




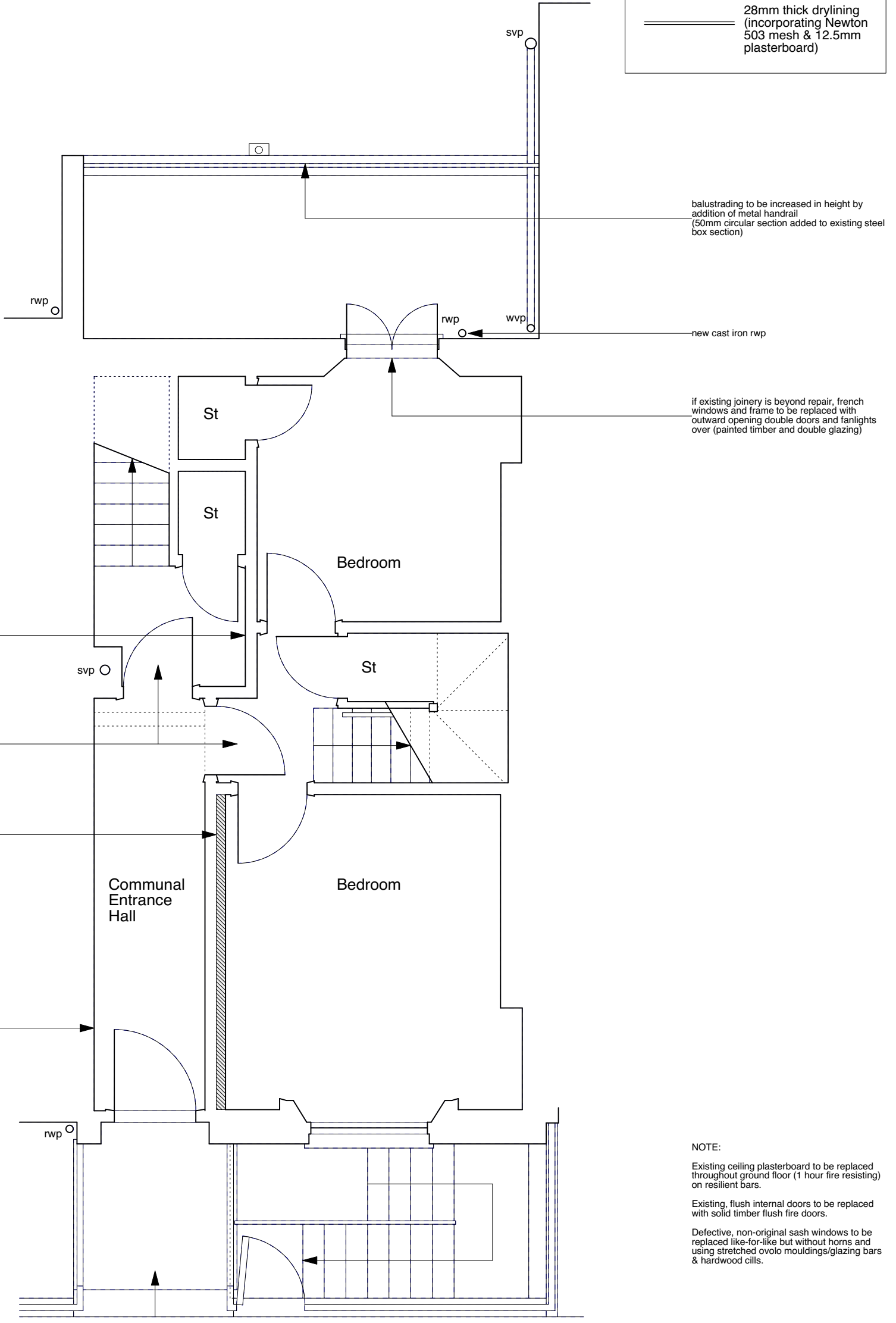


CONSTRUCTION KEY

-  existing retained
-  line over/under/behind
-  demolished
-  new construction
-  28mm thick drylining (incorporating Newton 503 mesh & 12.5mm plasterboard)



balustrading to be increased in height by addition of metal handrail (50mm circular section added to existing steel box section)

if existing joinery is beyond repair, french windows and frame to be replaced with outward opening double doors and fanlights over (painted timber and double glazing)

partition upgraded to 1 hour fire resistance

new FD30S solid timber flush fire doors and frames (without fanlight)


partition upgraded to 1 hour fire resistance with independent timber stud wall infilled with 50mm Isover APR 1200 insulation, 12.5mm + 15mm British Gypsum SoundBloc board and skim. Existing skirting to be retained in position and new skirting provided on outer face to match original



fire alarm control panel with smoke detectors in communal circulation areas and private entrance halls/stairs

NOTE:
 Existing ceiling plasterboard to be replaced throughout ground floor (1 hour fire resisting) on resilient bars.
 Existing, flush internal doors to be replaced with solid timber flush fire doors.
 Defective, non-original sash windows to be replaced like-for-like but without horns and using stretched ovolo mouldings/glazing bars & hardwood cills.



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	drawing GROUND FLOOR PLAN - PROPOSED	date OCT 2017	checked XX		