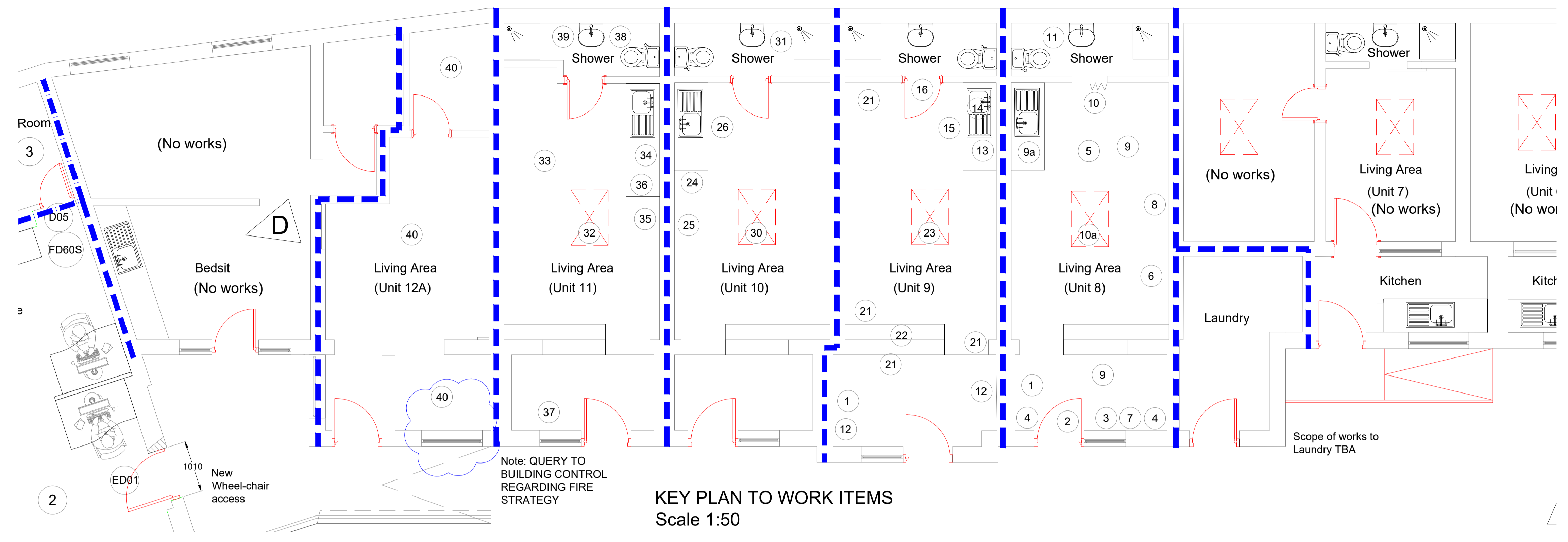


NOTES

NOTE: BUILDING REGULATION APPROVAL REQUIRED FOR WORKS TO TWO STOREY BUILDING AND 5 No. SINGLE STOREY FLATS WITHIN PHASE 1

NOTE: PLANNING PERMISSION REQUIRED FOR CHANGE OF USE TO TWO STOREY BUILDING AND 13 No. SINGLE STOREY FLATS



Note: QUERY TO BUILDING CONTROL REGARDING FIRE STRATEGY

KEY PLAN TO WORK ITEMS
Scale 1:50

Key To Work Items:

Unit No 8

- 1 Repair Plasterboard Damage
- 2 Plaster Patch Damage Above Door And Side Window; Reskim Length And Re-Fix Pvc Trim
- 3 Refix Damaged Plasterboard And Provide New Mdfmr Window Board And Paint
- 4 Clean Off L/L Damp In Corner And Paint With Anti-Fungal Paint
- 5 Patch Repair Ceiling Where Electrical Pulcords Removed (New Switch Provided On Wall)
- 6 Patch Repair Wall Where Electrical Sockets Removed
- 7 New Extract Fan Through Wall.(Patch Repairs In Association With Fan Works)
- 8 L/L Pipe Boxing- Refix/ Repair/Prep And Decorate
- 9 Remove Laminate Flooring Throughout And Check Humidity Of Floor Slab. Refix/Repair/Prep Skirtings And Decorate.
- 9a Retain Worktops, BU's, Inset Sink And Drainer. Thoroughly Clean; Make Good To Doors/Drawers Etc. Rake Out Silicone And Re-Do; Retain Tiled Splashback, Thoroughly Clean Including Grout
- 10 Remove Concertina Door, Make Good Frame ; Provide New Door Leaf And Ironmongery (As Prip Spec For Bathroom Doors)
- 10a Retain rooflight; Clean And Ensure Working; Repair As Necessary

- Shower Room**
- Remove Cracked Whb (Pedestal) And Replace (Scavenge); Reuse Taps
 - Retain Wc Pan And Cistern; thoroughly clean; Provide New White Lid And Seat Shower Cubicle
 - Retain White Rock Cladding
 - Rake Out Silicone And Re Do throughout; Remove All Mould
 - Check/Repair Sliding Door, Replace If Defective
 - Remove existing shower unit; Provide New Shower To Mechanical Services Specification With Built In Trmv
 - Retain Shower Tray; Thoroughly clean; Provide New Panel Below
 - Paint Walls/Floors/Ceiling
 - Refer To Mechanical Specification For Trmv's / Showers Etc
 - Check Drainage And Gully Traps

Unit No 9
(Works generally as No.8 plus following items):

- 12 Provide New Timber Skirting - Decorate
- 13 New Tiled Splashback; Repair Plaster Where Old Removed
- 14 Remove Old Inset Sink And Drainer + taps; Provide New
- 15 Remove Worktop/ Bu's And Wu Provide New
- 16 Remove Defective Door, Provide New
- 17 Refix Whb To Wall; Thoroughly clean; Provide Silicone Sealant
- 18 Repair/Replace 100mm Pvc Soil Pipe; Reuse Wc Pan And Cistern - Thoroughly clean; Provide New Toilet Seat And Lid. Silicone Seal Throughout.
- 19 Shower Cubicle - Repeat Works As No.8
- 20 Retain Ceramic Tiles; Thoroughly Clean And Re Grout
- 21 Remove Wallpaper And Prepare Walls To Receive Paint
- 22 Provide New Worktop
- 23 Retain rooflight; Clean And Ensure Working; Repair As Necessary

Unit No 10
(Works As No.8 plus following items):

- 24 Remove Extractor Hood; Make good to wall.
- 25 Relocate Wall Cupboard; Make good to wall.
- 26 Retain Worktop/ Bu And Sink And Taps; Thoroughly clean and provide new silicone sealant.
- 27 Bathroom Door Retained; Ensure operational.
- 28 Plaster Repairs In Shower Room
- 29 Replace floor vinyl with suitable non-slip safety vinyl.
- 30 Retain rooflight; Clean And Ensure Working; Repair As Necessary
- 31 Remove Shower Cubicle And Tray. Provide New Including Plinth And Shower Gully/Drainage. Allow For New White Rock Wall Cladding And Silicone Sealant

Unit No 11
(Works As No.8 plus following items):

- 32 Retain Rooflight/Clean And Ensure Working; Repair As Necessary
- 33 Remove Carpet Under Laminate Flooring And Membrane
- 34 Remove Tiling To Splashback, Make Good To Plaster
- 35 Relocate Wall Cupboard
- 36 Provide New Worktop And Base Units - Reuse Sink And Taps
- 37 Decorate Skirting (Retain)
- 38 Retain Whb Clean W.C.; Shower Works As No.8
- 39 Remove Wallpaper / Splashback Tiles And Timber Effect Wall Cladding. Make Good To Walls. Remove Adhesive Floor Tiles

Unit No 12

- 40 Note: This unit is a bare shell and will require full fit out of joinery (skirtings/ architraves / window cills), decorations, floor finishes, sanitary-ware, work-top, base unit and wall cupboards including inset sink.

General Work Item Notes:

- Allow for removing all existing floor finishes and providing new heavy contract vinyl (non-slip safety vinyl to shower rooms)
- Check humidity of existing sub-floor slab; Provide Surface DPM if RH exceeds vinyl manufacturers requirements.
- Retain / repair / prep existing painted timber skirtings unless specified as new.
- Prepare plastered walls and ceilings to receive full paint specification decoration.
- Prepare all existing woodwork including door faces / frames / architraves / window boards / skirting boards and the like to receive full gloss paint specification.
- Include for thoroughly cleaning all existing radiators. Apply suitable proprietary radiator paint in accordance with manufacturers instructions. Allow for gloss painting all exposed pipework.
- Thoroughly clean existing pvc windows with suitable cleaning products. Fully prepare and redecorate any timber windows.
- Remove existing shower unit; Provide New Shower To Mechanical Services Specification With Built In Trmv
- Provide silicone seal at abutment of all new fitted worktops / base units / end panels and all new sanitary-ware.
- Allow for supply and fix of new painted SW timber blind battens and new blinds to all windows.
- Ensure all blockwork party walls within the roof spaces between units are suitably fire-stopped up to the underside of the roof. Any / all openings / service penetrations are to be suitably fire stopped with appropriate certified products to suit application.

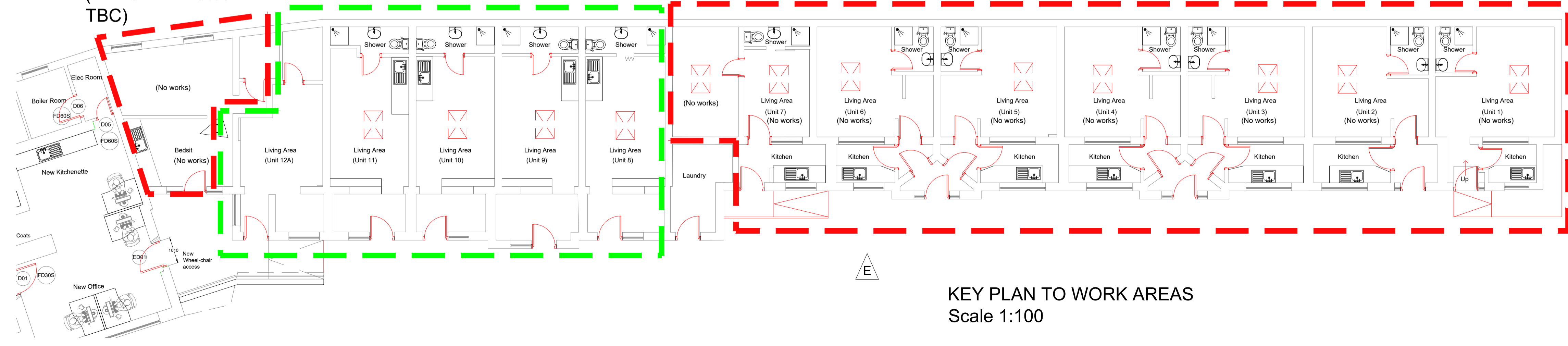
Note:

- Client to supply all loose fixtures and fittings
- There are no blinds to existing Velux roof lights. None to be provided as part of works.

SCOPE OF WORKS TO THESE UNITS TO BE CONFIRMED (PHASE 2 - Dates TBC)

SCOPE OF WORKS ABOVE TO THESE UNITS (PHASE 1)

SCOPE OF WORKS TO THESE UNITS TO BE CONFIRMED (PHASE 2 - Dates TBC)



KEY PLAN TO WORK AREAS
Scale 1:100

Key To Fire Strategy Elements:

- Denotes line of 30 minutes Fire Resistance (Integrity + insulation).
- Denotes line of 60 minutes Fire Resistance (Integrity + insulation).
- Denotes solidcore certified door-set and ironmongery to achieve 30 minute fire resistance to include intumescent strips and smoke seals and mechanical self-closer.
- Denotes solidcore certified door-set and ironmongery to achieve 60 minute fire resistance to include intumescent strips and smoke seals and mechanical self-closer.

REFER TO DRG 006 FOR WORKS TO 2 STOREY BUILDING

| | | | |
|-----|------------------------------|----------|-----------|
| P2 | Planning + B.Reg notes added | 21/07/21 | MJY |
| P1 | First Issue | 08/07/21 | MJY |
| Rev | Notes | Date | Issued By |



SERVICE
Accommodation Strategy
BMCB

PROJECT
Alteration & Refurbishment of Queens House, Queens Road, Barnsley, S71 1AR

TITLE
Proposed Ground Floor Plans
Single Storey Building

| | | |
|------------------|-------------------|------------|
| PROJECT REF | DRAWING REFERENCE | REV |
| Queens House | BMCB-DR-A-007 | P2 |
| SCALE | DISCIPLINE | SHEET SIZE |
| 1:50 | ARCHITECTURE | A1 |
| PURPOSE OF ISSUE | PRELIMINARY | |
| | Drawn | MJY |
| | Checked | MJY |