



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

EXPLANATORY NOTE:

First floor accommodation scope of work to include general refurbishment of the spaces, including up-grade to fire resistance to ensure fire safety standards are met.

Also to include regularisation of previously agreed Emergency Works Programme, including:

New wall linings comprising, re-pointing and bag-rubbed render to granite with timber stud lining and timber panelled finish. Breathable insulation to be incorporated (Rockwool or similar) to ensure breathability of external walls.

- ① Existing dangerous and non-compliant stair removed and floor made good with fire-resisting construction, to ensure fire safety standards are met.
- ② New access stair to 1st Floor accommodation. To be constructed from fire resisting construction to ensure fire-safety standards are met. Opening to be created between existing ladies WC and Back Bar to allow insertion of new stair.
- ③ New en-suites created with waste to discharge into existing drainage system at low level.
- ④ Small dining area created within existing bathroom area.
- ⑤ Partitions to be up-graded to ensure effective fire separation and to create a protected route in the event of a fire.
- ⑥ New fire-rated access door into plant space within attic over main kitchen.

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
PROPOSED
FIRST FLOOR PLAN**

Scale/s: 1:50 @ A1

Date: June 2021

Drawn: KB Checked: KB

Project No. Drawing No. Rev.
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