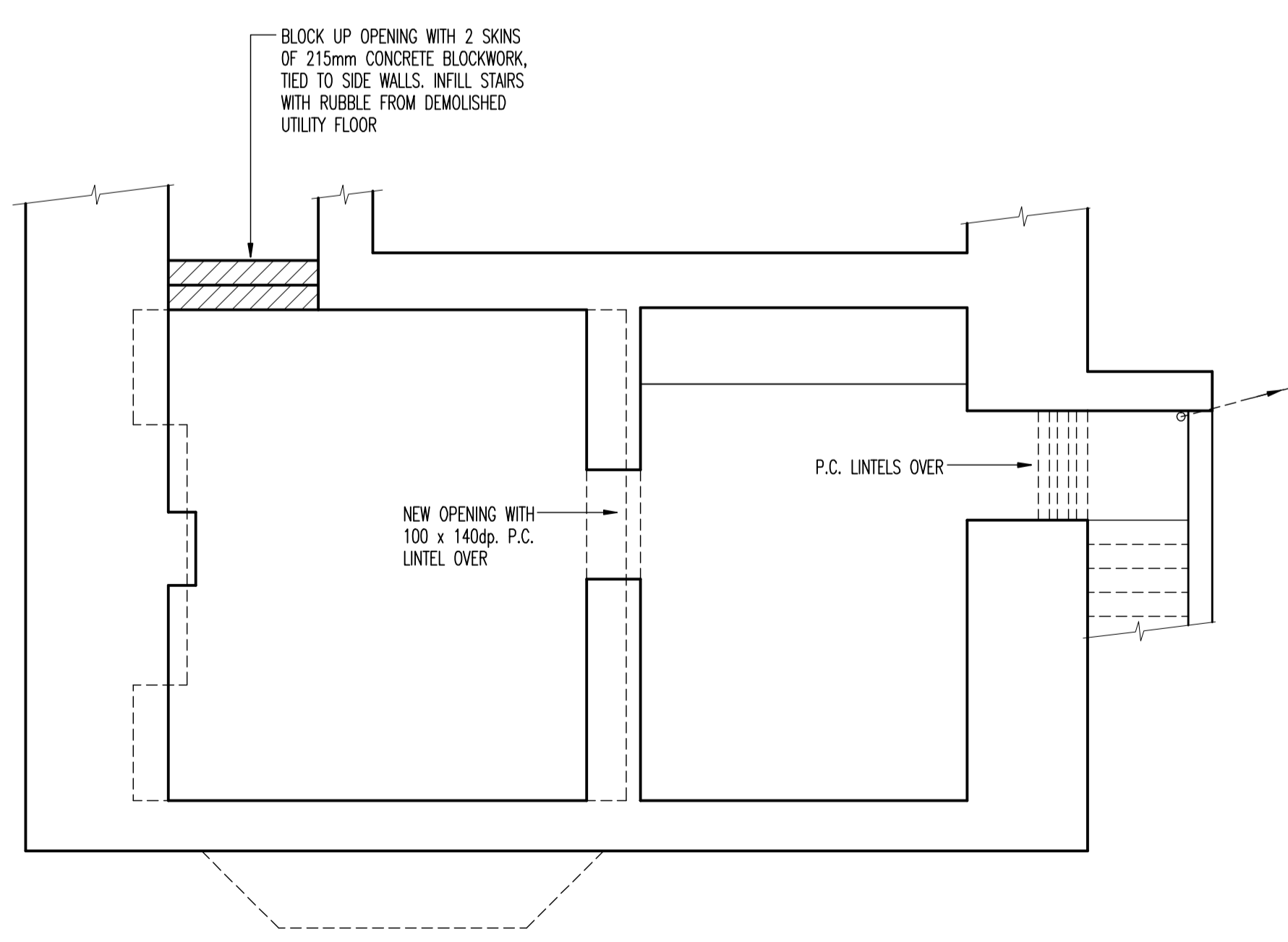
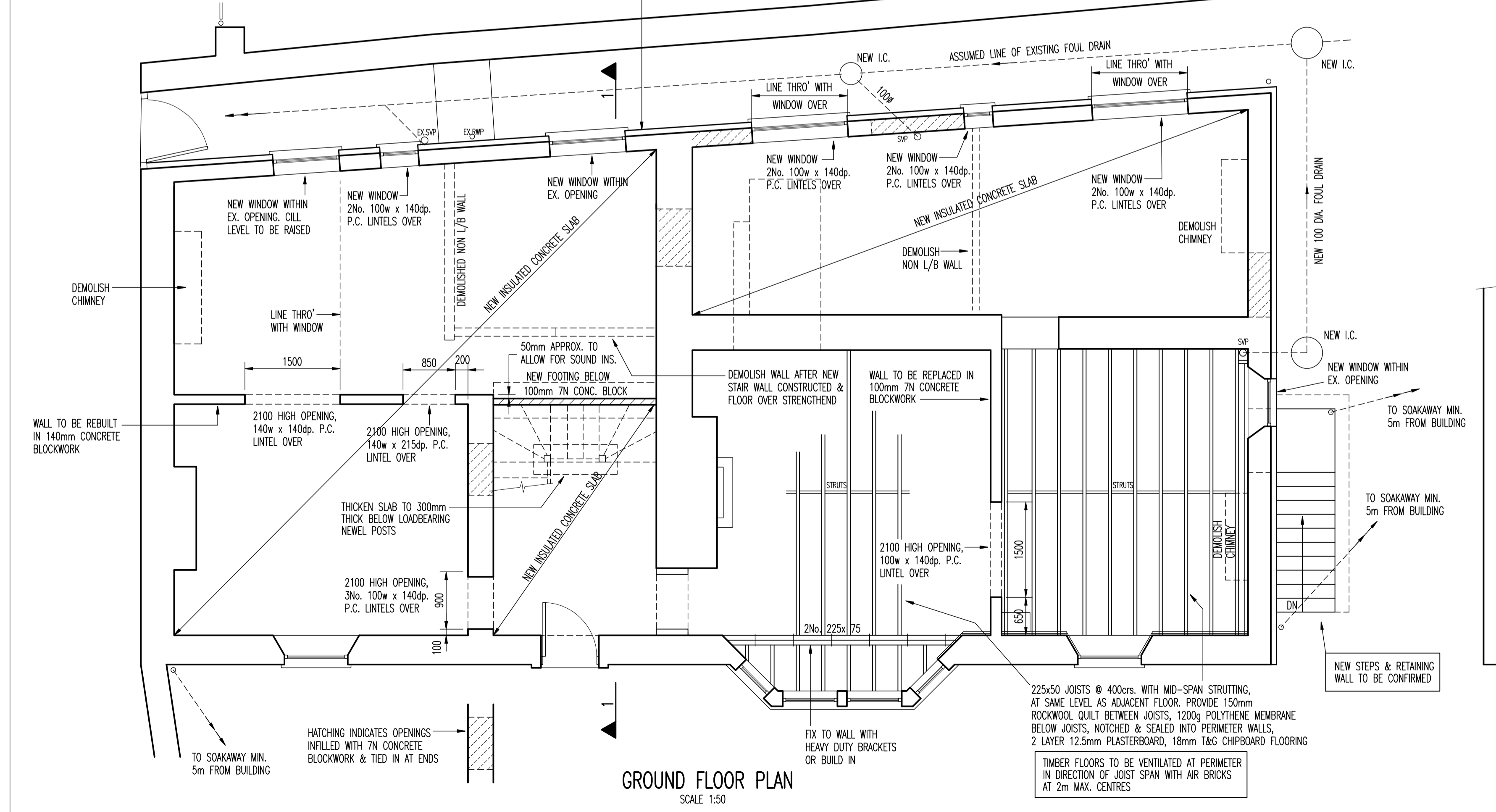


ALL NEW STRUCTURAL TIMBER TO BE GRADE C24



- NOTES:**
- FIRE PRECAUTIONS**  
FIRST & SECOND FLOORS TO BE ONE HOUR FIRE RATED (SEE DETAIL) 1/2 HOUR RATED FIRE DOORS TO BE FITTED AS PER PLANNING LAYOUTS. MANS POWERED SMOKE DETECTORS/ALARMS WITH SEPARATE BATTERY BACK UP TO BE INSTALLED IN LOCATIONS SHOWN ON PLANNING LAYOUTS. WINDOWS TO HABITABLE ROOMS AT GROUND & FIRST FLOOR TO HAVE MIN. 450x750 OPENABLE AREA FOR ESCAPE PURPOSES. PROVIDE EMERGENCY LIGHTING IN STAIR ENCLOSURE.
  - EXTERNAL WALLS**  
PROVIDE A CHEMICAL INJECTED OPC AROUND FULL PERIMETER. WALLS TO BE INTERNALLY STRIPPED CLEAN OF PLASTER & INSULATED. (SEE DETAILS ON DRG. 007)
  - INTERNAL PARTITIONS**  
TYPICALLY 75x50 VERTICAL STUDS AT 400crs (100x50 WHERE USING POSTS WITHIN STUDING AT 2nd FLOOR) WITH SOLE & HEAD PLATES & NOGINS TO SUIT P/BOARD, 12.5mm PLASTERBOARD & SKIM EACH SIDE WITH QUILT INSULATION BETWEEN STUDS. SEE DETAIL DRG. 007 FOR SEPARATING STAIR PARTITION LOBBIES.
  - FIRST & SECOND FLOORS**  
NEW SOUND PROOFED SEPARATING FLOORS (SEE DETAIL) EXISTING JOISTS RETAINED WHERE INDICATED NEW JOISTS ELSEWHERE. SKIRTINGS, COVINGS, FINAL FLOOR FINISHES TO CLIENTS PROPOSAL & TO BE AGREED WITH BUILDER.
  - VENTILATION**  
RAPID VENTILATION PROVIDED BY WINDOW OPENERS MIN 1/20th OF FLOOR AREA, BACKGROUND VENTILATION PROVIDED BY TRICKLE VENTILATORS IN NEW WINDOWS MIN. 8000sqmm PER ROOM & 4000sqmm IN ENSUITES/BATHROOMS. KITCHENS TO HAVE EXTRACTED VENTILATION OF 60L/SEC. OR 30L/SEC. VIA COOKER HOOD. PROVIDE 15L/SEC. EXTRACT FANS IN ENSUITES/BATHROOMS.
  - GLAZING**  
NEW WINDOWS TO CONSIST MIN: 4mm GLASS, 16mm GAP, 4mm GLASS, INNER PANE TO BE PILKINGTON 'K' GLASS OR SIMILAR, ALL TO ACHIEVE A U-VALUE OF 1.8 W/m²K OR BETTER. ANY GLAZING BELOW 800mm FROM F.F.L. TO BE TOUGHENED GLASS.
  - DRAINAGE**  
PROVIDE A NEW CODE 4 LEAD PARAPET GUTTER AT FRONT TAKEN TO NEW SOAKAWAYS. PROVIDE U.P.V.C. SOFFIT, FASCIA & GUTTER AT REAR TAKEN TO EXISTING EXTENDED & NEW DOWNPIPES. FOUL WASTE TAKEN TO EXISTING FOUL DRAIN AS INDICATED. PROVIDE NEW S.V.P.'S TO FLATS 1, 3 & 5 WITH DURGO VALVES IN LOFT SPACE. EXISTING S.V.P. TO FLATS 2, 4 & 6 TO BE EXTENDED & TURNED THRO' WALL & FITTED WITH A DURGO VALVE. WASTE DIAMETERS: WC-100 DIA. BATH & SHOWER-40 DIA. WHB-32-DIA. ALL FITTED WITH 75dp. SEAL TRAPS.
  - GENERAL**  
ELECTRICAL FITTINGS, LOW ENERGY LIGHTING, RADIATORS (WITH TRY'S) PLUMBING ETC. TO CLIENTS PROPOSAL & TO BE AGREED WITH BUILDER. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION, THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE A BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.
  - ROOF**  
STRIP EXISTING ROOF, NEW ROOF AS INDICATED ON DRG'S 006 & 007.

Rev.	Date

**DOWNEND DESIGN LTD.**  
28 Westons Brake  
Downend  
Bristol BS16 7BP  
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Mob: 07754 147274

Client  
**BANWELL ESTATES**

Job Title  
**PROPOSED CONVERSION OF EXISTING DWELLINGS TO SELF CONTAINED FLATS AT 94-96 TEMPLE ST. KEYNSHAM**

Drawing Title  
**STRUCTURAL LAYOUT GROUND & FIRST FLOOR**

Scale at A1  
1:50

Drawing Status  
**FOR B'REGS APPROVAL**

Job No	Drawing No	Revision
2089	005	