

FIRST FLOOR PLAN @1:100

FLOOR FINISHES

Where it is indicated floor finishes are to be retained they should be protected with protection board with tape to all joints & perimeter edges.

2400x800x6mm plywood cut to plan mechanically fixed at 150mm c/s over floor boards to suspended timber floors where carpet or quarry tiles are specified.

Contractor to ensure works are programmed to allow sufficient time for drying of sub floors to allow proposed floor finishes to be laid in accordance with manufacturers recommendations.

Floor direction to be agreed with Architect/Designer prior to laying.

FF400 TILED PRODUCTS

FF413 650x330mm porcelain tile laid staggered stack bond on screed using Ardex X7G adhesive or similar with bed thickness between 3mm. Joints size 3mm. Surface dressing in accordance with manufacturers recommendations.
Supplier: NICK FIRTH
Ref: Orion Beige
Grout: Mapei 187 Linen

FF414 600x300mm porcelain tile laid staggered stack bond on screed using Ardex X7G adhesive or similar with bed thickness between 3mm. Joints size 3mm. Surface dressing in accordance with manufacturers recommendations.
Supplier: NICK FIRTH
Ref: Mustang slate
Grout: Mapei 114 anthracite

All junctions to be clear mastic sealed.

WF 300 APPLIED TILED/SHEET FINISHES

All junctions to be mastic sealed

WF311 200 x 100 mm wall tiles Glazed ceramic laid staggered stack bond with 3mm grout gap. Tiled full height from floor to ceiling.
Allow to trim with Homelux s/s Flat edge tile trim
Grout: Mapei 114 Anthracite
Tile Supplier: NICK FIRTH
Ref: Marfil Gloss

CEILING/COVING FINISHES

CF 100 PAINT FINISHES

Decoration to existing painted plastered ceilings to be two full coats of **High performance Scrubbable matt emulsion**

CF102 - colour match to DULUX HERITAGE Edelweiss White

JOINERY FINISHES TO ENSUITE 2 AND 8 ONLY

All loose & flaking paint decoration to existing timber to be sanded back to a sound substrate. Apply one coat of primer where required, one undercoat & two full coats of gloss paint as specified.

All damaged or rotten woodwork to be cut back & a timber scarf repair or proprietary epoxy filler repair carried out to receive specified finish.

JOINERY TO ENSUITES 2 AND 8 acrylic eggshell - colour match **CEILING COLOUR CF102**

WINDOW CILLS TO ENSUITES 2 AND 8 - Full Gloss colour match to **CEILING COLOUR CF102**

RADIATOR FINISHES

New radiators as per DMP 822

WATER, GAS & HEATING SERVICES

Contractor to allow for water supplies to all boilers, hot water boilers & sanitary ware as indicated on the drawing.

Supply & plumb all sanitary ware as indicated on the drawing & the sanitaryware schedule.

Contractor to allow for repositioning all water services affected by the works

Allow for chlorinating all new & existing water systems prior to handover.

ELECTRICAL SERVICES

Installation of electrical services must be carried out in accordance with BS7671: Requirements for electrical installations. IEE Wiring Regulations. Seventeenth edition.

Socket outlets to all areas viewed by the general public to be flush mounted 13 amp 3 pin switched with Polished Chrome finish as indicated on the drawing, generally 450mm above FFL (to underside of socket) unless otherwise indicated.

Lighting points to be wired as indicated on the drawing. Grouping of light fittings for switching to be agreed prior to wiring unless indicated on the drawing.

All existing & new electrical works to be certified to the latest NICEIC regulations on completion.

EMERGENCY LIGHTING

All emergency lighting points & type to be indicated on a drawing & agreed with the architect prior to wiring.

Final Exits should be accompanied by the relevant Exit Signage in accordance with BS5499.

Where the existing emergency lighting system is to be reused & modified the contractor must ensure the whole system can be certified to BS 5266 Part1 and Table 9 on completion of the project.

Emergency lights not required to letting rooms


FIRE ALARM & DETECTION SYSTEM

Where the existing fire alarm & detection system is to be reused & modified the contractor must ensure the whole system can be certified to BS 5839 Part 1on completion of the project.

VENTILATION

All new ventilation systems to be designed in accordance with the Non Domestic Building Services Compliance Guide. Commissioning certificates to be provided on completion.

Mechanical extract ventilation to contractors design to all bathrooms to achieve an extract rate of 15l/s activated with a PIR sensor with timed overrun.

	designmanagementpartnership No. 2 Centre Court, Pontypridd, CF37 5YR +44(O)29 2064 4829 mail@designmanagementpartnership.com	Notes		Rev	Date	Revision note	Initls	Rev	Date	Revision note	Initls	Figured dimensions to be used in preference to scaled sizes All dimensions to be checked by the contractor before commencing work and any discrepancies reported to the Architect Drawings to be read in conjunction with Structural Engineers and other consultants drawings. This drawing is the property of designmanagementpartnership. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without the consent of designmanagementpartnership.	Scale @ A1	Drawn	Check	Date	Status	Job no	Rev
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