

**Wall Type Schedule**

	<b>Wall Type 1 - Existing walls</b> Existing wall structure to be retained.		<b>Wall Type 2 - Existing beams</b> Existing structural beams to be retained.
	<b>Wall Type 3 - Existing walls to be removed</b> Existing walls / structure to be removed in accordance with Structural Engineers details.		<b>Wall Type 4 - New separating walls (masonry)</b> To consist of 100mm blockwork (blockwork density to S.E. detail). Lined with a single layer of 15mm Gyproc SoundBloc each side. Overall construction to provide 60 minutes fire resistance.
	<b>Wall Type 5 - New external walls (masonry)</b> To consist of 103mm facing brickwork to match existing with 100mm clear cavity and 100mm blockwork inner skin (density to S.E. detail). Lined with 72.5mm Kingspan Kooltherm K118 insulated plasterboard on 250x50mm timber battens to create a service void. Overall construction to achieve a U-Value of 0.26W/m <sup>2</sup> K.		<b>Wall Type 6 - Upgrade to steel columns and beams</b> To consist of a double layer of 12.5mm Gyproc Fireline board fixed to steel sections with 25mm Gyproframe GL1 lining channel framework. Overall construction to provide 60 minutes fire resistance.
	<b>Wall Type 7 - New external walls (timber framed)</b> To consist of 50x140mm timber studs @ 400 centres (To Structural Engineers details) with 140mm Rockwool Timber Frame Slab insulation between studs and 12mm plywood sheathing screwed & glued externally to studs with breather membrane over. External finish to be render on 12mm carrier board supported by 25x25mm vertical timber battens providing a drained and vented cavity. Internal finish to be 15mm Gyproc Wallboard on 50x450mm vertical timber battens to create service void with Vapor Control Layer under. Service void to be fully filled with 50mm Rockwool Timber Frame Slab insulation. Overall construction to achieve a U-Value of 0.26W/m <sup>2</sup> K.		<b>Wall Type 8 - New separating walls (timber)</b> To consist of two separate timber frames (spaced 50mm apart) of 89mm x 38mm timber studs at 600mm centres with roddings. Lined with a double layer of 15mm Gyproc SoundBloc each side. Overall construction to provide 60 minutes fire resistance.
	<b>Wall Type 9 - New separating walls (masonry)</b> To consist of 75mm x 38mm timber studs at 600mm centres. Lined with a single layer of 15mm Gyproc Wallboard to each side. Include 15mm Gyproc Moisture Resistant boards to wet areas.		

**Key**

	130 x 85mm box aluminium rainwater gutter system with 72 x 72mm square aluminium downpipes.
	110mm UPVC soil and vent pipes.

**Door References**

	30 minute fire door with smoke seals, intumescent strips and self-closing device.
	30 minute fire door with intumescent strips.
838 x 1981mm	Door Size

**Electrical Legend**

	Heat Detector interconnected and wired to separately fused circuit. Battery back up in case of mains failure.
	Smoke Detector interconnected and wired to separately fused circuit. Battery back up in case of mains failure.
	Emergency Light Ceiling mounted emergency lighting to escape route in accordance with BS 5266-1:2006.
	Extractor fan ducted to outside air.
	Cooker hood extractor fan ducted to outside air.

**GENERAL NOTES**

The location of existing services should be established prior to the commencement of any works - if discovered to be at variance with that shown on the Engineering drawings, the Architect and Engineer must be notified immediately.

The contractor is to check all dimensions, both internal and external, prior to the commencement of any works, including the ordering of materials - and any errors must be reported to the Architect or Engineer.

Where proprietary materials, fixtures or fittings are used, they must be placed / fitted strictly in accordance with the manufacturers written instructions and published details pertaining to circumstance in which they are to be used.

This specification must be read in conjunction with all the other drawings, schedules and documents which form part of this Building Regulations submission.

The setting - out of the unit is to be checked prior to any work commencing.

Ensure all blockwork is tooth and bonded together at corners where different densities of blocks meet.

Ensure All joints are taped / sealed in walls, floors and ceilings.

Any variations carried out on site should be brought to the attention of the Design Team for verification of compliance with statutory requirements and regulations.

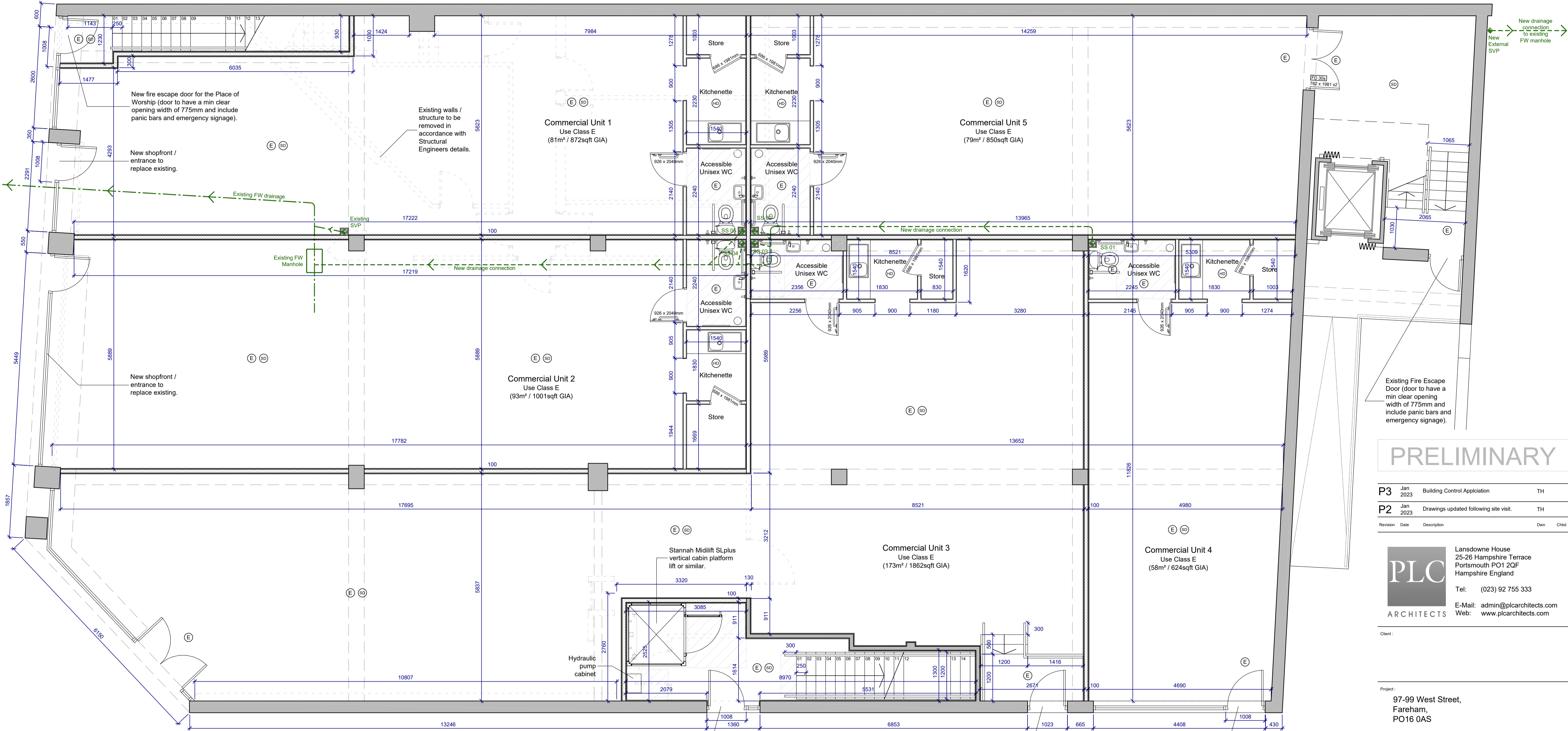
**WARNING TO PROPERTY PURCHASERS - Property Misdescriptions Act 1991**

Buyers are warned that this is a working drawing and is not intended to be treated as a descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by any order made under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the process of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or a warranty.

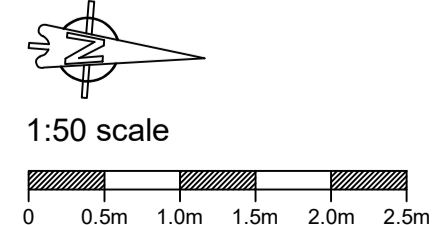
This drawing is to be read in conjunction with the clients standard specification, Structural Engineers and Mechanical & Electrical engineers design and details. Do not scale off this drawing. Use figured dimensions only. All dimensions discrepancies to be brought to the immediate attention of Design Team.

The contractor is to ensure that proposed Works will be executed in accordance with any relevant Conditions appended to the Local Planning Authority's Decision Notice, the current Building Regulations and N.H.B.C. Standards, the requirements of the Fire Officer, the Institute of Electrical Engineers handbook (current edition), the requirements of the local Water Authority.

Materials and workmanship should, where applicable, comply with the current British Standards Institute specifications and Codes of Practice. Where such guidance does not exist, materials and workmanship should conform to established good practice.



**Proposed Ground Floor Plan**



**PRELIMINARY**

P3	Jan 2023	Building Control Application	TH
P2	Jan 2023	Drawings updated following site visit.	TH
Revision	Date	Description	Dwn Chkd

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Drawing Title:  
**Proposed Ground Floor Plan**

Drawn By	Date	Checked By	Date	Approved By	Date
TH	Nov '22				

Drawing No.	Revision	Scale
21 - 3286 - 201	P3	1:50 @ A1

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SCALING ONLY FOR LOCAL AUTHORITY PURPOSES