100@A2 / 1:200@A4

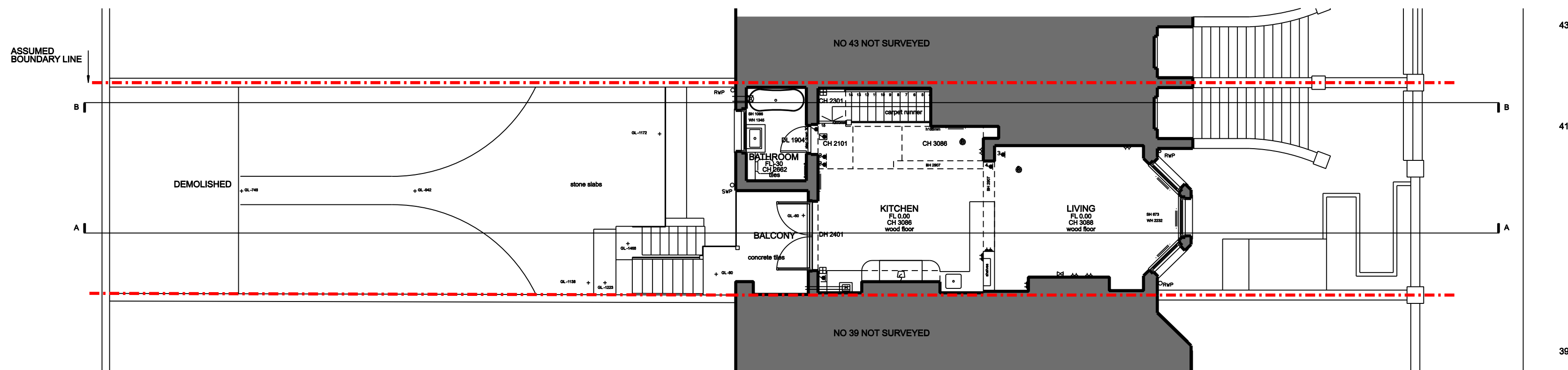
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PROJECT TITLE	
41C Upper Park Road	
PROJECT NUMBER	
P2311	
DRAWING TITLE	SCALE
	1:100@A2
Site Lower Ground Floor Plan Existing	DATE
	15/01/24
DRAWING NO.	REVISION
(00)009AP	-



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NOTES



01

SITE GROUND FLOOR PLAN EXISTING

SCALE 1:100@A2 / 1:200@A4

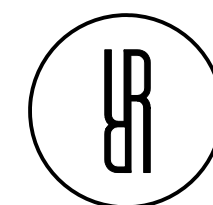
All new glazing to be compliant as per diagram 3.1, AD Part K.
All glazing below 800mm to be toughened safety glass.

Part L1B - Existing Dwellings
Fabric U-values to exceed Table 2.3 minimum fabric parameters of AD Part L1B, 100% of brd lights
have low-e double glazing (or triple glazing 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 rooming to be set between 450-1200mm above finish floor level.
Rising doors to meet simple level thresholds.
New doorway widths to comply with table 4 of AD Part M where existing structure allows.

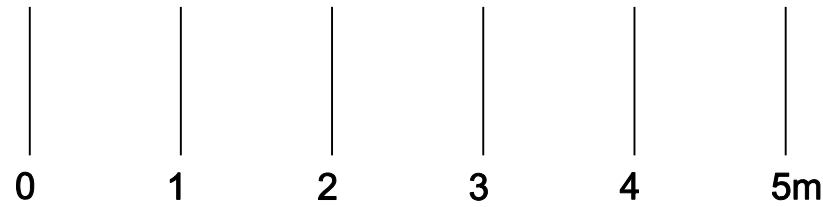
Part N - Glazing - safety in relation to impact, opening, and cleaning
All windows below 800mm to be toughened glass. Window / Door controls to be easily accessible
to the safe side of the window / door as set out in Section 2 of AD Part N.

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

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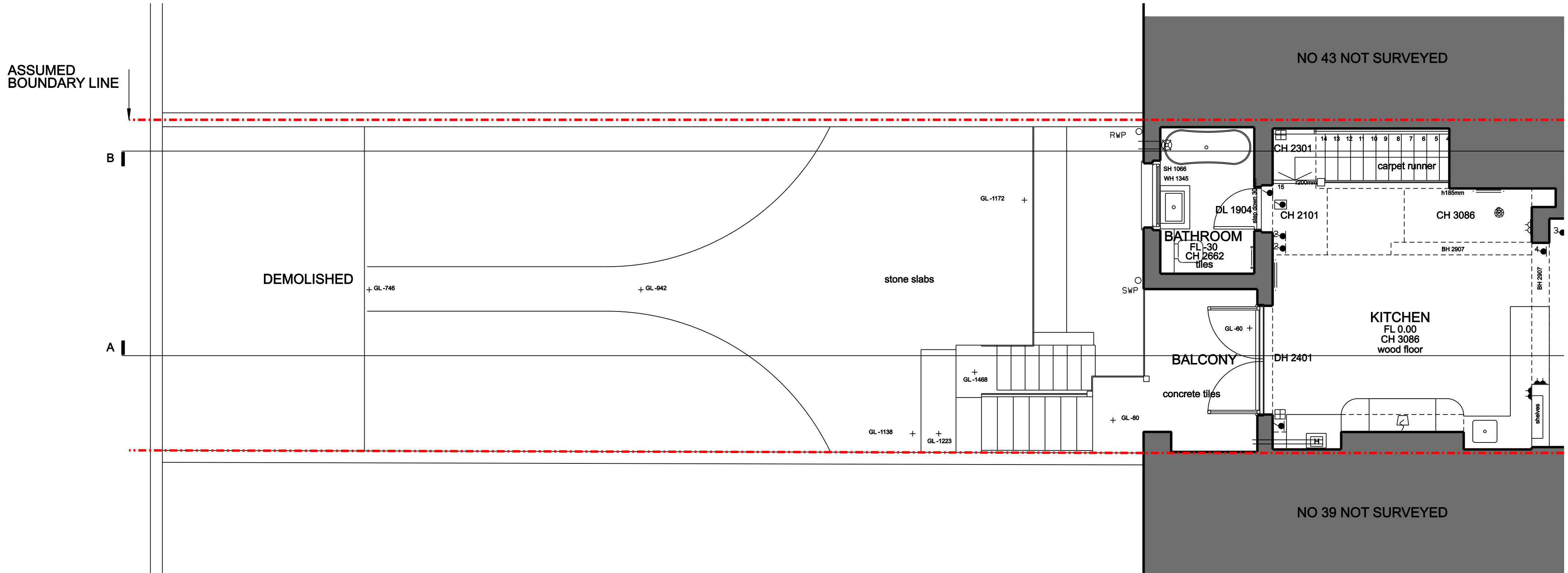
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PROJECT TITLE	
41C Upper Park Road	
PROJECT NUMBER	
P2311	
DRAWING TITLE	SCALE
	1:100@A2
Site Ground Floor Plan Existing	DATE
	15/01/24
DRAWING NO.	REVISION
(00)010AP	-



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NOTES




01

GARDEN GROUND FLOOR PLAN EXISTING

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

FIRST ISSUE			
REVISION / DESCRIPTION	DRAWN	CHECKED	DATE

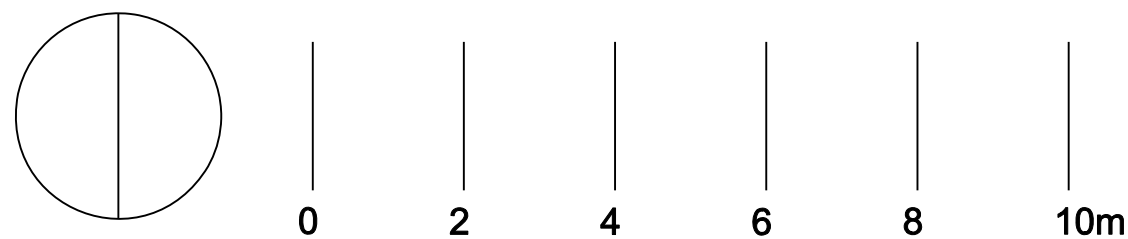


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DATE	15/01/24

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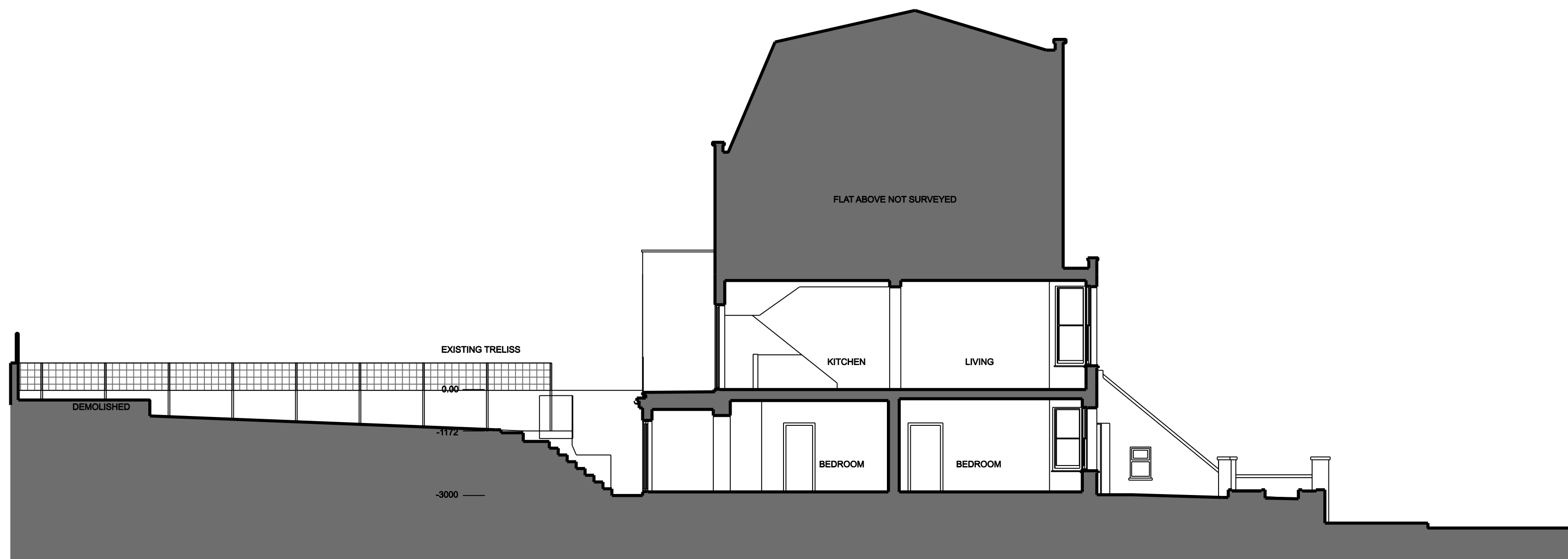


RoundRobin studio shall have no responsibility for any use made of this document other than for that which it was prepared and issued.

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

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NOTES



01

SITE SECTION LOOKING NORTH EXISTING

SCALE 1:100@A2 / 1:200@A4

[illegible][illegible]

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

Part G - Hygiene
Hot water storage provided by existing boiler and megacold hot water cylinder.
Sanitary appliances to conform to guidance set out in 4.07.1.1, AD Part P. Refer to drawings for locations for the following minimum accommodation.

Part H - Drainage and waste disposal
Refer to design intent drawings for layout of all new above ground drainage. Minimum trap sizes to be 100mm for all 100mm of AD Part P. Refer to Table 2 for the minimum trap sizes for all unventilated branch discharge pipe stacks. All branch connections as per diagram 5, AD Part H. Refer to structural engineers drawings and details below ground drainage.

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

Part K - Protection from falling, collision and object strikes
Measurements of new riser and going to be new steps and stairs, including overall pitch, to be in accordance with table 4.1.1, AD Part K.

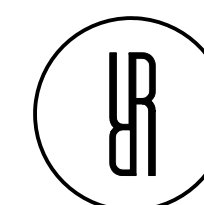
Part A - All glazing to be compliant as per diagram 3.1, ADO Part K, All glazing below 900mm to be toughened safety glass.

Part L1 - Existing Dwellings
Fabric U-values to exceed Table 2 limiting fabric parameters of ADO Part L1b, 100% of fixed light fittings to have low-energy fittings (LED, fluorescent or compact fluorescent)
Refer to U-values section for details of proposed areas of calculation
All hot water tanks to be insulated

Part M - Access to and use of buildings
All ground floor external doors to have level thresholds.
New entrances and doorways to be set between 400-1200mm above finish floor level.
Stairing doors to meet as per Section 3 of ADO Part M
New doorway widths to comply with table 2 of ADO Part M where existing structure allows.

Part N - Glazing - safety in relation to Impact, opening, and cleaning
All windows below 900mm to be toughened glass. Windows / Door controls set to be easily usable in line with the requirements set out in Section 3 of ADO Part N

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

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PROJECT TITLE	
41C Upper Park Road	
PROJECT NUMBER	
P2311	
DRAWING TITLE	SCALE
	1:100@A2
Site Section Looking North Existing	DATE
	15/01/24
DRAWING NO.	REVISION
(00)201AS	-



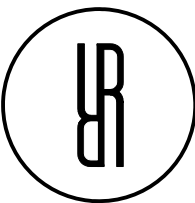
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NOTES

SITE SECTION LOOKING SOUTH EXISTING

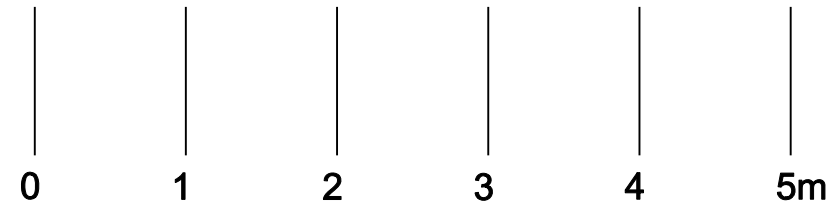
SCALE 1:100@A2 / 1:200@A4

<p>Part A - Structure Refer to engineer's drawings and written specifications.</p> <p>Part B - Fire B1, Section 1: Smoke alarms to be installed as shown on drawings, with additional heat sensor in kitchen area. Fire alarms and smoke detectors to be positioned as per sections 1.0, 1.15 & AD Part B. The power supply to the alarm system will be as per S.19 - 1,22, AD Part C. AD Part B.31, Section 2: Means of escape - A 30 minute protected enclosure is indicated by an orange line with the following doors (PDSO) to all protected enclosures, inner rooms or a lower ground floor will have separate means of escape via windows on upper ground floor means of escape to the stairs or windows / Part E as existing - albeit the rooms to the rear of the house have improved access as drop-down from windows to the external level. 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 S2, Section 3: Wall and ceiling finishings - Classification of linings to meet the requirements of S2 section 3. As per Table 1B2, AD Part B, Internal fire spread (structure) S3, Section 4: Location of structural elements to be fixed to meet the requirements of Tables A1 & AD Part B1. Elements of structure to have a min of 30mins fire resistance R3. Section D: Contamination - All gaskets and penetrations through the resistant construction to meet guidance in Section 3.4, AD Part B. Overclashes (all conversion light/light) in 30 minute ceiling area to feature interconnect the hoods to give continuous line of the protection.</p>	<p>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 add lower ground floor construction as per paragraph 4.0.4.5, section D, AD Part C. All new masonry wall construction to be fitted with insulated plasterboard, type DPC and vapour control layers as per attached Technical Specification. The walls shall be exposure zone 1 "Sealed" The walls shall resist external moisture as per S.3, S.5, of AD Part C. New roofs will resist external moisture as per S.3, S.5, of AD Part C. All new openings to be fully banded with waterproofed windows. Continuous tape over cladded insulation to boots to create VCL, as shown on drawings. Ventilation to any adding suspended timber floors must be maintained and not removed or blocked. No insulation materials used unless formaldehyde foam are to be used.</p> <p>Part D - Toilet substructure No Insulation materials using urea formaldehyde foam are to be used.</p> <p>Part E - Resistance to the passage of sound All new internal timber stud walls to be full filled with Rockwool mineral wool insulation to meet the passage of impact and airborne sound, to achieve a minimum sound reduction value of 40dB as per Table 0.1a to 0.1b, AD Part E.</p>	<p>Part F - Ventilation Extractor fans to have the following minimum internal extract rates: Kitchen - 30/min adjacent to hob, or 10% elsewhere, including utility room & Bathroom - 15/min. All other fans to be installed in line with the best practice guidance set out in Appendix E of AD Part F.</p> <p>Part G - Hygiene Hot water storage provided by existing boiler and magnetic hot water cylinder. Sanitary appliances to connect to drainage set out in 4.07 - 4.1, AD Part P. Refer to drawings for locations and numbers of sanitary accommodation.</p> <p>Part H - Drainage and waste disposal Refer to design intent drawing for layout of all new above ground drainage. Minimum trap sizes set equal depths to conform with Table 2 of AD Part H. Refer to Table 2 for the minimum unventilated branch discharge pipe sizes. All branch connections as per paragraph 3, AD Part H. Refer to structural engineering works for details for below ground drainage.</p> <p>Part J - Combustion appliance safety and flue storage systems No liquid fuel stoves to be sited. Any works to the boiler to be done by a approved HSE installer as per section 3.1 AD Part J.</p> <p>Part K - Protection from falling, collision and impact Measurements of clear height and going to be at all new steps and stairs, including overall pitch, to be compliant with table 1.1, AD Part K.</p>	<p>All new goods to be compliant as per diagram 3.1, AD Part K. All glazing below 800mm to be toughened safety glass.</p> <p>Part L10 - Edging Driveway Fabric L10-100mm to Table 2 limiting fabric parameters AD Part L11B, 100% of head lights to have low-energy fittings (LED, fluorescent or compact fluorescent) Refer to L10-100mm calculations for details of proposed areas of construction. All hot water pipes to be insulated</p> <p>Part M - Access to and use of buildings All ground floor external doors to have level thresholds. New awnings and brannings to be set between 400-1200mm above finish floor level. Sliding doors to meet step-free to operate. New doorway widths to comply with Table 4 of AD Part P and all existing structures allow.</p> <p>Part N - Clearing - safety in relation to impact, opening, and clearing Windows below 800mm to be toughened glass. Windows / Door controls to be easily usable in line with the requirements set out in Section 3 of AD Part N.</p> <p>Part P - Electrical safety in dwellings/Conversion to produce full completed Part P certificate upon completion of the works.</p>	<div><div>Planning</div><div>AMAM15/01/24</div></div> <div><div>FIRST ISSUE</div><table><tr><th>REVISION / DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table></div>	REVISION / DESCRIPTION	DRAWN	CHECKED	DATE				
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PROJECT TITLE 41C Upper Park Road	
PROJECT NUMBER P2311	
DRAWING TITLE Site Section Looking South Existing	SCALE 1:100@A2
	DATE 15/01/24
DRAWING NO. (00)202AS	REVISION --

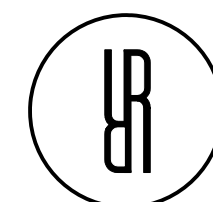


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