5.0 Proposed Layout - Second & Third



GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS/GUIDANCE AND THE CURRENT C.D.M. REGULATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL, ELECTRICAL & ABOVE GROUND DRAINAGE WORKS REFER TO THE M&E ENGINEERS INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATION AND DETAILS.

DRAWING USED FOR TENDER PURPOSES ONLY

TO BE READ IN CONJUNCTION WITH:

- LRW-7664-L(00) CODE 'TIER' I.D PLANS
- LRW 7664-L(20) CODE G.A LAYOUTS
- LRW-7664-L(26) CODE AS EXISTING LAYOUTS
- LRW-7664-L(42) CODE FIRE STRATEGY PLANS
- LRW-7664-L(80) CODE BEDROOM LAYOUTS
- LRW-7664-S(80) CODE AREA SCHEDULE
- H&T MEASURED SURVEY REF. S8777

G.A. KEY:

EXISTING SURVEYED FLOOR LEVEL
+ 42.19 PROPOSED FLOOR LEVEL
F.F.L. FINISHED FLOOR LEVEL
F.L.L. FINISHED STAIR LANDING LEVEL
F.S.L. FINISHED SCREED LEVEL
S.S.L. STRUCTURAL SLAB LEVEL
C.O.S. TO BE CHECKED ON SITE
(T30) IDENTIFIES BEDROOM TYPE LAYOUT. AS SHOWN IN MORE DETAIL ON LRW-L(80) CODE PLANS
ASSUMED EXISTING COLUMNS TO BE RETAINED, SUBJECT TO OPENING UP WORKS. NOTE - ALL EXISTING SHOP FITTING/CLADDING AROUND COLUMNS TO BE REMOVED & MADE GOOD, U.N.O
EXISTING WALLS, WINDOWS, PARTITIONS ETC. TO BE RETAINED
CONCRETE BLOCK WORK WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
PLASTERBOARD & STUD PARTITION WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
NEW DOOR LEAF, ARCHITRAVES, IRONMONGERY & SMOKE SEALS (IF REQUIRED, SUBJECT TO SITE CONDITION REPORT) FITTED TO RETAINED DOOR FRAME (MADE GOOD) - REFER TO S(3Z) SCHED.
NEW DOOR & FRAME - REFER TO SEP. S(3Z) CODE SCHEDULE & A(3Z) CODE DOOR SET DETAILS
RETAINED EXISTING H/W CYLINDER TO BE UTILISED IN EXISTING LOCATION / CUPBOARD, SUBJECT TO SITE CONDITION REPORT
DENOTES FIXED JOINERY ITEMS THAT ARE TO BE DESIGNED BY G+P - REFER TO SEP. DETAILS
EXTG. SECONDARY GLAZING TO BE RETAINED / REINSTALLED AFTER NEW CEILING INSTALLATION
NEW SECONDARY GLAZING BY SELECTAGLAZE (TO MATCH EXISTING). ALL TO SUIT ACOUSTICIANS RECOMMENDATIONS
WALL HEATERS (INDICATIVELY SHOWN). TO REPLACE EXISTING IN TIER 3B ROOMS AND NEW INSTALLATION IN TIER 3A. SPEC, EXACT LOCATION/ QUANTITY OF NEW RADIATOR PANELS WITHIN TIER 3A BEDROOMS IS SUBJECT TO FURTHER DEVELOPMENT WITH A.E/ G+P. LOCATION OF PANELS SUBJECT TO SITE CONDITIONS.
SEE LRW L(80) CODE DWGS & A(70)04 (TIER 3B)
APPROX. LOCATION OF NEW SLIMLINE FLAT SCREEN T.V - WALL MOUNTED TO EXTENDABLE PLATE BRACKET, AS PART OF FF&E PACKAGE
SEE LRW L(80) CODE DWGS & A(70)02 (TIER 3B)

no	description	drwn	auth	date
D	PLANNING ISSUE.	DG	RW	13.09.17
C	BATHROOM LAYOUTS UPDATED TO REFLECT G+P BATHROOM DESIGN BOOKLET. SHOWER ROOMS LAYOUTS 214 & 221 INCREASED IN SIZE. BATHROOM 207 RATIONALISED TO CREATE MORE SPACE	DG	RW	08.08.17
C	RADIATOR JOINERY COVER PANELS OMITTED. ALL PROPOSED RADIATOR POSITIONS IDENTIFIED. JOINERY BKCHEADS ADDED. SANWARE UPDATED. BATHROOM LAYOUTS TO 201 & 211 UPDATED TO SUIT CLIENT REQUEST. TV LOCATIONS ADDED. KEY UPDATED TO SUIT	DG	RW	02.08.17
B	H/W CYLINDER CUPBOARDS IN TIER 3A (NEW BEDROOMS) OMITTED FROM PLAN (NOW PROPOSED IN BATHROOM CEILING VOID). ALL BEDROOM JOINERY & FF&E SHOWN DASHED (T.B.A BY G+P). RESTRICTED TIER 3B (EXISTING BATHROOMS) SHOWN ORANGE SHADED - T.B.C BY CLIENT.	DG RW	RW	26.07.17

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rev	E
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scale	1:100@ A1
date drawn	14.06.17
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