

EXISTING INTERNAL WALLS : TO BE REMOVED AS INDICATED ON DRAWING 4024.01. SUBJECT TO PRIOR STRUCTURAL INSPECTION. REINFORCED CONCRETE OR CATNIC LINTOLS TO BE INSTALLED AS APPROPRIATE.

SOUND INSULATION : TO FLATS 4 AND 5 : ALL FLOOR COVERINGS TO BE TAKEN UP AND ACOUSTILAY 15 [BY SOUND REDUCTION SYSTEMS LTD, BOLTON, AVAILABLE FROM TRIMACACOUSTICS, WEST BROMWICH, 0121 553 4098] LAID STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CARPET LAID DIRECTLY ONTO ACOUSTILAY, TO BATHROOMS AND KITCHENS VINYL SHEETING LAID ON TOP OF 2NO LAYERS 3MM PLY LAID CROSS PLY TO ONE ANOTHER. THE WALL BETWEEN FLAT 3 AND THE SHOP TO BE 2NO SKINS 100MM THICK 7 N BLOCK, 450mm x 100mm PIERS AT MAX 1500MM CENTRES, WITH 75MM CAVITY, SS WALL TIES AT 300MM VERTICALLY AND 900MM HORIZONTALLY, WITH ALL JOINTS TIGHTLY POINTED, 13MM PLASTER BOTH SIDES. NEW BLOCKWORK SECURELY TIED IN EACH END WITH FURFLEX OR SIMILAR FIXINGS.

FOUL DRAINAGE : 100MM TRAPPED WASTE TO WCS; 38MM TRAPPED WASTE TO BATHS, SHOWERS AND SINKS; 32MM TRAPPED WASTE TO HAND BASINS, ALL CONNECTED TO EXISTING 100MM DRAINAGE SYSTEM.

NATURAL VENTILATION : TO HABITABLE ROOMS AREA TO BE EQUAL TO 1/20TH FLOOR AREA, PLUS TRICKLE VENTILATION TO NEW WINDOWS.

MECHANICAL VENTILATION : KITCHENS 30 L/SEC ADJACENT TO HOB, OTHERWISE 60L/SEC; BATHROOMS, SHOWERS, WCS, 15L/SEC.

NEW WINDOWS : WHERE THEY NEED TO BE REPLACED, SW, DRAUGHT PROOFED, DOUBLE GLAZED, 4MM OUTER PANE, 16MM GAP, 4MM INNER LOW E PANE, WITH TRICKLE VENTILATION. TOUGHENED GLASS BELOW 800MM ABOVE FLOOR HEIGHT.

NEW EXTERNAL DOORS : SW, DRAUGHT PROOFED, DOUBLE GLAZED AS ABOVE, TOUGHENED GLASS.

NEW ROOF TO FLAT 3 : ASBESTOS ROOF TO BE INSPECTED AND REMOVED BY APPROVED CONTRACTOR, AS NECESSARY. NEW ROOF AND INSULATED WALL AS DETAIL 1 DRAWING 4024.04. RAFTERS TO BE TRIMMED TO TAKE 3NO VELUX GGU 0059/CO4 550MM X 980MM ROOFLIGHTS

ROOF TO FLAT 5 : RAFTERS TO BE TRIMMED TO TAKE 2NO CONSERVATION ROOFLIGHTS, BETWEEN THE RAFTERS, BY THE ROOFLIGHT COMPANY. SIZES TO BE CONFIRMED.

ENTRANCE TO FLATS 4+5 : WINDOWS AND DOOR TO BE REMOVED AND TO BE INFILLED WITH 75MM X 50MM SW STUDWORK AND 13MM PLASTERBOARD + SKIM EACH SIDE, TO GIVE MINIMUM 30 MINUTES FIRE RESISTANCE.

STAIRS : TO FLAT 3 : IN TIMBER, 3 NO EQUAL SOLID RISERS APPX 200MM; TREAD 250MM; HANDRAIL 900MM ABOVE STAIR PITCH LINE; MAX GAP BETWEEN BALUSTERS 99MM; MIN HEADROOM ABOVE STAIR 2000MM.

FIRE : ENTRANCE DOORS TO FLATS TO BE SELF-CLOSING ½ HOUR FIRE RESISTING. EXTERNAL DOORS [EXCEPT THE TOP DOOR] ON TO THE FIRE ESCAPE, OR WITHIN 1.800MM OF IT TO BE SELF CLOSING AND ½ HOUR FIRE RESISTING. WINDOWS WITHIN 1.800MM OF THE FIRE ESCAPE TO BE FIXED GLAZED AND FIRE RESISTING. SMOKE AND HEAT DETECTORS / ALARMS, AS INDICATED ON DRAWINGS, TO BE MAINS OPERATED, SELF-CONTAINED, TO CONFORM TO BS 5446:PART 1, AND INTER-CONNECTED WITHIN EACH FLAT / SHOP, EMERGENCY LIGHTS TO STAIRS. WIRING TO CONFORM WITH THE LATEST EDITION OF THE IEE REGULATIONS ALL SERVICES AND PIPEWORK TO BE FIRE STOPPED WHERE THEY PASS FROM ONE FLAT TO ANOTHER, FROM FLAT TO SHOP, OR FROM A FLAT TO THE STAIRS.

NEW FLOOR TO SHOP : AS DETAIL 2 DRAWING 4024.04

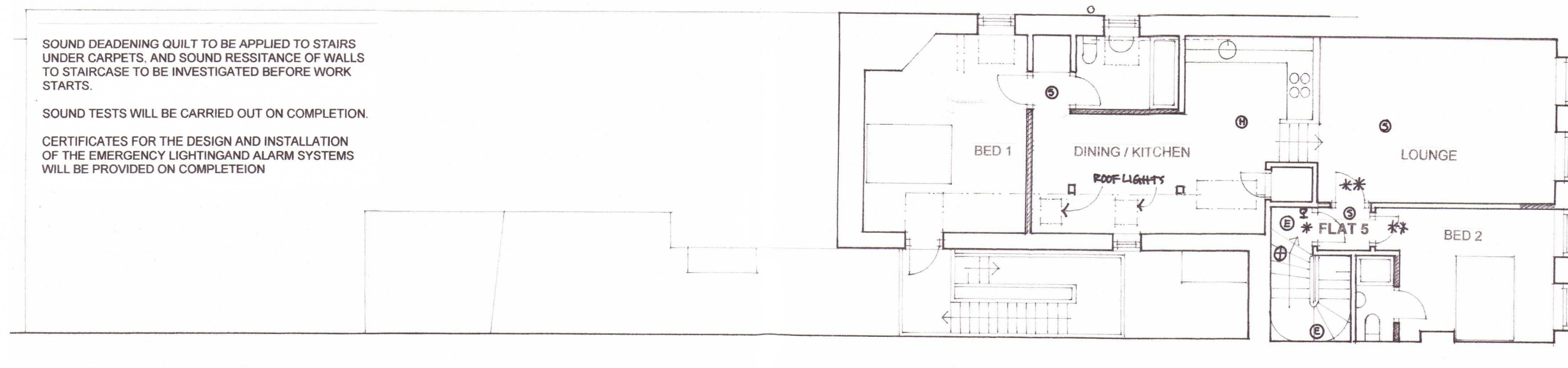
ELECTRICAL INSTALLATION : TO BE CARRIED OUT BY AN APPROPRIATELY QUALIFIED AND ACCREDITED ELECTRICIAN

FLAT 3 : TIMBER PANELLING AND DOOR TO BED2 TO BE TREATED WITH INTUMESCENT PAINT

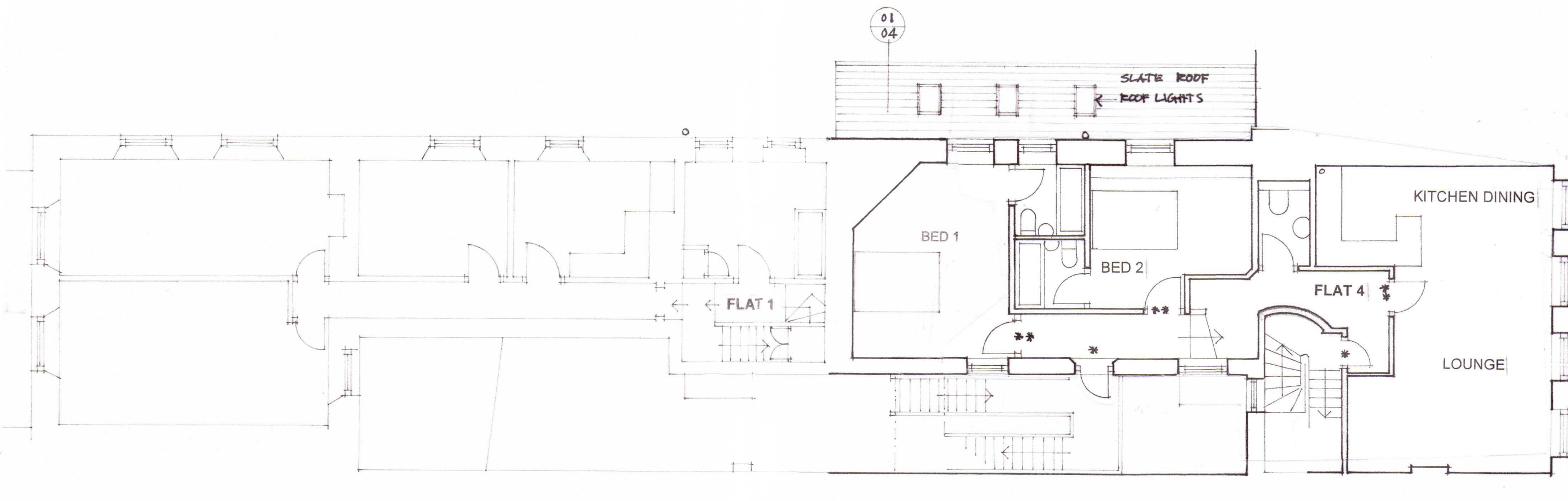
SOUND DEADENING QUILT TO BE APPLIED TO STAIRS UNDER CARPETS. AND SOUND RESSITANCE OF WALLS TO STAIRCASE TO BE INVESTIGATED BEFORE WORK STARTS.

SOUND TESTS WILL BE CARRIED OUT ON COMPLETION.

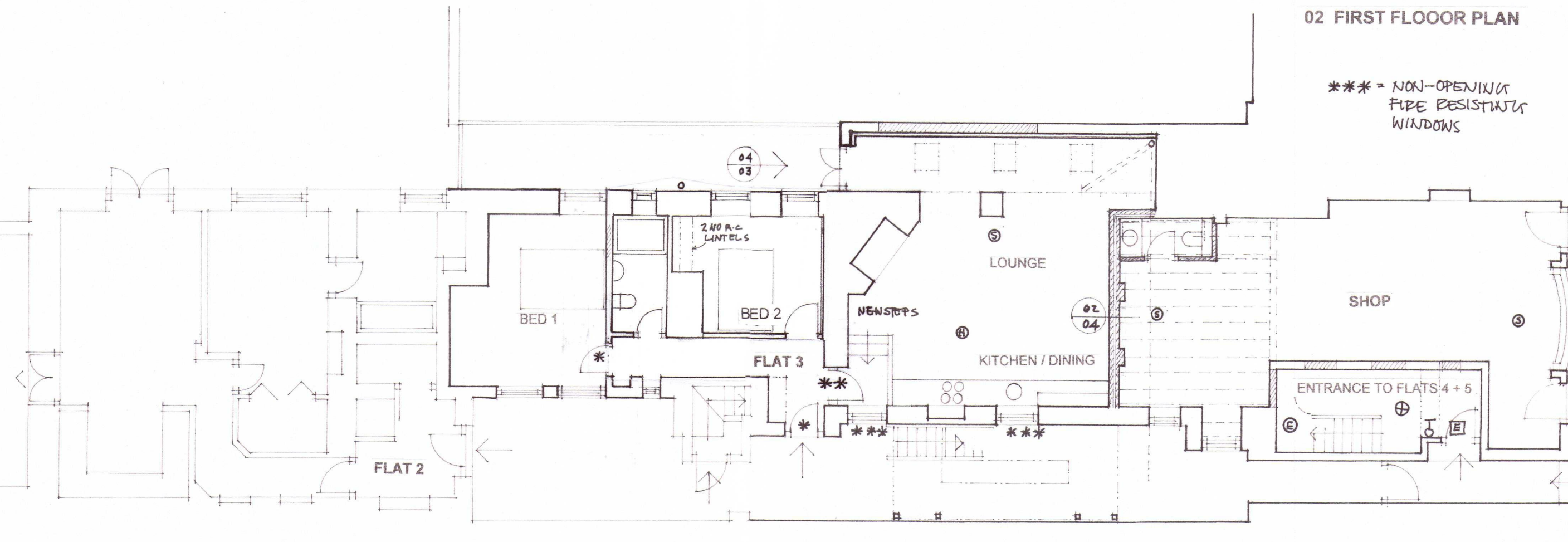
CERTIFICATES FOR THE DESIGN AND INSTALLATION OF THE EMERGENCY LIGHTINGAND ALARM SYSTEMS WILL BE PROVIDED ON COMPLETEION



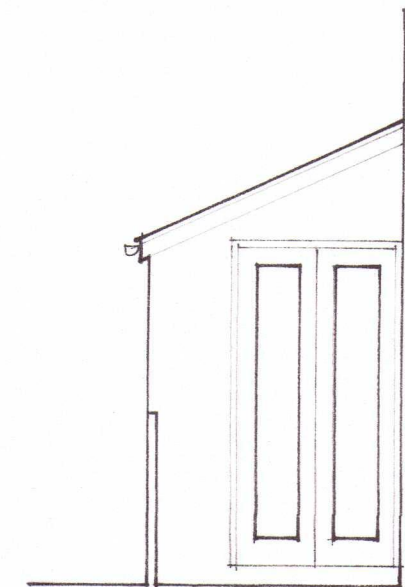
03 SECOND FLOOR PLAN



02 FIRST FLOOR PLAN



01 GROUND FLOOR PLAN



04 ELEVATION OF FLAT 3 DOORS TO YARD

NOTE: EXACT THICKNESS AND LOAD-BEARING PROPERTIES OF EXISTING WALLS SUBJECT TO DETAIL INVESTIGATION. FIRE RESISTANCE OF THE EXISTING GROUND AND FIRST FLOOR CEILINGS TO BE INVESTIGATED BEFORE WORK STARTS. DETAILS OF THE FOUL WATER DRAINS TO BE DETERMINED BEFORE WORK STARTS.

EXTRACT FANS TO WCS AND BATHROOMS WITHOUT AN OPENING WINDOW TO BE CONNECTED TO THE LIGHT SWITCH WITH A 15 MINUTE OVER RUN.

KEY :

- ④ HEAT DETECTOR
- ⑤ SMOKE DETECTOR
- ⓔ EMERGENCY LIGHT
- ⓔ ILLUMINATED EMERGENCY EXIT SIGN
- * FLAT ENTRANCE DOORS FD30S SELF-CLOSING
- ** DOORS FROM HABITABLE ROOMS FD20 DOORS SELF-CLOSING
- ⊕ ALARM TO STAIRCASE
- Ⓜ CALL POINT TO STAIR CASE

RAGLAN HOUSE
BROAD STREET
ROSS-ON-WYE

FLOOR PLANS :
PROPOSED

1:10 0 NOV 04 4024:03

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A : SPECS NOTES ADDED 13.4.05

KEEP

B : FLAT 4 AMENDED BED 2 TO FLAT 1 AMENDED : AUG 2019