



- NOTES:
- 1 Floor finish to lounge & upper ground floor dining, breakfast room, kitchen & study areas to be 14mm engineered oak - quick-step Palazzo
 - 2
 - 3 See M&E drawings for works to ex radiators
 - 4 See dwg P17-25-03-007 for demolition
 - 5 See interior design drawings for complete interior details
 - 6
 - 7
 - 8 External patio levels to living room adjusted to provide level access area with brickwork edge detail to match existing
 - 9 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 Icopal 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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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.m

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
T1	07.03.19	GH	TENDER
A	29.01.20	GH	HEAT PUMP REMOVED

TENDER ISSUE

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PROJECT TITLE 3, FITZROY CLOSE, LONDON, CAMDEN, N6 6JT	
DRAWING TITLE PROPOSED GROUND FLOOR PLAN	
CLIENT MR M. CLACK & MS L. FRY	
PROJECT NO. P17-025	DRAWN BY DATE GH 07.12.2018
DRAWING NO. 03-03-002A	SCALE A2@1:50

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