

**APPROVED DRAWING**

These drawings have been prepared solely for Planning and Building Regulations purposes. The drawings are not to be used for any other purpose. The approved design must be agreed on site with the Local Building Inspector before works are undertaken.

**FIRE SAFETY**

New walls and ceilings to provide 30min separate to adjoining areas.

FC030 fire door with self-closing device and filled with heat activated seals in conjunction with intumescent seals, stainless steelage and cast-iron.

All new ceilings to be 12.5mm plasterboard with skim finish to give 30min fire protection.

All new staircase to be encased in 2 layers of 12.5mm plasterboard to give 30 min fire protection.

A Fire Detection and Alarm System designed and installed in accordance with BS 5859 part 6:2004 comprising Ceiling mounted smoke alarms protected on each floor to BS 5824 part 1:2000, standard rate 5min from the alarm panel, and a 24hr central alarm panel with 24hr alarm from the alarm panel. Permanently wired to a separate lead circuit at the distribution board. Alarms to be linked together and have a battery back-up supply. Provide a heat detector to kitchen.

New FC20 fire doors to have a minimum 20min rebate, an additional 12mm rebate to the door frame and a minimum 20min rebate to the door frame.

**Part 7 Ventilation** shall be provided in accordance with the following requirements:

Kitchens and Utility Rooms to be ventilated to provide MVR 60 litres/second and operated by an intermittent timer and light switch with a 20 minute over-run.

Bathroom, En-suites and WC to be ventilated to provide 15litres/second 20 minutes over-run.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom, which shall be ventilated to 15litres/second 20 minutes over-run.

**Part 11 Drainage**

**Interiors**

Showers, bath and sink waste pipes are to be fixed with 40mm MVR die cast aluminium waste pipes. All other waste pipes shall be 40mm MVR die cast aluminium waste pipes. All waste pipes shall be fixed with 40mm MVR die cast aluminium waste pipes. All waste pipes shall be fixed with 40mm MVR die cast aluminium waste pipes.

**Part 12 Drainage**

**Drains under Buildings**

Drains under buildings to be surrounded with a MVR 100mm granular drainage material. Drains under buildings to be surrounded with a MVR 100mm granular drainage material.

**Part 13 Foundations**

New foundations to be constructed in 215mm Class B engineering brickwork to BS 3921, laid in English bond in 1:3 cement-sand mortar flush with the ground level. Foundations to be constructed in 215mm Class B engineering brickwork to BS 3921, laid in English bond in 1:3 cement-sand mortar flush with the ground level.

**Part 14 Foundations**

**Part 15 Foundations**

**Part 16 Foundations**

**Part 17 Foundations**

**Part 18 Foundations**

**Part 19 Foundations**

**Part 20 Foundations**

**Part 21 Foundations**

**Part 22 Foundations**

**Part 23 Foundations**

**Part 24 Foundations**

**Part 25 Foundations**

**Part 26 Foundations**

**Part 27 Foundations**

**Part 28 Foundations**

**Part 29 Foundations**

**Part 30 Foundations**

**Part 31 Foundations**

**Part 32 Foundations**

**Part 33 Foundations**

**Part 34 Foundations**

**Part 35 Foundations**

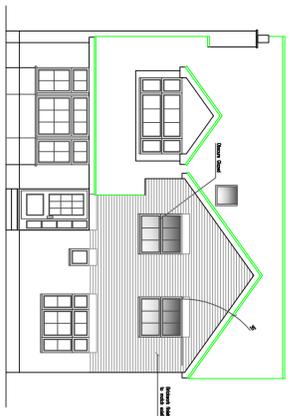
**Part 36 Foundations**

**Part 37 Foundations**

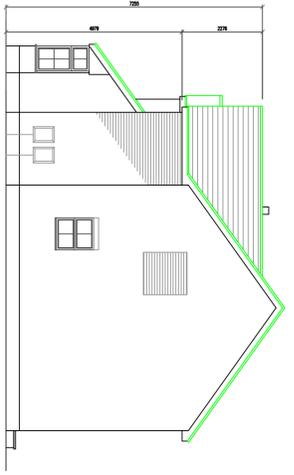
**Part 38 Foundations**

**Part 39 Foundations**

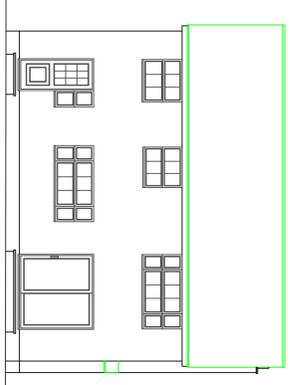
12 Hamilton Terrace, Royal Leamington Spa, Warwickshire, CV32 4LX



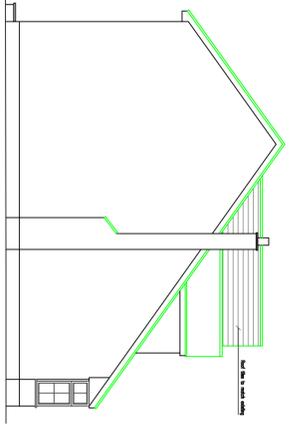
Proposed Front Elevation



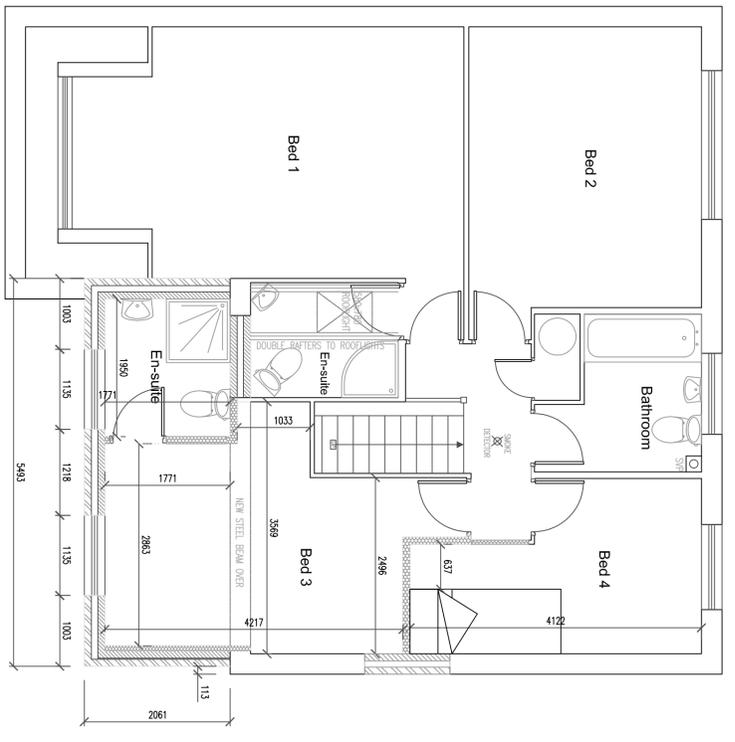
Proposed Side Elevation



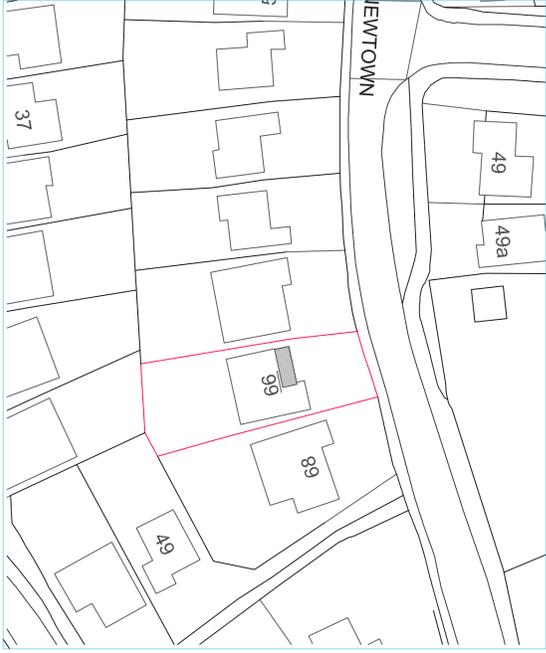
Proposed Rear Elevation



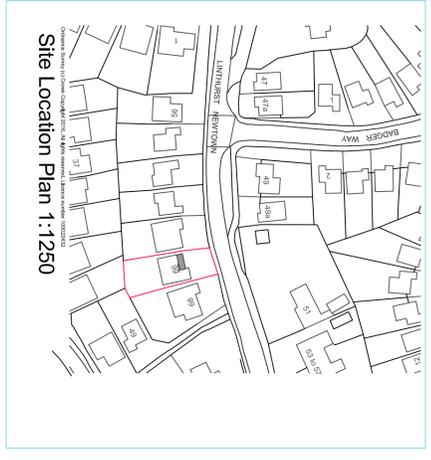
Proposed Side Elevation



Proposed First Floor Plan



Block Plan 1:500



Site Location Plan 1:1250

**BEFORE WORKS BEGIN**

Contractors must verify all dimensions on site before commencing works. If any discrepancies are found, the contractor must stop work and contact the architect immediately.

Contractors must ensure that all materials and workmanship are in accordance with the specifications and standards set out in these drawings.

Contractors must ensure that all safety measures are in place and that all workers are properly trained and equipped for the work.

Contractors must ensure that all waste is removed from the site and that the site is left clean and tidy at all times.

Contractors must ensure that all necessary permissions and approvals are in place before commencing work.

Contractors must ensure that all work is completed in accordance with the programme of works and that all deadlines are met.

Contractors must ensure that all work is completed to the satisfaction of the architect and that all necessary handovers are provided.

Contractors must ensure that all work is completed in accordance with the specifications and standards set out in these drawings.

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