FIRE LEGEND

Symbol	Description
	Fire alarm sounder
	Smoke detector (area to be covered by)
	Heat detector (area to be covered by)
	FD30s with self closing device
	FD60s with self closing device
PBTO	Door fitted with panic bar set & push bar to open sign
EXIT	Illuminated exit sign
EXIT	External emergency light fitting
9LW	9L water extinguisher
CO2	CO2 extinguisher
FB	Fire blanket
	Distress alarm & indicator to outside
	Emergency light fitting
C	Combined emergency fitting
	Fire alarm break glass point

EMERGENCY LIGHTING

1. Test existing emergency lighting system and ensure it conforms to BS5266. Contractor to report on existing system and upgrade where necessary. Ensure existing fire exit signage conforms to bs5499 and is placed in the appropriate positions.
2. Overhaul / replace any damaged signs.

GENERALLY STRIP OUT ANY REDUNDANT CABLING, SURVEY ALL ELECTRICS AS EXTENSION CABLES BEING USED.

M&E LEGEND

Symbol	Description
	Single Switch
	Double Switch
	13A spur unit
	16A switched socket outlet
	D.S.O @ low level
	D.S.O @ high level
	D.S.O @ counter level
	RCD socket
HD	Hand dryer with fused spur
	New clean line CAT5 or 6
BT	BT phone socket
	New hot & cold water supply
	New mechanical extract fan
	Existing radiator
	New radiator
SP	Speaker
TV	TV
AC	Air con unit
	Air curtain

1. Retain all existing sockets & add new as indicated. replace all face plates with brushed chrome with black inserts to match new.
2. Allow for usb type sockets to any new trade area positions.

LIGHTING LEGEND

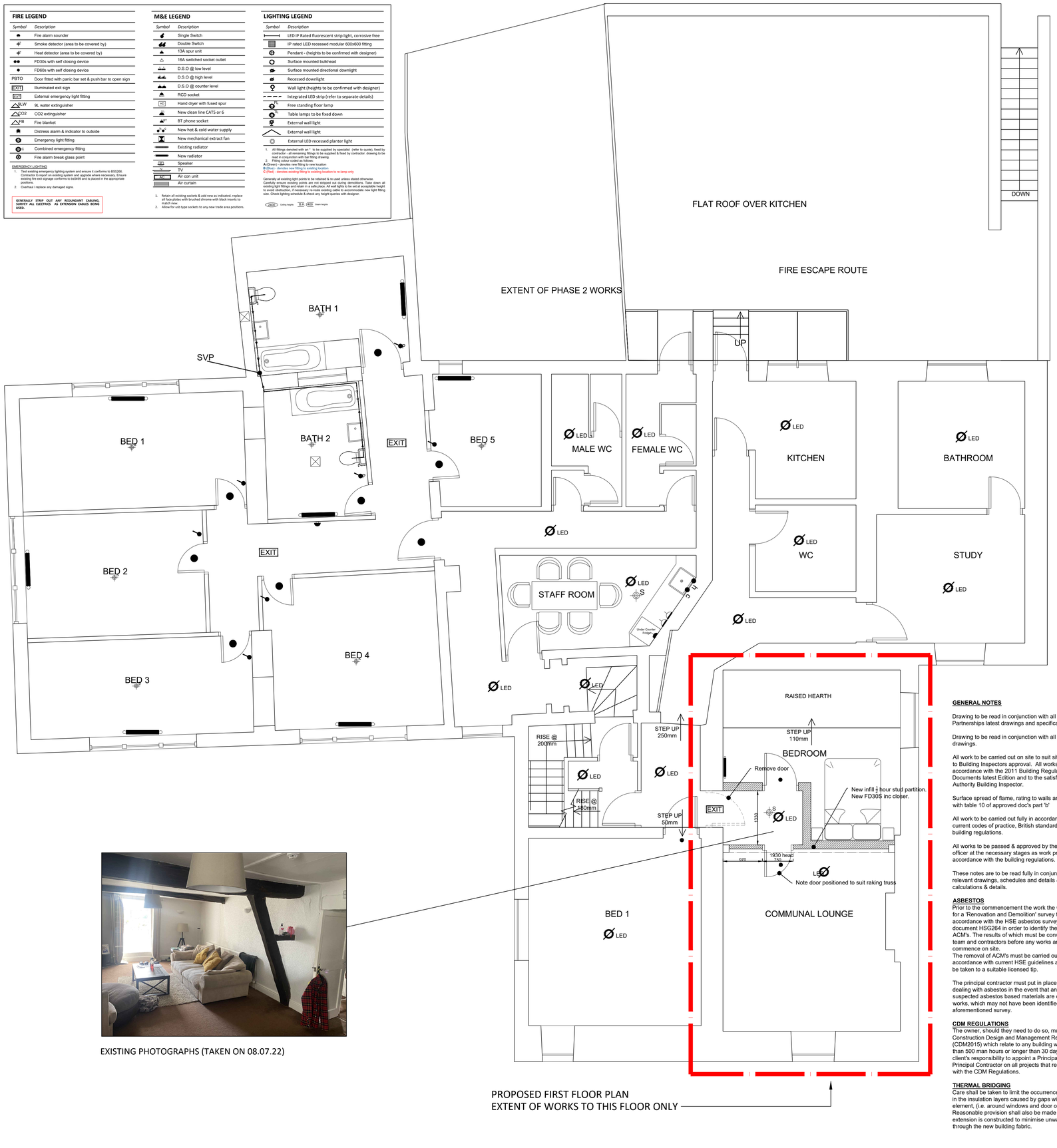
Symbol	Description
	LED IP Rated fluorescent strip light, corrosive free
	IP rated LED recessed modular 600x600 fitting
	Pendant - (heights to be confirmed with designer)
	Surface mounted bulkhead
	Surface mounted directional downlight
	Recessed downlight
	Wall light (heights to be confirmed with designer)
	Integrated LED strip (refer to separate details)
T	Free standing floor lamp
T	Table lamps to be fixed down
	External wall light
	External LED recessed planter light

1. All fittings denoted with an * to be supplied by specialist (refer to quote), fixed by contractor - all remaining fittings to be supplied & fixed by contractor. drawing to be read in conjunction with bar fittin.g drawing.
2. Fitting colour coded as follows:

A (Green) - denotes new fitting to new location
B (Red) - denotes existing fitting to existing location
C (Red) - denotes existing fitting to existing location to re-lamp only

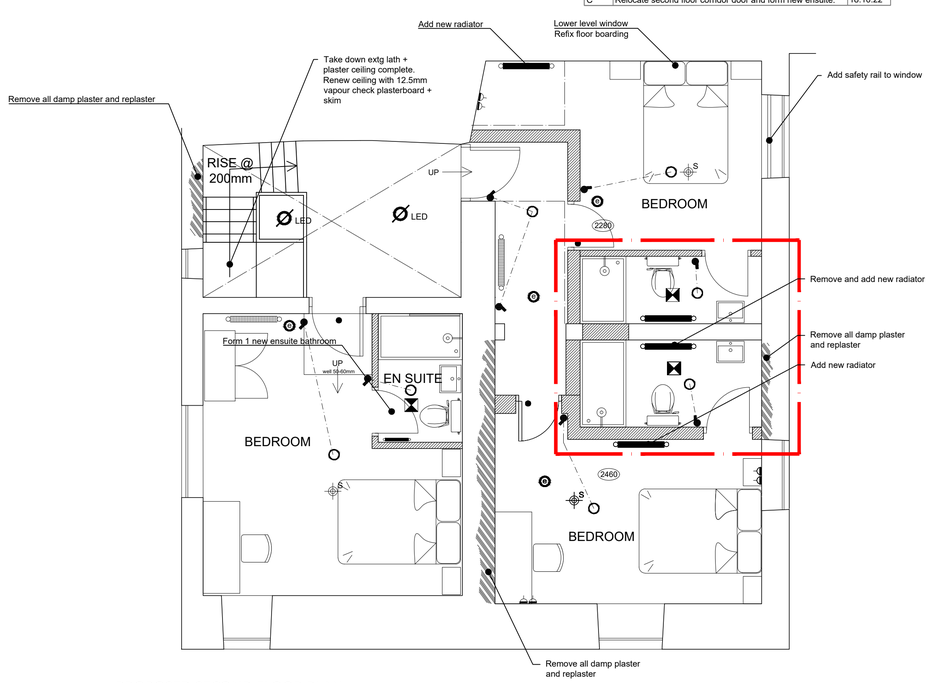
Generally all existing light points to be retained & re used unless stated otherwise. Carefully ensure existing points are not stripped out during demolitions. Take down all existing light fittings and re-locate to suit new layout. Re-wire to new position, acceptable height to avoid obstruction, if necessary re-route existing cable to accommodate new light fitting size. Check lighting schedule & check any height queries with designer.

2400 Ceiling heights 1874 2400 Beam heights



PROPOSED FIRST FLOOR PLAN
EXTENT OF WORKS TO THIS FLOOR ONLY

EXISTING PHOTOGRAPHS (TAKEN ON 08.07.22)



PROPOSED SECOND FLOOR PLAN

1:20 - 0 200mm 400mm 600mm 800mm 1000 1200 1400 1600 1800 2000
1:100 - 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:50 - 0 1m 2m 3m 4m 5m
1:5 - 0 100mm 200mm 300mm 400mm 500mm

NOTE: Do not scale dimensions from this drawing. If in doubt refer to JS Design.

This drawing remains the copyright of the JS Design Partnership alone all materials specified must be used in accordance with the manufacturers recommendations and all relevant current codes of practice.

Rev:	Description:	Date:
A	Amend second floor bedroom and bathroom layout.	18.07.22
B	Thicken party walls on first and second floor walls.	12.09.22
C	Relocate second floor corridor door and form new ensuite.	18.10.22

GENERAL NOTES

Drawing to be read in conjunction with all JS Design Partnerships latest drawings and specifications.

Drawing to be read in conjunction with all Structural Engineers drawings.

All work to be carried out on site to suit site conditions strictly to Building Inspectors approval. All works to be carried out in accordance with the 2011 Building Regulations and Approved Documents latest Edition and to the satisfaction of the Local Authority Building Inspector.

Surface spread of flame, rating to walls and ceilings to comply with table 10 of approved doc's part 'b'

All work to be carried out fully in accordance with all relevant, current codes of practice, British standards & the current building regulations.

All works to be passed & approved by the building control officer at the necessary stages as work proceeds, in accordance with the building regulations.

These notes are to be read fully in conjunction with the relevant drawings, schedules and details & structural calculations & details.

ASBESTOS
Prior to the commencement the work the Client must arrange for a 'Renovation and Demolition' survey to be carried out in accordance with the HSE asbestos survey guidance document HSG264 in order to identify the presence of any ACM's. The results of which must be conveyed to the design team and contractors before any works are allowed to commence on site.
The removal of ACM's must be carried out strictly in accordance with current HSE guidelines and all waste must be taken to a suitable licensed tip.

The principal contractor must put in place procedures for dealing with asbestos in the event that any asbestos based or suspected asbestos based materials are discover during the works, which may not have been identified or picked up by the aforementioned survey.

CDM REGULATIONS
The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2015 (CDM2015) which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Principal Designer and Principal Contractor on all projects that require compliance with the CDM Regulations.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the WC connection.
Supply hot and cold water to all fittings as appropriate.
Provide rodding points to all internal plumbing at change in direction
Box out all internal soil pipes and surround with fibreglass quilt

SOIL AND VENT PIPE
SVP's to be extended up in 110mm dia. UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

AUTOMATIC AIR VALVE
110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent contractor registered under a competent person self-certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

NEW STUD WALLS (30mins FR)
New internal walls to comprise 12.5mm Gyproc fireline board either side of Gyproc metal studs at 600m centres with 50mm Isover APR 1200 insulation in voids. Plaster skim finish.
Ensure fire seal top and bottom. Fill voids below partition with full depth quilt. Partitions to be full height and fire stopped
Where cut outs formed for sockets and light switches ensure detail carried out to suit manufacturers recomme

FIREPLACES:
Retain existing fireplaces, fully protect and cover up if required

GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 and BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

New fire doors
New fire doors to match that of existing style and appearance. All timbers to fire doors must have a min density of 650 kg/m sq. fire doors to be fitted with self-closer, smoke seal, 'fire door kept shut' signage, intumescent strip etc. Doors and frames to be manufactured to ensure proposed fire rating is achieved. 44mm thick solid core, 1/2 hour fire door.
Vision panels in fire doors to be same fire rating as fire door. Clear Pyroglass or similar fire rated glazing bedded in 1/2 hour fire intumescent glazing compound. Vision panels to be DDA compliant
Fire exits should have simple fastenings that can be operated without the use of a key.

DRAINAGE:
Drainage as indicated is assumed and subject to full survey on site by the contractor prior to commencement of the works. Contractor to provide marked up drawing to enable final drainage details to be agreed and confirmed.

THE CONSTRUCTION (HEALTH, SAFETY & WELFARE) REGULATIONS 1996:
The above regulations will apply to the works on site.
Reference should be made to HSG168 'Fire Safety in Construction Work' published by the HSE.

WATER SERVICES
Adapt water services as necessary to serve new unisex disabled wc, new sanitaryware, kitchen and wash up areas as follows

COLD WATER
Pipework to be extended, amended and upgraded to suit the new layout. pipework to uninsulated areas to be insulated if required to protect against freezing, condensation and to comply with the hse legislation for the prevention of legionnaires disease. Provide new cold water supplies to new sanitary fittings as indicated.

WATER CONSERVATION
New wc's should be low flush from the ECA water technology list (www.eca.gov.uk). New taps to whb's should be spray mixer type specified from the ECA water technology list.

TOILET VENTILATION
New extract ventilation to be installed rated at least 6 litres/s and ducted to external air and operated intermittently by a motion sensor or light switch with a 15 minute over run.

FIRE ALARM/SMOKE DETECTION:
Generally the design and installation of the fire alarm system is to be undertaken by specialists appointed by the main/principal contractor. The system must comply with all current British and European standards, in particular BS5839-1:2013 and must be a minimum category LD1 and must be audible within the first floor sleeping accommodation. Fire alarm system shall be designed, installed, commissioned, maintained, (and monitored if applicable), to standards and relevant codes that minimise the likelihood of Unwanted Fire Signals (UWFS) or false alarms.
On completion of the whole of the fire alarm installation the Contractor shall employ the services of the system integrator to commission the system and put into full working order the fire alarm installation.
The Commissioning Certificate shall be handed over on completion.

EMERGENCY LIGHTING AND SIGNAGE:
The electrical sub-contractor engaged by the main/principal contractor shall design and install the emergency lighting fully in accordance with all current British and European standards, in particular BS5266-1:2016 and the system shall be fully tested and commissioned and copies of all test certificates handed over on completion.

Fire signage to be provided throughout the premises in accordance with BS EN ISO 7010

FIRE FIGHTING EQUIPMENT:
To comply with the requirements of BS5306 and BS EN 3.

FIRE SIGNAGE:
To comply with the requirements of BS EN ISO 7010.

FIRST FLOOR
To form new bedroom and communal lounge

TOP FLOOR - Form 3no. bedrooms + 2no. new bathrooms
Insulate all ceilings and raking soffits with 12.5mm vapour plasterboard + skim bonded to 60mm Kingspan insulation
Make good textured coating where damaged
Add new FD30s fire doors and frames as shown
Refix all floor boards and overboard all floors with 6mm ply
Ease all window
Form new timber stud partitions to form ensuites. New partitions to be constructed of 75mm x 50mm thick softwood timber stud work set out at 600mm max centres with alternating supporting 75mm x 50mm thick softwood timber noggins every 1200mm max centres. 25 thick 'rockwool acoustic partition slab' insulation fixed between stud work. Add 12.5mm Gyproc wallboard + skim both sides and 1no layer of 6mm 'Hardibacker' and skim to either side of partition. 6mm 'Hardibacker' to be fixed to proposed wet face wall. 'Hardibacker' fixed both ways at 150mm max centres, in accordance with manufacturers details. Silcon seal to all board junctions prior to skim wall. 'Keraquick' rapid set flexible adhensive is used to fix skim wall
New bathroom to be connected into existing drainage below using Saniflo or similar macerator
Add underlay and carpet to all rooms landing + staircase
Add vinyl flooring to all bathrooms
Decorate all surfaces. All ceilings, doors, windows, joinery -white. All walls dulux gardenia.

CDM 2015:
Under the CDM regulations there are no significant design risks.

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Title:
PROPOSED 1ST & 2ND FLOOR PLANS

Drawing No:	Rev:	Date:	Drawn By:	Checked:	Scale @ A1
9030-02	C	11.07.22	HJ	SA	1:50