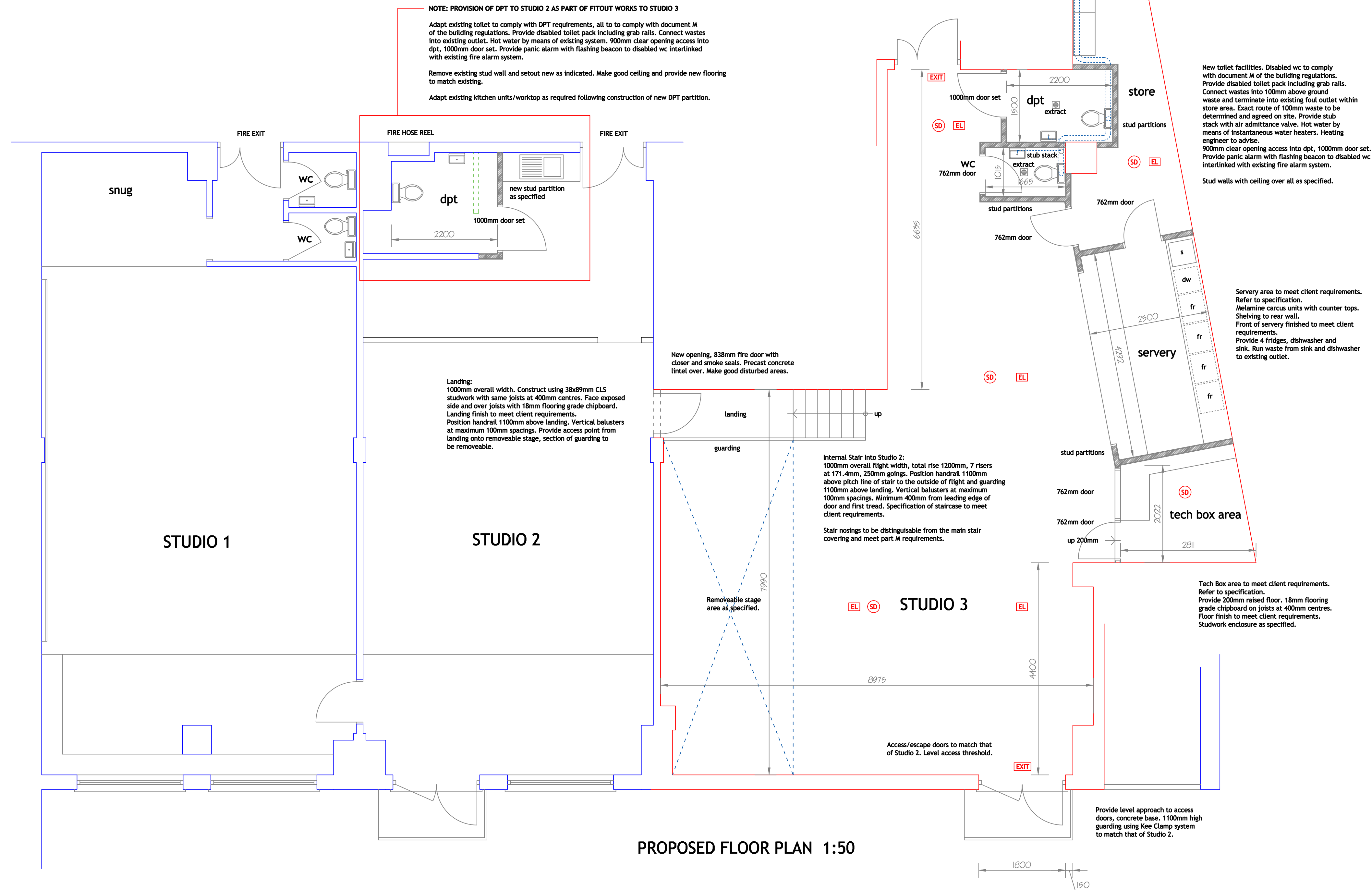


PROPOSED ELEVATION 1:100

THIS DRAWING TO BE READ IN CONJUNCTION
WITH CONTRACTORS TENDER SPECIFICATION.
TENDER SPECIFICATION TAKES PRECEDENCE.



PROPOSED FLOOR PLAN 1:50

Lintels:
Use Catnic Cougar CG90/100 steel lintel or similar over external opening unless otherwise noted. Lintel to have minimum end bearings of 150mm. Dress cavity tray over lintels.

Ground Floor:
Existing floor to be prepared as required to receive new floor finishes. Flooring contractor to advise.

External Doors:
Powder coated aluminium doors incorporating double glazed units to achieve a U-Value of 1.5w/m2 k. All openings to be weather stripped to 'high exposure' rating. Doors to have glass safety stickers/manifestations.

Plumbing:
Sink & Dishwasher - 40mm dia waste with 76mm deep sealed traps. Basins - 32mm dia waste with 76mm deep sealed traps. Wc's- 100mm dia waste with kwik fit connector from wc & 100mm dia waste. Connect all the above into the existing waste outlets.

Heating:
Proposed heating system to be confirmed. Either electric panel heaters or hot/cold air conditioning system. Heating system to be designed and installed by suitably qualified heating engineer and details submitted for Building Control Approval and a copy of the commissioning certificate issued prior to build completion.

Mechanical Ventilation:
Toilets - provide extract fans with minimum capacity of 15 litres/second operated via light switch with 20 minute overrun, duct to outside air.

Provide controlled mechanical ventilation to general open space to provide a minimum 12 air changes per hour. Duct to outside air, all to specialist design and to meet building control requirements.

Electrical Installation:
General electrical layout to suit clients requirements and to be carried out by suitably qualified electrician. Whole installation to be designed, constructed and tested in accordance with BS 7671: 2001. LED strip lighting designed to meet lighting level requirements and to client approval.

Hearing loop to be incorporated.

Provide panic alarm with flashing beacon to disabled wc's interlinked with existing fire alarm system.

Fire Detection:
install smoke detectors (with suitable battery back-up) interlinked with sounder and break glass points. Electrical engineer to assess area and install compliant system.

Fire Alarm system to BS 5839 Part 1.

Provide emergency lighting all interlinked with fire alarm system.

Provide escape lighting to BS 5266 Part 1.

Provide escape signage to BS 5499 Part 1.

Provide illuminated exit signage on final exits.

Provide fire extinguishers, type and quantity to be advised by specialist supplying company.

Studwork Partitions:
Partitions to comprise of 38x89mm CLS vertical studs with same head and base plates. Studs at 400mm centres with noggins at mid span. Face studwork with 12.5mm plasterboard (minimum mass per unit area of 10kg/m2), tape joints and skim finish. Between studs of internal partitions insert minimum 25mm thick sound deadening quilt. As an alternative to timber use metal stud system. Skirting board to match that in unit 3.

Provide ceilings over toilets areas. 50x150mm joists at 400mm centres supported from partitions and existing walls. 18mm chipboard deck and 12.5mm skimmed plasterboard ceiling. Provide sound proof quilt between joists.

Decoration:
Existing concrete ceilings and block walls to be prepared as required to receive new spray paint finish along with any second fix items. Contractor and client to agree paint specification.

Note:

Contractors must check all dimensions on site prior to commencing work or ordering materials. Only figured dimensions are to be worked from. Discrepancies to be reported immediately to GM Design for clarification.

Any unforeseen works uncovered must be agreed with client before proceeding or any works with financial implications must be brought to the clients attention.

All joinery items and general finishes to be advised by client.

All sanitary items to be advised by client.

NOTES

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REVISIONS

A 25.06.22 DPT provision to Studio 2

JOB

FITOUT OF STUDIO 3

OLD VICARAGE PLACE
ST AUSTELL

DRAWING

FLOOR PLAN
AS PROPOSED

GM Design
ARCHITECTURAL SERVICES
11 PONDHU ROAD, ST AUSTELL, CORNWALL PL25 5DL.
TEL: 01726 69489 MOB: 07779 863905

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