

DO NOT SCALE

ROOF WINDOWS SIZES TO BE AGREED. DOUBLE UP RAFTERS EITHER SIDE OF OPENING IF RAFTERS ARE TO BE CUT DURING INSTALLATION. ROOFLIGHT SIZES & POSITIONS TO BE DETERMINED ON SITE

PROVIDE INSULATED ACCESS DOORS INTO SERVICE VOID. SIZES / POSITIONS TO BE AGREED ON SITE WITH THE OWNERS

SERVICE VOID - DETAILS / DIMENSIONS TO BE AGREED ON SITE

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LAYOUT OF SHOWER ROOM INDICATIVE. FINAL LAYOUT TO BE AGREED ON SITE. CONNECT TO EXIST SVR. FINAL DETAILS TO BE AGREED ON SITE WITH THE BUILDING INSPECTOR. SVR EXTENDED UP MIN 900mm ABOVE ADJACENT WINDOWS

CONTRACTOR TO CONFIRM PARTY WALL CONSTRUCTION TO BUILDING INSPECTOR. DETAILS OF EXTRA INSULATION TO BE AGREED ON SITE WITH THE BUILDING INSPECTOR. FOR PRICING PURPOSES, ALLOW 50mm CELOTEX FINISHED WITH 12.5mm PLASTERBOARD & SKIN

NEW STAIRCASE ENSURE MIN 2.0M HEADROOM. EXACT CONFIGURATION TO BE CONFIRMED ON SITE. BULLSTOPS ETC TO MATCH EXIST.

PROPOSED SECOND FLOOR PLAN

SCALE 1:50

DIMENSIONS INDICATIVE ONLY, SUBJECT TO ENGINEERS DETAILS TO BE CONFIRMED ON SITE



- INDICATES STUD PARTITIONS
- INDICATES APPROX POSITION OF SMOKE ALARMS - INTERLINKED SEE MAIN NOTES
- INDICATES APPROX POSITION OF HEAT DETECTOR - INTERLINKED SEE MAIN NOTES
- INDICATES NEW FIRE DOOR GRADE FD30
- INDICATES FLOOR AREA WITH MIN 1.8m HEADROOM

**GENERAL NOTES**

All dimensions to be confirmed on site by Contractor prior to commencement of works. Contractor to report any discrepancies to the engineer, and seek further instructions before proceeding.

The drawing should not be scaled.

The Contractor is responsible and liable for ensuring the safety of the works and surrounding works and services at all stages of construction.

All materials and workmanship to comply with the British Standard and British Standard Codes of Practice.

Contractor to liaise with Client regarding number, size and position of electrical outlets, showers and light fittings required. All electrical work to comply with BS7671 (The IEE Wiring Regulations). All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Contract should be satisfied that Part P has been complied with. Provision shall be made to meet Part P requirements for energy efficient lighting (EEL) and lighting with energy saving light fittings (ESLF) per Part P. All electrical installation shall be in accordance with BS 7671 (The IEE Wiring Regulations) and shall be inspected and tested by a person competent to do so.

Existing plumbing fixed with a fire detection & fire alarm system on a separate circuit in accordance with BS5839-6:2004 to at least a Grade D Category L102 standard. The alarm & line alarm should be fully operational and conform to BS 5446-1:2000 or BS 5446-2:2000, respectively. The detector and fire alarm devices for conventional, point, point-to-point or addressable or point-to-point detector for heat, alarm. The detection system is to have a standby power supply, such as a battery (sealed and non-rechargeable or non-rechargeable) or a secondary power source. From the time of the fire alarm, the fire alarm system shall be fully operational. Alarm to be fully audible in all areas of the building.

Client to confirm quality and the type of sanitary ware, fittings, ceiling, partitions, ceiling, ceiling, door furniture and floor finishes prior to mobile siteing.

Client to confirm level of internal and external decoration required to Contractor prior to works starting on site.

Contractor is to confirm the location of all existing services (Gas, gas, electric, telephone, water) prior to commencement of work on site.

Contractor to liaise with client regarding the provision of existing ceiling lighting system including size, number and position of additional fixtures. Installations to be carried out in accordance with BS5446-1 Code of Practice for central lighting for domestic premises. Note that all new fixtures are to be fixed with Thermocable Reducer valves. All new lighting installations and associated work work to be in accordance with the Domestic Building Services Compliance Guide. Materials should comply with the appropriate British Standards or Agreements. Alternatively, the materials should be marked, stamped, independently certified or otherwise certified by name to conditions to show their suitability. Statements of workmanship should meet the relevant BS 6000 series.

**GENERAL NOTE:**

External staircase to be clad with two layers of 12.5mm plasterboard with 25 g/m<sup>2</sup> fibre fabric or 100mm concrete (alternatively provide 25mm thick Verticals by open boards fixed in accordance with manufacturer's instructions) and plaster skimmed to a min. thickness of 12mm.

REVISIONS

REV	DATE	DESCRIPTION
A	SEP 21	MINOR AMENDMENTS
B	SEP 21	MINOR AMENDMENTS

**Ridgeway**  
Building Design Limited

AS 3420/01N  
Drawn C. ROBERTS  
Date SEPT 2021

Project 19 PARK ROAD, HARWICH, ESSEX, CO12 3BJ

Client MS J RICH

Title PROPOSED LOFT CONVERSION & ALTERATIONS

Drawing No. 2422 - 04