



PLAN 1: FIRST FLOOR PLAN: EXISTING 1:50@A1

EXPLANATORY NOTE:

There are specific areas of essential works required to the Ground Floor. As previously noted, safe access to the first floor accommodation needs to be created to rectify the existing dangerous condition.

Further works are proposed at First Floor Level in order to refurbish the existing, unusable accommodation. This will allow for staff to live on-site in support of this popular local business.

In addition, there are works relating to the emergency works programme, including the replacement of internal wall and ceiling finishes and the inclusion of insulated wall panelling.

- ① Existing dangerous and non-compliant stair is to be removed and the area made good.
- ② New stairwell to be positioned against this gable wall, within fire rated construction.
- ③ A key element of the refurbishment is to insert new en-suite facilities, as the existing single bathroom is not suitable for shared accommodation. There are 3 en-suites to be located across the first floor plan.
- ④ WC to be inserted into niche in order to allow for connection into existing drainage provision.

notes:

1. This drawing is the copyright of the Architects and may not be reproduced without licence.
2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
4. No responsibility can be accepted for errors arising on site due to unauthorized variations from the Architects drawings.
5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.
6. Tenders must include for all the works described or being apparent on the drawings or can reasonably be inferred as being necessary for the proper execution of the works.
7. This drawing is for town planning and building regulations only and is not a complete working drawing.
8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.
9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.
10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEFREDTLR guidance document "Limiting Thermal Bridging & Air Leakage : Robust Construction Details for Dwellings and Similar Buildings" available from The Stationery Office Ltd.

revisions

P-5 14-10-21	Planning & LBC Application	
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Client: **MOJOED Ltd**

Project:
**REFURBISHMENT OF STAFF
ACCOMMODATION AND RE-ORGANISATION
OF EXISTING KITCHEN & LADIES WC**

Title:
**TINNERS ARMS, ZENNOR
EXISTING
FIRST FLOOR PLAN**

Scale/s: 1:50 @ A1

Date: June 2021

Drawn: KB Checked: KB

Project No. Drawing No. Rev.
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