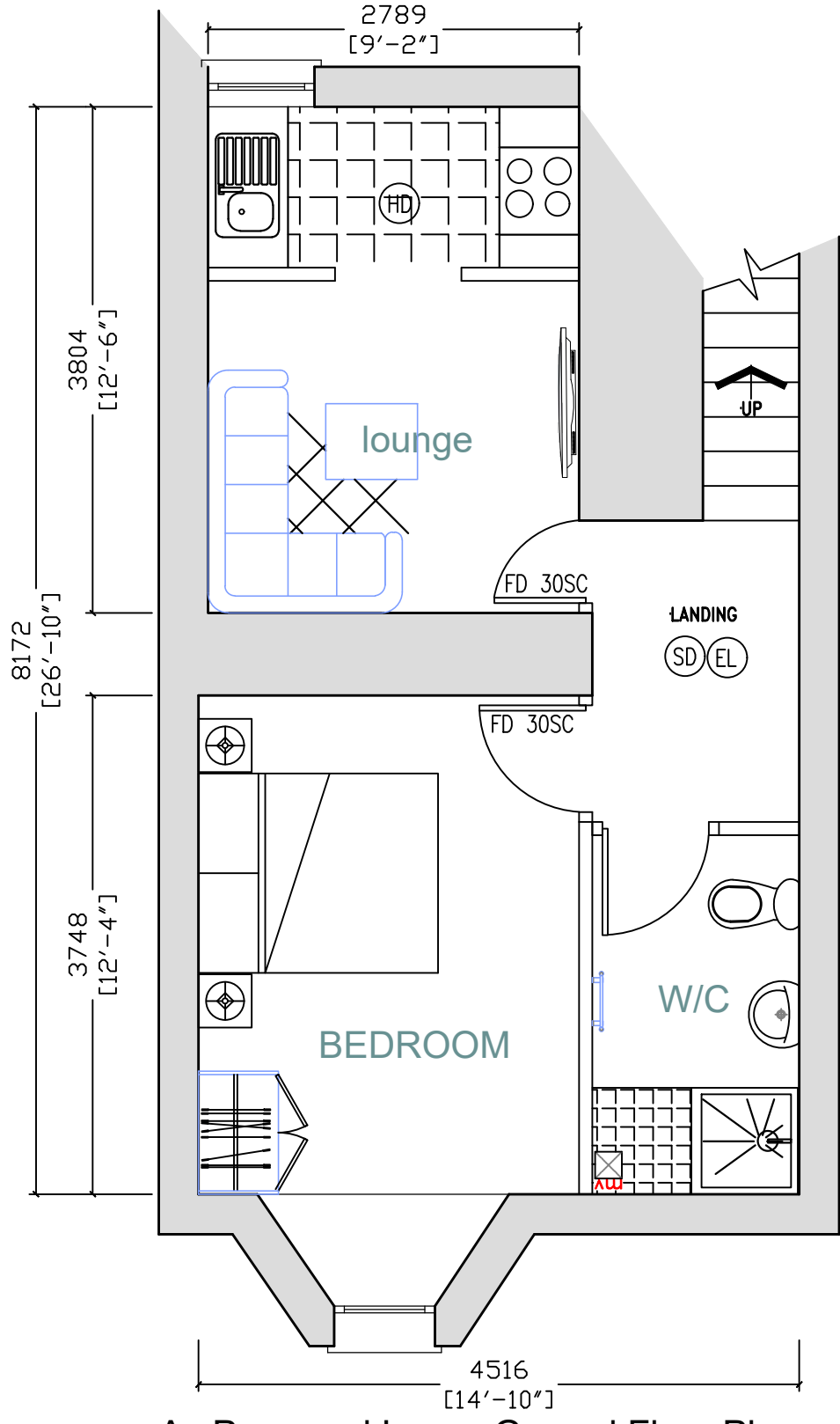


KITCHEN TO INCORPORATE COOKER HOOD EXTRACT FAN CAPABLE OF PROVIDING AN EXTRACT RATE OF NOT LESS THAN 30 LITRES PER SECOND OPERATED INTERMITTENTLY FAN TO BE DUCTED THROUGH WALL AND VENTED. CONTRACTOR TO ALLOW FOR FORMING A CONDENSATION TRAP

NEW BASE AND WALL UNITS TO KITCHEN TO BE SUPPLIED TO CLIENTS SPECIFICATIONS

EXTG EXTERNAL WALL TO HAVE A 22mm THICK PLASTER DRYLINING COMPRISING OF 12.5mm GYPROC PLASTERBOARD SUITABLE FOR A PAINT FINISH

NEW INTERNAL STUD PARTITIONS COMPRISING OF 75x50mm S.W. TREATED STUDS AT 450mm CENTRES MAXIMUM WITH CROSS NOGGINS AT 900mm CENTRES MAXIMUM. PROVIDE SOLE AT BASE. STUDS TO HAVE 12.5mm THICK GYPROC SOUNDBLOC PLASTERBOARD AND SKIM APPLIED TO BOTH SIDES WITH 75mm THICK MINERAL FIBRE INSULATION QUILT IN BETWEEN



As Proposed Lower Ground Floor Plan (Basement)

NOTE:

ALL EXISTING DRAINAGE RUNS AND CONNECTIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK

ALL EXISTING DRAINS AND GULLIES THROUGHOUT THE PROPERTY TO BE JET CLEANED UPON COMPLETION OF THE WORKS

MAIN DRAINAGE RUNS SHOWN TOGETHER WITH INSPECTION CHAMBERS AND RODDING EYES ARE INDICATIVE ONLY, CONTRACTOR TO LOCATE EXISTING DRAINAGE RUNS PRIOR TO THE COMMENCEMENT OF WORK.

ALL EXPOSED REVEALS TO HAVE A NEW PLASTER FINISH, ALL AREAS MADE GOOD UPON COMPLETION

(SD) INDICATES LOCATION OF SMOKE DETECTOR

(HD) INDICATES LOCATION OF HEAT DETECTOR

(EL) INDICATES EMERGENCY LIGHTING

INDICATES CEILING MOUNTED EXTRACT FAN CAPABLE OF PROVIDING A MIN. EXTRACT RATE OF 15 LITRES PER SECOND TO THE BATHROOM EXTRACT FANS TO BE WIRED UP THE LIGHT SWITCH WITH A 15 MIUTE OVER RUN. FAN IS TO BE DUCTED THRO' THE ROOF VOID TO A PROPRIETARY TILE VENT. CONTRACTOR TO ENSURE THAT A PROPRIETARY CONDENSATION TRAP IS FORMED WITHIN THE DUCT WORK WITH A DRAIN RUNNING AND DISCHARGING INTO THE GUTTERS.

INTERNAL AND EXTERNAL LIGHTING TO BE IN ACCORDANCE WITH PART L1 OF THE APPROVED DOCUMENT.

ALL GLAZING IN CRITICAL LOCATIONS TO COMPLY WITH PART N OF THE APPROVED DOCUMENT.

ALL NEW WINDOWS TO BEDROOMS TO HAVE A MIN 450x750mm OPENING LIGHT FOR MEANS OF ESCAPE PURPOSES TO COMPLY WITH PART B OF THE APPROVED DOCUMENT. CILL HEIGHT OF OF WINDOWS TO BE A MIN. 800mm ABOVE F.F.L. NEW BOILER LOCATION TO BE CONFIRMED ON SITE BY CLIENT

ALL GROUND FLOOR ACCESSIBLE EXTERNAL DOORS AND WINDOWS TO BE TO B.S. PUBLICATION PAS 24:2012 FRAMES TO BE MECHANICALLY FIXED TO THE STRUCTURE OF THE BUILDING IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, TO COMPLY WITH PART Q OF THE APPROVED DOCUMENT AND TO RESIST UNAUTHORISED ACCESS

CONTRACTOR TO CONFIRM FOUL, SURFACE WATER DRAIN RUNS & ALL BATHROOM WASTE CONNECTIONS ON SITE & TO THE SATISFACTION OF THE LOCAL AUTHORITY

ALL / ANY NEW LINTOLS TO BE POSITIONED AS HIGH AS POSSIBLE TO MINIMISE DOWNSTANDS IN NEW CEILINGS

ALL LINTOLS INDICATED TO BE ENCASED IN 15mm THICK FIRELINE BOARD TO PROVIDE 1 HOUR FIRE RESISTANCE ALL SUPPLIED BY BRITISH GYPSUM AND INSTALLED IN ACCORDANCE WITH THEIR PRINTED INSTRUCTIONS. ALL JOINTS TO BE TAPED AND PLASTERBOARD TO HAVE A SKIM FINISH.

ALL BEAMS TO BE ENCASED IN 15mm THICK FIRELINE BOARD TO PROVIDE 1 HOUR FIRE RESISTANCE ALL SUPPLIED BY BRITISH GYPSUM AND INSTALLED IN ACCORDANCE WITH THEIR PRINTED INSTRUCTIONS. ALL JOINTS TO BE TAPED AND PLASTERBOARD TO HAVE A SKIM FINISH.

ALL / ANY NEW BEAMS TO BE BOLTED TOGETHER, TO BE CONFIRMED BY STRUCTURAL ENGINEER.

ALL CUT TIMBER ENDS ARE TO BE TREATED WITH A WOOD PRESERVATIVE

PROVIDE MAINS WIRED AND INTERLINKED SMOKE DETECTION TO THE GROUND FLOOR HALL AND FIRST FLOOR LANDING CEILINGS WITHIN THE STAIRCASE AREA

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER DRAWINGS AND SPECIFICATIONS

ALL IN-BUILDING PHYSICAL INFRASTRUCTURE TO COMPLY WITH PART R OF THE APPROVED DOCUMENT, 2016 EDITION, THE DESIGN SHOULD ACCOUNT OF SATELLITE AND WIRELESS TECHNOLOGIES WHERE THERE IS EVIDENCE THAT THE REQUIRED NETWORK SPEEDS COULD BE MET.

RADIATOR LOCATIONS SHOWN ARE INDICATIVE, FINAL LOCATIONS TO BE CONFIRMED ON SITE WITH CLIENT

NEW INTERNAL STUD PARTITIONS COMPRISING OF 75x50mm S.W. TREATED STUDS AT 450mm CENTRES MAXIMUM WITH CROSS NOGGINS AT 900mm CENTRES MAXIMUM. PROVIDE SOLE PLATE AT BASE. STUDS TO HAVE 12.5mm THICK GYPROC SOUNDBLOC PLASTERBOARD AND SKIM APPLIED TO BOTH SIDES WITH 75mm THICK MINERAL FIBRE INSULATION QUILT IN BETWEEN

FURTHER NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.

3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. LEVELS ARE IN METRES A.O.D.

4. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/FABRICATOR PRIOR TO COMMENCEMENT OF ANY WORK.

5. DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS, DRAWING SUBJECT TO DETAIL DESIGN.

6. THIS DRAWING IS INDICATIVE AND FOR DESIGN INTENT PURPOSES. ALL LEVELS ARE INDICATIVE AND SUBJECT TO DETAIL DESIGN AND FINAL CONFIRMATION.

7. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO US, THE MAIN CONTRACTOR & THE STRUCTURAL ENGINEERS PRIOR TO ANY WORK COMMENCING OR ORDERING OF ANY MATERIALS OR LABOR.

8. THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN DIMENSIONS. CONTRACTOR/ SUB-CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT ANY ANOMALIES AND / OR OMISSIONS OR ERRORS.

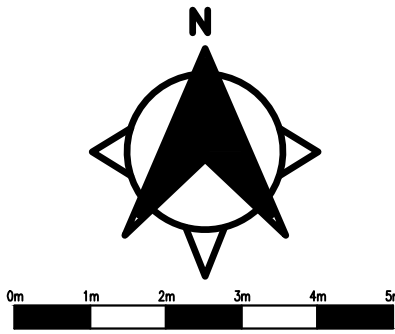
DIMENSIONS INDICATED ARE IN MILLIMETERS UNLESS OTHERWISE STATED.

9. IN ADDITION TO OTHER RELEVANT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS AND DOCUMENTS: ALL RELEVANT BUILDING REGULATIONS / MANUFACTURERS INSTRUCTIONS, STRUCTURAL ENGINEER'S SPECIFICATION AND DRAWINGS AS APPLICABLE, FOR ALL WORKS / REQUIREMENTS. ALL RELEVANT M & E SERVICES ENGINEER'S SPECIFICATIONS AND DRAWINGS AS APPLICABLE, FOR ALL MECHANICAL AND ELECTRICAL SERVICES WORKS / REQUIREMENTS.

STRUCTURAL REQUIREMENTS

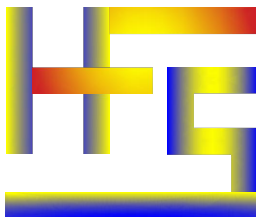
ALL AND ANY STRUCTURAL ALTERATIONS TO STRUCTURAL ENGINEERS DETAIL / DESIGN, TO LOCAL AUTHORITY BY STRUCTURAL ENGINEER, 28 DAYS MINIMUM BEFORE WORK COMMENCES ON SITE.

ALL STRUCTURAL CALCULATIONS AND DETAILS, TO BE SUBMITTED FOR APPROVAL TO LOCAL AUTHORITY BY STRUCTURAL ENGINEER, 28 DAYS MINIMUM BEFORE WORK COMMENCES ON SITE.



H.F.S Architectural Services

Client: L K



Project Title: Basement conversion / Change of Use, Manchester Road Bury

Drawing Title: As Proposed Lower Ground Floor Plan

DWG No. HFS-20/03/24-14

Drawn By: FIT Scale: 1:50 on A1
Checked, Confirmed and Approved By: Date: 20 / 05 / 2024
Clients & Contractor

© DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS. ALL WORKS ARE SUBJECT TO THE CONTRACTORS INDIVIDUAL MEASUREMENTS.