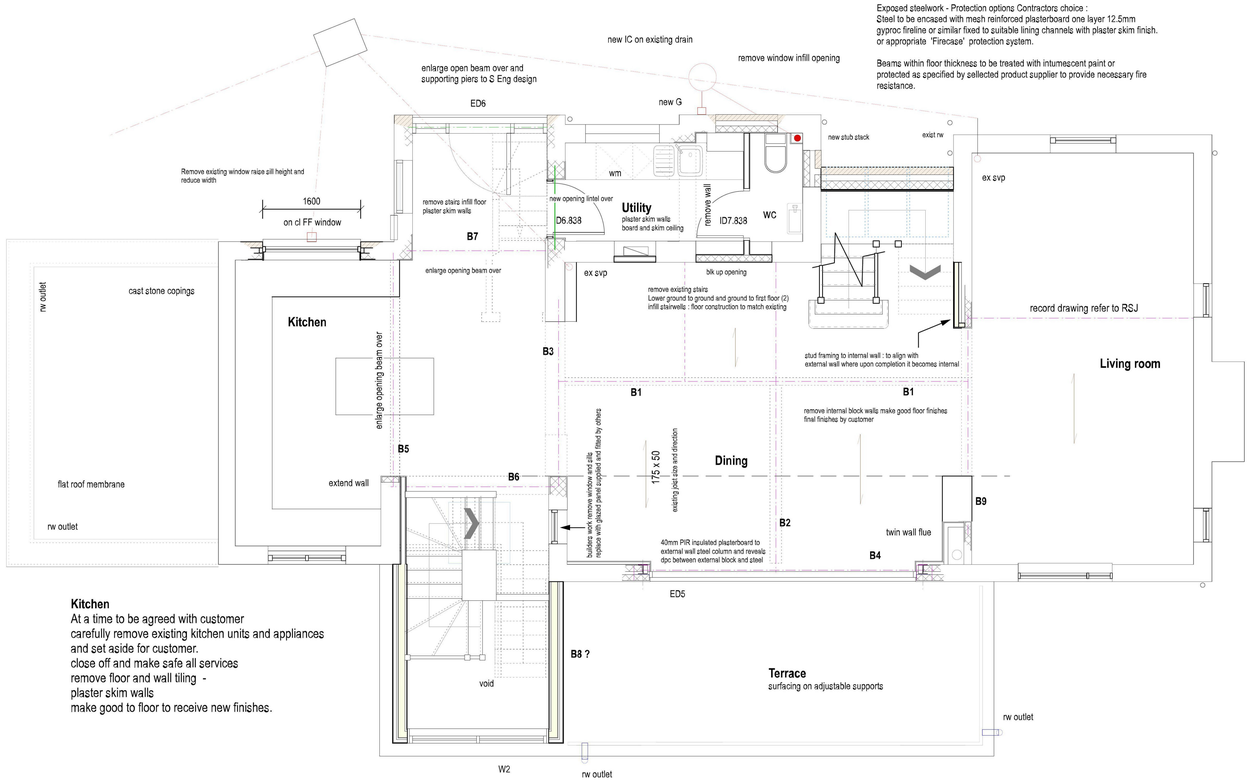
Elements of Structure : Steel Beams or Columns
(30 minutes fire resistance unless noted otherwise)
Steel beams to be in accordance with eng. design and to bear onto concrete padstones as required.

Exposed steelwork - Protection options Contractors choice :
Steel to be encased with mesh reinforced plasterboard one layer 12.5mm gyproc fireline or similar fixed to suitable lining channels with plaster skim finish. or appropriate 'Firecase' protection system.

Beams within floor thickness to be treated with intumescent paint or protected as specified by sellected product supplier to provide necessary fire resistance.




**Kitchen**
At a time to be agreed with customer
carefully remove existing kitchen units and appliances
and set aside for customer.
close off and make safe all services
remove floor and wall tiling -
plaster skim walls
make good to floor to receive new finishes.

## Upper Ground Floor

Any Twin wall chimney to be installed in accordance with manufactures recommendations.

The internal diameter of the Twin-Wall Chimney must conform to the requirements of the heating appliance manufacturer's instructions and not be less than the diameter of the appliance outlet.

No joints between flue sections to occur within the thickness of any floor or ceiling construction.
Any flue pipe serving a solid, multi-fuel or oil-fired appliance, the chimney to project minimum 150mm below the ceiling before the connection to flue pipe.

Where installed within buildings and subject to manufacturers requirements the Twin-Wall Chimney may be fully enclosed with a 50mm minimum air space clearance to any combustible materials.

Flue to be verticle where posible max. one bend with an anle of no more than 30 Deg with verticle may be used

Constructional hearth of 125mm concrete to be formed to extend
500 to front of jambs and beyond fireplace opening by 150mm each side

Height of chimney above main roof as shown on elevations

At intersection with roof provide code 4 lead stepped side flashing and
front apron flashing, code 5 lead back gutter flashing.
Position
high and low level horziontal dpc's.

Combustion air for solid fuel appliance to be as required by appliance supplier or to suit size of opening and located as close to appliance as posible. If distance to appliance in excess of 1500mm
fresh air to be ducted below slab from two locations to a mixing chamber.

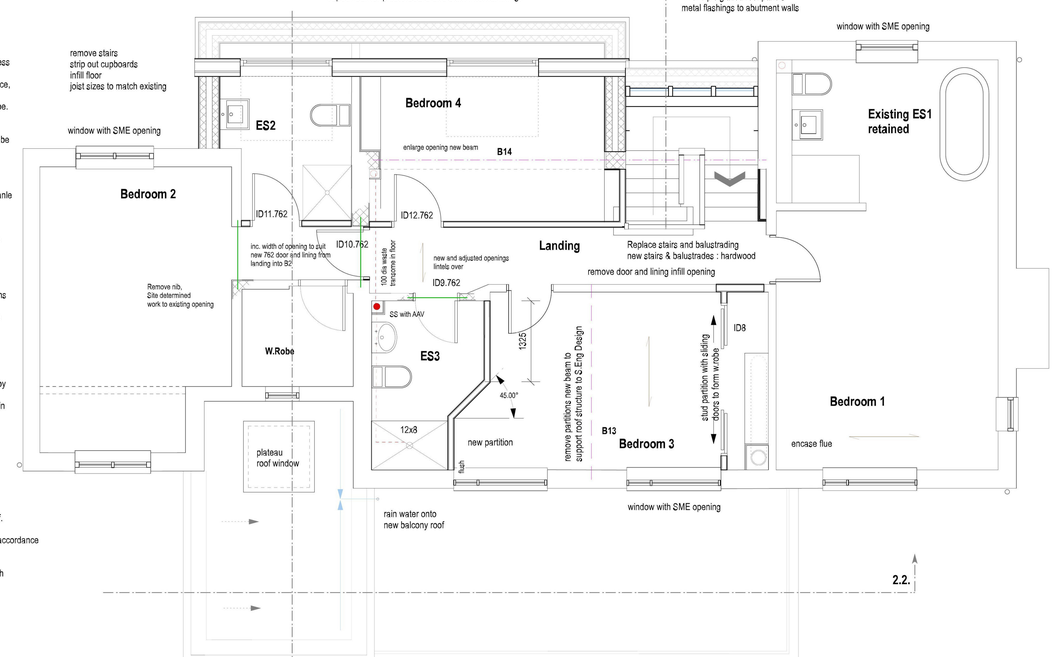
Lightweight non-loadbearing partitions either timber or mf.
Studs at max 600 ctrs with intermediate noggins
MF thickness to suit location / storey height and to be in accordance with manufacturers recommendations
timber studs 70 x 50
12.5mm plasterboard to both sides with plaster skim finish
Ground floor partitions to be placed upon dpc at GFL

Dormer Cheeks and Roof
Standing seam Zinc cladding beather membrane
18mm ply backing 50mm ventilated cavity
breather membrane insulation outside framing
12mm ply sheathing
structural stud framing insulation between studs
vapour barrier plasterboard and skim internal lining.

3.3.

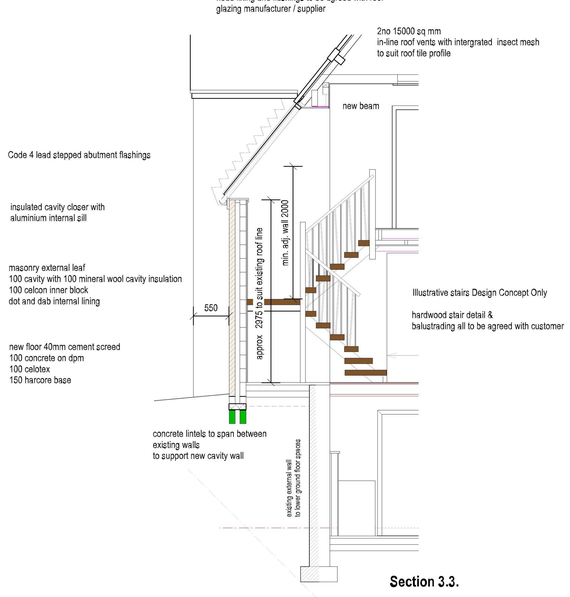
coloured alumium glazing bars
with triple glazed roof panels
metal flashings to abutment walls

window with SME opening




## First Floor

head fixing and flashings to be agreed with roof
glazing manufacturer / supplier

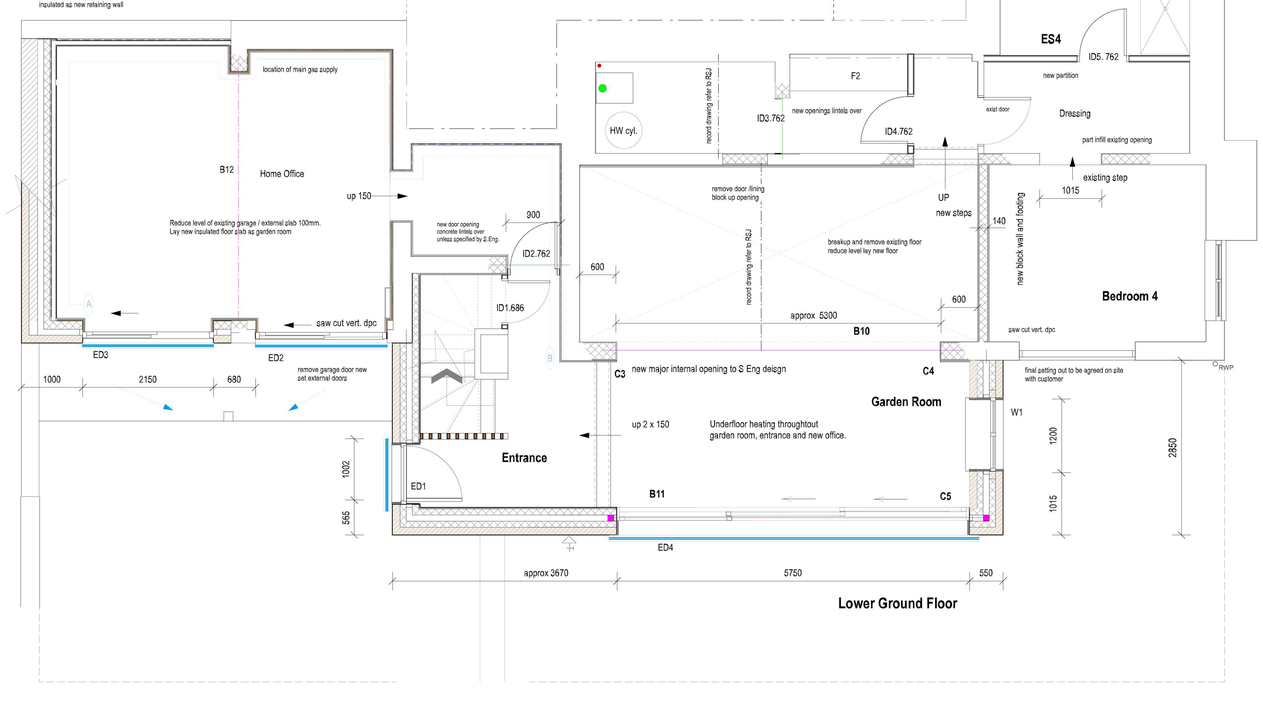



**Section 3.3.**

West Elevation
New retaining wall to S.Eng design. Specified 'U' value 0.25
External facing dressed stone to match existing where exposed
Drained cavity water proofing system to internal face
25 cavity 70mm independent inner lining wall
70mm Celotex GA4000 between studs
37.5mm PIR insulated plasterboard internally

52.5mm PIR insulated plasterboard with plaster skim as lining to existing external or garage or tank room walls where upon completion they become internal.

saniflow wastes from ES4 to existing svp in room above




## Lower Ground Floor

**General**

**Plaster skim** : to all new and altertered walls, to specific areas as noted and to casings and ceiling surfaces as required

**Timber trims** to match existing as required : provide new / extend existing as required

**Decoration** : Prepare surfaces and apply 3 coats of emulsion and 3 coats paint to all new external and internal timber trims and to new wall and ceiling surfaces.
2 coats to all existing surfaces and trims
Exclusions internal and external doors and new windows.
All paints and treatments to be supplied by customer.

All wall and floor Insulation products to be installed in accordance with manufacturers details and accredited construction details

[redacted]

**WORK TO FIGURED DIMENSIONS ONLY** CHECK DIMENSIONS ON SITE BEFORE COMMENCING WORK.
DISCREPANCIES AND / OR AMBIGUITIES BETWEEN SITE DIMENSIONS ,THIS DRAWING AND INFORMATION GIVEN ELSEWHERE TO REPORTED TO STEVE MITCHELL BUILDING DESIGN FOR CLARIFICATION BEFRORE PROCEEDING

ALL WORKS TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH LATEST BRITISH STANDARDS / CODES OF PRACTICE AND MANUFACTURERS RECOMMENDATIONS
THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY OTHER SPECIALIST CONSULTANT OR SUPPLIERS / MANUFACTURERS DRAWINGS
ENSURE COMPLIANCE WITH ANY CONDITIONS NOTED WITHIN WITH LOCAL AUTHORITY PLANNING AND BUILDING REGULATION APPROVAL NOTICES
FINAL OPENING SIZES / DIMENSIONS OF PRE-FABRICATED UNITS TO BE CONFIRMED BY MANUFACTURER / INSTALLER PRIOR TO MANUFACTURE OR FORMING OF OPENINGS

| Ref | Date | Description |
|---|---|---|
| REVISIONS | | |

**CLIENT**
**Mr & Mrs Lindley**

**SITE**
**4 Court Orchard Painswick GL6 6UU**

**PROJECT**
**Extensions and Internal Alterations**

SCALES / PAPER SIZE 1 : 50 @ A1
DATE Dec. 2020

**DRAWING TITLE**
**Floor Plans**

**DWG NO 1240.04**