

Rev.	Note	Date
/	Issued to Planning	01.11.21
A	Existing furniture indicated	09.12.21
B	Issued for Pricing	14.02.22

NOTES:

All steelwork to be encased in 2 layers of 15mm fireline board to provide min 30mins fire rating or painted with intumescent paint if encasing is not possible.

Floors

Flooring throughout ground floor to receive new UFH system, taking account of and suitable for proposed floor finishes.

Walls

All external walls to receive insulation and new finishes as per drawings and schedule.

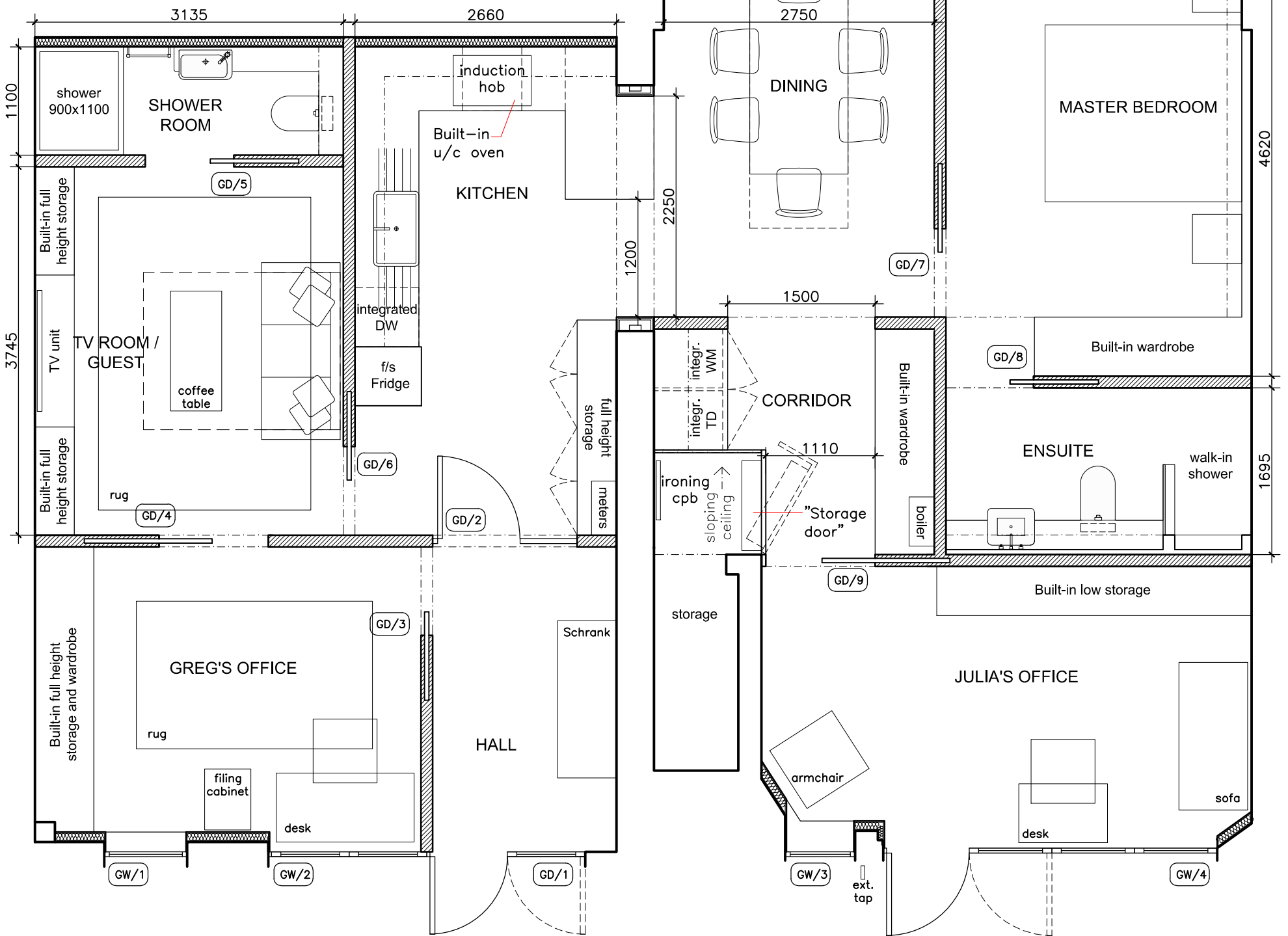
New stud walls to have 100x50mm studs with 50mm Isover insulation in between. Refer to Finishes Schedule for proposed finishes.

Kitchen walls to have 1no. layer plasterboard and 1no. layer plywood.

Use Wedi tile backer board or similar approved to all bathroom wet areas (e.g. shower walls, splash backs etc.)

Existing masonry walls to be made good where damaged. Refer to Finishes Schedule for proposed finishes.

Skirting - New 22x150mm SW painted skirting boards throughout with chamfered standard profile.



PROPOSED GROUND FLOOR
SCALE 1:50

Ceilings

New acoustic insulation above proposed ceilings throughout. Ceilings throughout to be re-lined with plasterboard, skimmed and painted. Refer to finishes schedule.

External Doors and fronts

All doors and timber fronts to be replaced with new insulated timber units with double glazed panels and opening fanlights. Design to match existing. Refer to finishes schedule.

Sliding aluminium doors to rear patio.

Windows

All windows to be replaced with new double glazed timber windows. Refer to finishes schedule.

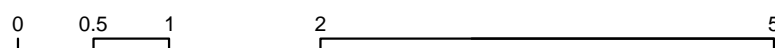
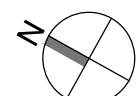
Roofs

Refer to Structural Engineers drawings for new rooflight opening (TBI) New 100mm thermal insulation to underside of flat roof on the back, between joists. New vapour check layer and breather membrane to be installed to manufacturers guidelines.

Plumbing & Electrics

All M&E design - including above ground drainage - to be by contract with agreement / approval of designs from architect and client. Allow for the following:

- Wet UFH system throughout except electric UFH in Master bedroom and shower rooms.
- New lighting to habitable spaces on dimmers. Refer to lighting schedule.



TENDER

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Drawing
PROPOSED GROUND FLOOR PLAN

Drawing No.	Rev
1481/110	B

Scale	Size	Drawn	Date
1:50	A3	AT	SEP-21

ALL DIMENSIONS, SETTING OUT AND LEVELS MUST BE CHECKED ON SITE AND NOT SCALED OFF THIS DRAWING BEFORE ORDERING AND STARTING WORK ON SITE
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