

GENERAL NOTES:

BEFORE WORK COMMENCES CONTRACTOR MUST CARRY OUT STRUCTURAL ASSESSMENT OF EXISTING FLOOR TO DETERMINE IF LOAD BEARING CAPACITY IS ADEQUATE TO SUPPORT NEW WORKS IN ALL AREAS. ALLOW TO CONSULT STRUCTURAL ENGINEER AS REQUIRED.

FIRE DETECTION

ALL RELEVANT ROOMS TO BE INTEGRATED INTO FULL BUILDING FIRE DETECTION & ALARM SYSTEM AS DOCUMENTS PROVIDED.
(THOR FIRE LTD 0161 513 4390).

FIRE SUPPRESSION

ALL RELEVANT ROOMS TO BE INTEGRATED INTO FULL BUILDING FIRE SUPPRESSION SYSTEM AS DOCUMENTS PROVIDED.
(THOR FIRE LTD 0161 513 4390).

FIRE STOPPING

ALL PENETRATIONS THROUGH FIRE RESISTING ELEMENTS MUST BE PROPERLY FIRE STOPPED USING ROCKWOOL OR SIMILAR APPROVED SUPPLIER, IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.

EMERGENCY LIGHTING

FULL EMERGENCY LIGHTING SYSTEM TO CONTRACTOR DESIGN.

CONTROL PANEL

ALL CONTROLS FOR HEAT / COOLING / POWER / WATER / LIGHTING ETC. TO BE SITUATED IN DEDICATED SPECIALIST CONTROL PANEL IN HALLWAY OUTSIDE EACH FLAT.(CONTOUR HEATING PRODUCTS LTD 01952290498).

HEATING & VENTILATION

ALL AREAS TO HAVE NEW AC HEATING / COOLING (VRV) & VENTILATION SYSTEM TO SPECIALIST SUB-CONTRACTOR DESIGN.

NEW M & E SYSTEM

SUPPLY & INSTALL NEW HOT & COLD WATER WATER SUPPLY BY SPECIALIST MEP DESIGNER / SUB-CONTRACTOR. SUPPLY & INSTALL NEW 'A' RATED HIGH EFFICIENCY COMMERCIAL BOILER TO SERVICE HOT WATER POINTS THROUGHOUT HOUSE & TO INCLUDE KITCHEN, GALLEYS WITHIN FLATS, SHOWERS, BATHS, WC'S & ALL OTHER REQUIREMENTS AS NECESSARY.

NEW LAUNDRY (6m2)

FLOORING: Make good existing floor. New vinyl flooring – Altro walkway 20 or similar approved. Laid on plywood (min thickness 12mm).

DOOR: New external quality door with robust fixings, hinges & security.

FINISHES: Make good & install full height Whiterock wall cladding fixed in accordance with manufacturers recommendations. Colour TBC.

GLAZING: Restore existing window & protect externally with security film.

CEILING: Existing plaster – make good & decorate
LIGHTING: New anti-ligature surface led ceiling fitting with PIR.
PWR & DATA: Provide new electrical points as required.
HEATING & VENTILATION: New extract ventilation system & vent to outside for tumble dryer.

NEW PLANT ROOM (6m2)

FLOORING: Make good existing floor.

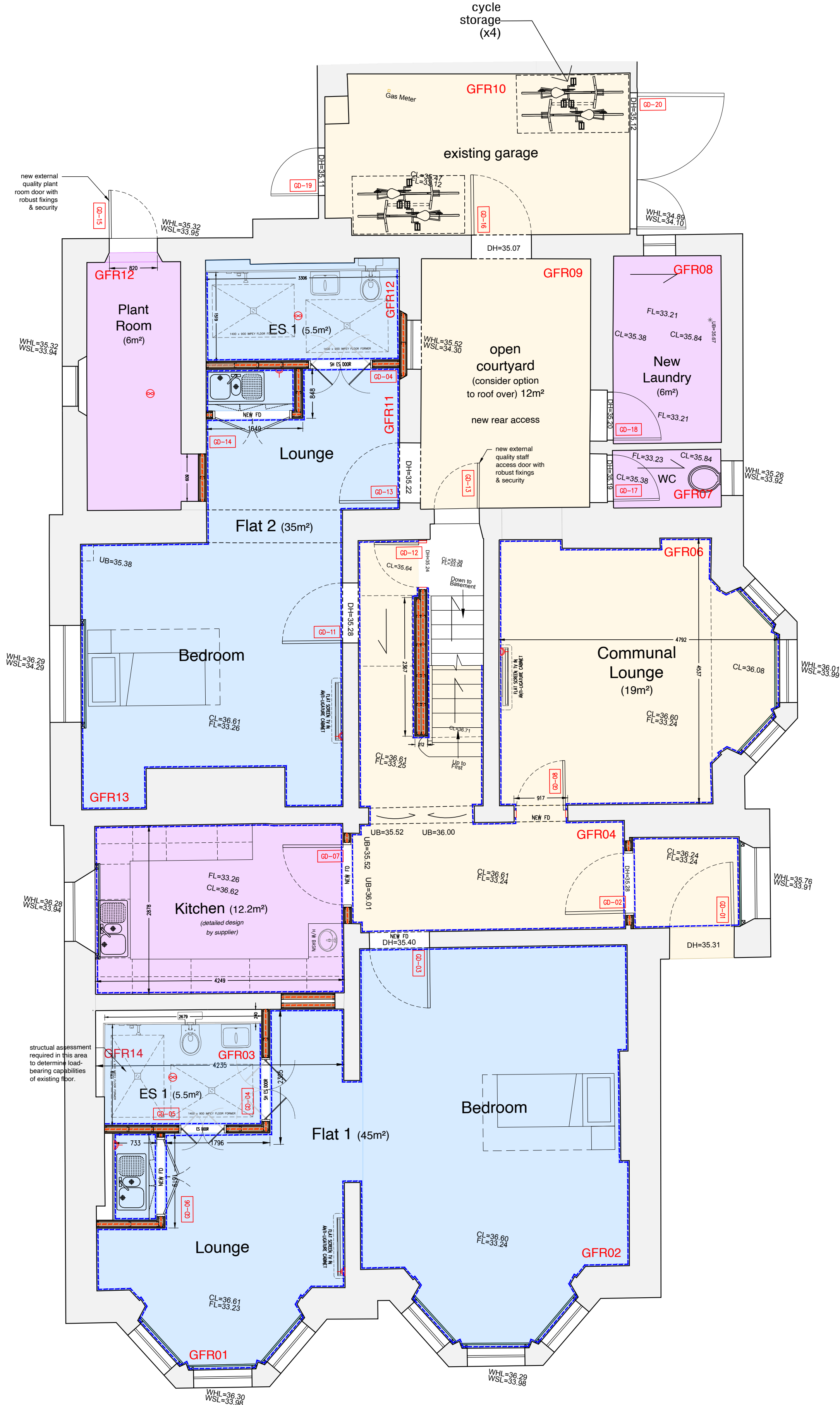
DOOR: New external quality door with robust fixings, hinges & security.

FINISHES: Make good & re-decorate as required.

GLAZING: Restore existing window & protect externally with security film.

CEILING: Existing plaster – make good & decorate
LIGHTING: New anti-ligature surface led ceiling fitting with PIR.
PWR & DATA: Provide new electrical points as required.
HEATING & VENTILATION: Ensure background ventilation to meet Building Regs requirements.

NOTE: REFER TO SEPARATE ROOM LOADING DRAWINGS FOR NOTES & SPECIFICATION RELATING TO RESIDENT ACCOMODATION AREAS.



GF STAIRCASE & HALL (18.9m2)

FLOORING: Make good existing floor. New vinyl flooring – Altro walkway 20 or similar approved. Laid on plywood (min thickness 12mm). Contrasting Gradus stair nosings. Colour TBC. Clad balusters with frosted, bevelled edge, 9mm Perspex, fixed securely with anti-tamper screws. Make good & redecorate existing skirting.

PARTITIONS: Gyproc spec a206035 (en) floor to form new partitions to staircase. Half height Whiterock wall protection throughout. Fixed in accordance with manufacturers recommendations. Colour TBC.

DOORS: New FD30 doors with vision panel – self closing. Push plates & anti-ligature door handles. (as per Safehinge Primera information supplied – contact 0330 058 0988). Acrovyn half height door cladding both sides fixed in accordance with manufacturers recommendations. Colour TBC. Supply & install Kingswood Group Anti-Ligature Extended Large Rubber Door Stop Wall Mounted on Back Plate x2 (top & bottom) where possible.

ALL FINISHES: Make good & redecorate with 2 coats endurance emulsion above half height Whiterock wall protection fixed in accordance with manufacturers recommendations. Colour TBC.

WALL PROTECTION: Acrovyn corner protection. Sheet height Whiterock wall protection. Fixed in accordance with manufacturers recommendations. Colour TBC.

LIGHTING: New anti-ligature led surface ceiling fittings, emergency packs as req'd, local switching + pir
PWR & DATA: Isolate & blank off all redundant power sockets, use tamper proof screws & anti -pick mastic.
HEATING & VENTILATION: New ac heating / cooling (VRV) & ventilation system.
FIXTURES & FITTINGS: Remove all redundant existing fixtures & fittings.
GLAZING: Restore existing windows + add restrictors & install perspex sheet on softwood frame.

NEW GF CORRIDOR & REAR ENTRANCE (5.7m2)

FLOORING: Make good existing floor. New vinyl flooring – Altro walkway 20 or similar approved. Laid on plywood (min thickness 12mm). make good & redecorate existing skirting + new timber Painted to match.

PARTITIONS: Gyproc spec a206035 (en) floor to form new partition. Half height Whiterock wall protection throughout fixed in accordance with manufacturers recommendations. Colour TBC.

DOOR: New fd30 doors with vision panel to kitchen – self closing. Push plates & anti-ligature door handles. (as Safehinge Primera information supplied – contact 0330 058 0988). Acrovyn half height door cladding both sides fixed in accordance with manufacturers recommendations. Colour TBC. New external quality timber rear door to match existing. Supply & install Kingswood Group Anti-Ligature Extended Large Rubber Door Stop Wall Mounted on Back Plate x2 (top & bottom) where possible.

ALL FINISHES: Make good & redecorate with 2 coats endurance emulsion above half height Whiterock wall protection fixed in accordance with manufacturers recommendations. Colour TBC.

WALL PROTECTION: Acrovyn corner protection. Half height Whiterock wall protection. All fixed in accordance with manufacturers recommendations. Colour TBC.

LIGHTING: New anti-ligature led surface ceiling fittings, emergency packs as req'd, local switching + pir.
PWR & DATA: Isolate & blank off all redundant power sockets, use tamper proof screws & anti -pick mastic.
HEATING: New ac heating & ventilation system
VENTILATION: New ac system & ducted vent & extract
FIXTURES & FITTINGS: Remove all redundant existing fixtures & fittings.
GLAZING: Restore existing windows + add restrictors & install perspex sheet on softwood frame.

NEW KITCHEN (12.2m2)

GENERAL: Form new area as shown. Remove existing fireplace & block in aperture with robust severe duty partitioning system such as Gypwall Single Frame A206231S (EN).

FLOORING: Make good existing floor. New vinyl flooring – Altro walkway 20 or similar approved. Laid on plywood (min thickness 12mm). make good & redecorate existing skirting + new timber Painted to match.

PARTITIONS: Gyproc spec a206035 (en) floor to form new partition. Half height Whiterock wall protection throughout fixed in accordance with manufacturers recommendations. Colour TBC.

DOOR: New fd30 door with vision panel to kitchen – self closing. Push plates & anti-ligature door handles. (as Safehinge Primera information supplied – contact 0330 058 0988). Acrovyn half height door cladding both sides fixed in accordance with manufacturers recommendations. Colour TBC. Supply & install Kingswood Group Anti-Ligature Extended Large Rubber Door Stop Wall Mounted on Back Plate x2 (top & bottom) where possible.

ALL FINISHES: Make good & redecorate with 2 coats endurance emulsion over half height Whiterock wall protection.

WALL PROTECTION: Acrovyn corner protection. Half height Whiterock wall protection throughout. All fixed in accordance with manufacturers recommendations. Colour TBC.

GLAZING: Restore existing windows, re-instate secondary glazing & install window protection film internally.
LIGHTING: New led surface fittings – local switching + pir
PWR & DATA: Existing + new to suit kitchen layout – minimum 5 Tss0 total + Wi-Fi
HEATING: New ac heating & ventilation system
VENTILATION: New ac system & ducted vent & extract
FIXTURES & FITTINGS: New Howdens Clerkenwell handleless kitchen with laminate worktops as per detail design. Consider window blinds. Remove all redundant existing fixtures & fittings. Colour TBC.

COMMUNAL LOUNGE (19m2)

FLOORING: Make good existing floor. New vinyl flooring – Altro walkway 20 or similar approved. Laid on plywood (min thickness 12mm). Make good & redecorate existing skirting.

PARTITIONS: Gyproc spec a206035 (en) floor to ceiling to enclose existing fireplace & hearth. Plywood patressing. Coved skirting detail. Altro cove & cap to integrate with wall cladding.

DOORS: New specialist anti-barricade & anti-ligature door from specialist supplier with ironmongery. (as per Safehinge Primera information supplied – contact 0330 058 0988). Acrovyn half height door cladding both sides fixed in accordance with manufacturers recommendations. Colour TBC. Supply & install Kingswood Group Anti-Ligature Extended Large Rubber Door Stop Wall Mounted on Back Plate x2 (top & bottom) where possible.

FINISHES: Make good & install full height Whiterock wall cladding fixed in accordance with manufacturers recommendations. Colour TBC.

GLAZING: Restore existing window & protect internally with contour anti-ligature surface mounted window protection, surface fixed with anti-tamper screws & anti pick mastic. (Contour Heating Products Ltd tel: 01952290498).

WALL PROTECTION: Acrovyn door frame protection. Full height Whiterock wall cladding with anti-pick mastic. All fixed in accordance with manufacturers recommendations. Colour TBC.

CEILING: Existing plaster – make good & decorate
LIGHTING: New anti-ligature surface led ceiling fittings – local switching
PWR & DATA: Isolate & blank off all redundant power sockets, use tamper proof screws & anti -pick mastic.
HEATING & VENTILATION: New ac heating / cooling (VRV) & ventilation system
FIXTURES & FITTINGS: Remote control blackout window blinds within window void.
Supply & install anti-ligature television enclosure with fully concealed services. (Contour Heating Products Ltd 01952290498).

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GENERAL NOTES

- Do not scale for construction purposes. Work to figured dimensions only.
- All dimensions are in millimeters unless otherwise stated.
- All dimensions shall be verified on site before proceeding with works.
- The designer must be notified in writing of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.
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DRAWING NOTES

Key:

- Communal space
- Resident Accommodation
- Staff Accommodation
- Staff Facilities
- Full height partition
Gypwall spec A206231S (EN)
- Whiterock wall cladding
full height
- Plywood patressing
within partitioning
- Demolitions & Removal
from site
- New anti-ligature LED
light fitting

C	11.09.26	REVISED IN ACCORDANCE	JB
B	08.09.26	UPDATED - CNTR REQUIREMENTS	JB
A	22.01.26	EN-SUITE DOORS UPDATED	JB
00	21.11.25	FIRST ISSUE	JB
Rev	Date	Reason For Issue	Chk'd

AYRES HAYNES ARCHITECTS

Ground Floor | 3 Sandy Court | Ashleigh Way | Plymouth | PL7 5JX

t 01752 408051 g admin@ayreshaynes.com w www.ayreshaynes.com

Client

Modus Care Ltd

Project Title

Ty Albero,
7 Gold Tops,
Newport,
NP20 4PH.

Drawing Title

**Proposed Plan
Ground floor**

Drawing Status

Building Regulations

Scale @ A1	Date	Drawn by
1:50	21.11.25	JB

Drawing reference

2518	5	BR 12	C
Project Number	RIBA Stage	Drawing number	Revision