



- NOTES:**
- 01 Floor finish to lounge & upper ground floor dining, breakfast room, kitchen & study areas to be 14mm engineered oak - quick-step Palazzo
 - 02
 - 03 See M&E drawings for works to ex radiators
 - 04 See dwg P17-25-03-007 for demolition
 - 05 See interior design drawings for complete interior details
 - 06 Heat pump location
 - 07 Existing paving re-laid to accommodate heat pump
 - 08 External patio levels to living room adjusted to provide level access area with brickwork edge detail to match existing
 - 09 Existing remaining timber windows to be surveyed, with broken or separated seals repaired/replaced as required. Re-seal between frames & structure if gaps. Glass replaced if defective
 - 10 Local extensive green roof system (or similar approved)
 - 11 existing shelving/display to remain
 - 12 Silent gliss curtain track system fixed to 25mm thick sw support for white painted finish, concealed by discreet 100mm p/board pelmet downstand with 9mm MDF hidden back-board support
 - 13 Vertical 25mm siberian larch timber sliding sunscreen - distressed/natural/knotted to detail
 - 14 check ex doors DX-UG-015/DX-UG-016/DX-UG-017 & upgrade as required to provide FD20 protection
 - 15 50x50mm p/board allocation to corner of new bedroom to allow new cable routing
 - 16 Existing Barbess fire replaced with new living flame gas fire feature - type 'barbas bellfires' Smart Bell 90-70 to fit ex opening & conn's
 - 17 Ex cavity wall (below current GF lounge pitched roof) assessed for retention before commencement of works. Currently assumed cavity wall retention not possible & new cavity wall construction proposed pending further exploration
 - 18 loose furniture/fixtures removed by client prior to works commencement

GENERAL NOTES:

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METERAGE REQUIRED TO BE CONFIRMED BY MANUFACTURER WITH ALL MATERIALS TO BE SUITABLE FOR CONTRACT USE

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- Building Regulation summary**
- Part A**
- External & internal wall & roof details shown on plans & sections
 - Refer to structural engineer details & specification for structural elements
- Part B**
- Fire suppression included to new 1st floor bedroom & new 2nd floor. For details see M&E & building specification
 - 50mm step down from maintained between lower ground floor hall & garage level
 - Fire detection in accordance with BS 5839-6
 - FD30S with closer to garage/entrance hall as per spec
 - Misting system incorporated to replace FD20 fire door to new 1st floor bedroom
 - Fire escape compliant door incorporated to new lower ground floor bedroom
- Part C**
- Redland rapid eaves vent (or similar approved) cross flow ventilation
 - all vapour barriers provided to manufacturers recommendations
 - External wall U achieve max 0.28W/sq,mk
- Part F**
- Mechanical extract details to M&E drawings & spec
- Part H**
- for above ground & below ground drainage provision see Mechanical & civil engineer details
- Part J**
- See mechanical engineer details
- Part K**
- Safety glass to all new glazing below 800mm with discreet single handrail at 1100mm height internally 5mm mild steel for pc finish to allow for tilt motion of glazing in these locations
 - Safety glass to all doors & side panels within 300mm to side of door & with 1500mm of floor level
 - Balcony handrail to be safety glass & resist lateral force of 0.74kn/m
- Part L**
- See M&E details & spec for area weighted U value calculation for front elevation fenestration (over 25% of floor area)
 - Refer to M&E details for alterations/extensions to the existing controlled services for Domestic Building Services Compliance/self-certification of services

| REV | DATE | BY | DETAIL |
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| T1 | 07.03.19 | GH | TENDER |

TENDER ISSUE

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| DRAWING TITLE PROPOSED GROUND FLOOR PLAN | |
| CLIENT MR M. CLACK & MS L. FRY | |
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