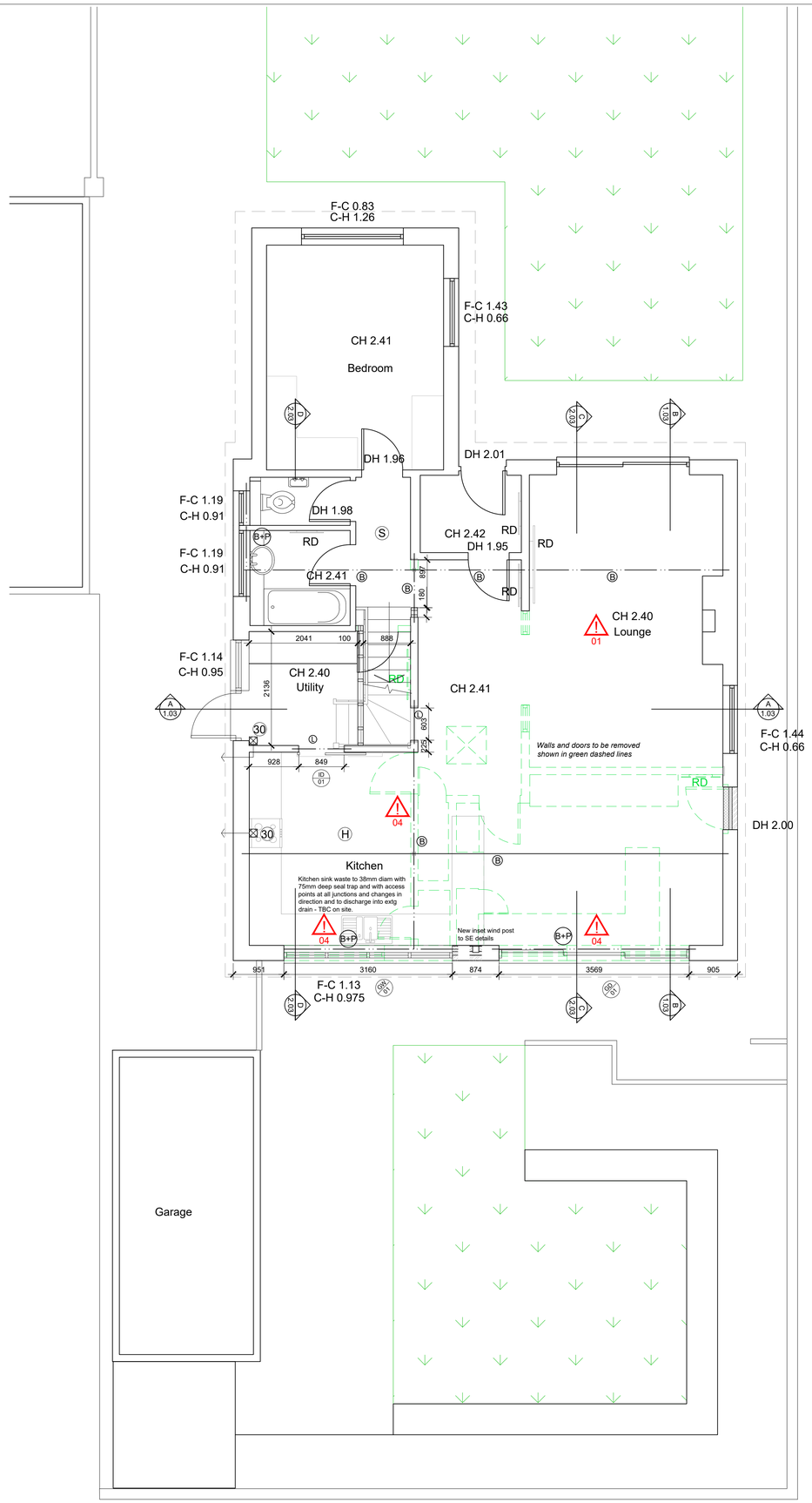
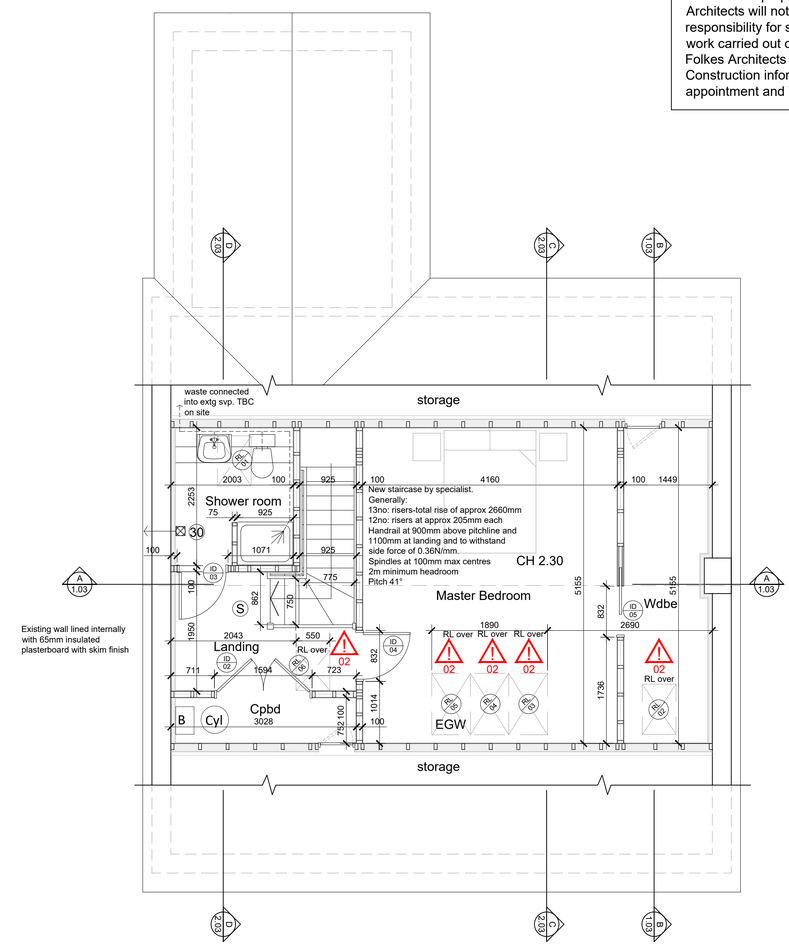


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Residual Fire Risk

F01

These risks have been identified as being residual risks which:

a) have been reduced/ mitigated through specification and as such, the specification is not to be varied without expressed permission from the Principal Designer;

b) the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS.

Risk ID	Risk ID
F01	Specification: 12.5mm thick Gyproc Fireline Plasterboard to be installed where new steel work is to be constructed to achieve 30min fire protection

Residual Risk

01

these risks have been identified as being residual risks which the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS

Risk ID	Risk ID
01	Property to be occupied during works - partitioning off of main works to be boarding to eliminate as much dust as possible.
02	Maintenance of rooflights. Cleaning at height/access to roof creates a residual risk. Cleaning to be achieved from internally.
03	Site access is accessed off The Marlinespike which has a designated 30mph speed limit. Caution when accessing and leaving the site and keeping road clean.
04	New wide structural openings - risk of collapse or failure of superstructure. Risking death, injury and damage.

FIRE DETECTION AND PROTECTION
Existing fire alarm system to be retained and adapted to incorporate additional smoke and heat detectors as required.
All structural steelwork to receive ½ hour fire protection (half-hour fire rated building). for the exact sizing and positioning of beams, refer to structural engineers drawings. FD20s min to all habitable rooms leading off the existing and new staircases and under stair cupboards

MEANS OF ESCAPE PROVISION

Area equipped with mains operated optical smoke detection. (S)

Area equipped with mains operated heat detection. (H)

ACCESSIBILITY
Approach to front entrance is as existing and no alterations will be made

NB: these layouts are to read in conjunction with the following consultants information:
Haworth McCall Consulting- Structural Engineering package

VENTILATION STRATEGY

- all new windows and doors are to be fitted with trickle vents, such as delta vent and grille by passivent, or similar approved.

n.b. all vents to provide min. 5000mm² equivalent free ventilation area, and are to be installed in strict accordance with manufacturers recommendations

Legend:

- (S) Mains operated interlinked optical smoke detector with battery back-up
- (H) Mains operated interlinked heat detector with battery back-up
- TG Toughened glazing
- EGW Emergency egress window leaf
- (L) Lintel to structural engineer's details
- (B) Steel beam to structural engineer's details
- (B+P) Steel beam + plate to structural engineer's details
- ⊠30 Wall mounted mechanical vent - to terminate to outside air via hob/cooker extract where in kitchen. If no hood then 6/L keep extract required

This drawing is to be read in conjunction with the Building Regulation annotations and Structural Engineer's design and calculations.

NB: these drawings have been prepared for **Building Regulation compliance only** and do not provide specific construction details or setting out. If these drawings are used for construction purposes, Folkes Architects will not take any responsibility for setting out or any work carried out on site. If instructed Folkes Architects will provide Construction information as per our appointment and Terms of Conditions

NOTES
- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
- CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
- ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
- COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

Construction Notation

Ashlar Walls:
U-value = 0.18W/m²K
12.5mm pb&s on 30mm Celotex TB4000 insulation (taped joints provide the AVCL) over the 100 x 50mm softwood treated studs at 450mm centres with 100mm Celotex GA4000 insulation between studs with 9mm WBP ply sheathing.

Altered Roof Construction:
U-value = 0.15W/m²K
New 150 x 50mm C24 rafters lapped to existing rafters and bolted together to SE details.
Ensure a 50mm ventilation void above new 75mm Celotex GA4000 insulation between and under rafters (total insulation thickness of 150mm) with AVCL and 12.5mm pb&s finish.
Existing purlins to be cut or removed once the existing rafters are fully supported by the new ashlar wall - to SE details.

New First Floor:
New infill floor to be 225 x 50mm C24 joists at 400mm centres (or at existing ceiling joist centres) supported on joist hangers at beams which are to SE details and specification and located above existing ceiling joists. 200mm Rockwool quilt insulation between joists and ceiling to remain.

Velux rooflights are to be double-glazed and fitted in accordance with their written instructions and specification.
U-value = 1.3W/m²K

Mechanical extracts to be as follows:
Kitchen - 30L/sec with cooker hood or 60L/sec if no hood incorporated

Sanitary fittings as shown:
Shower waste to be 38mm diam + 75mm deep seal trap
Whb waste to be 32mm diam with 75mm deep seal trap
WC to have 110mm diam waste.
All connected to existing svp and with access points at all junctions and changes in direction. Accessible panel to svp at floor and ceiling levels.
Kitchen sink waste to 38mm diam with 75mm deep seal trap and with access points at all junctions and changes in direction and to discharge into extg drain - TBC on site.

Heating:
To be installed by certified HETAS installer and all certification to be handed to the BCO upon completion of work.

REV	DATE	BY	AMENDMENT

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CLIENT
Mr J Bird

JOB TITLE
4 The Marlinespike
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BN43 5RD

DRAWING TITLE
Proposed Floor Plans

PROJECT STAGE
Building Regs

DRAWING STATUS
Preliminary
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
Sept 2025	1:50@A1	GW	

JOB NO.	DRAWING NO.	REVISION
25055	2.01	