



GENERAL NOTES

1. This drawing is not to be scaled.
2. All dimensions shown are in millimeters, and do not take into account applied finishes, unless specifically indicated otherwise.
3. Any omissions or discrepancies found shall be reported to the Architect immediately.
4. This drawing is to be read in conjunction with the relevant sections of the specification, schedules or bill of quantities.
5. The contractor shall submit full shop/setout drawings for approval (based on site dimensions) prior to the commencement of any site works, or placing of any orders for the manufacture of any fittings, fixtures or components shown.

REVISIONS

No	Date	Description	Rev By
A	Jan 23	Steelwork and supporting piers amended following information from structural engineer	DS
B	Nov 23	Boiler location amended	DS
C	Dec 25	Hot water cylinder area amended.	DS

Additional roof insulation to roof section of lean-to:
Existing point finish to be removed from interior plasterwork.
A section of ceiling is to be carefully removed to check existing construction with Ty-Mow's technical department to confirm that the following specification is suitable.
Finish:
Roof/ceiling finish to be lined with Ty-Mow's internal insulation system consisting of:
60mm thick 'Homotherm ID-011' woodfibre board mechanically fixed to the ceiling with insulated fixings according to Ty-Mow's recommendations.
Internal finish of 1 coat 3mm superfine plaster finish on 1 coat fine hemp top coat.
on 1 coat fine hemp plaster with mesh.
Paint finish to be vapour permeable (Internal Silicate Paint/Ty-Mow limewash/ Clay paint or Ecosphere) available from Ty-Mow.

Combustion air for log burner supplied through wall air vent.
Log burner supplied and installed by specialist connects to existing flue in chimney.

Existing raised floor section to be carefully removed and any salvageable timbers/pinery elements retained for possible reuse.
New suspended floor to be constructed at main ground floor level from Ty-Mow's insulated floor system consisting of:
100mm imbrex slab with 40mm cork board edge insulation to perimeter laid on clip rail underfloor heating pipe layout to approval.
on 100mm carbond insulation available from Ty-Mow.
on beam and block flooring to structural engineers specification.
Junction between suspended flooring and solid flooring to incorporate movement joint.
All work to be carried out according to Ty-Mow's specification.

Brickwork pier supporting new steelwork to structural engineers specification.

Kitchen mechanical ventilation provided by cooker hood to achieve 30 litres per second extract rate to outside air via existing chimney flue.
Recessed cover access to basement area.
Size and position to be agreed.

New doors and lining.

Existing door to hall to be upgraded to minimum E20 fire doorset standard using 'Envirograf' door upgrade kit. Preparation and application to be in strict accordance with manufacturers instructions.

Walls adjoining staircase, hall and landings to be checked for suitability of construction to achieve required fire resistance.
In areas of timber framing treat walls, ceiling/floor void with 'Envirograf' fire proof coatings and fire/smoke stops to achieve min REI 30 specification and installation in accordance with 'Envirograf' requirements.
In areas of plasterwork walls to be lined with Ty-Mow's 25mm thick 'Celent N' wood wool panels mechanically fixed to walls according to Ty-Mow's specification.
Finish of 15mm thick lime-cement plaster.
Construction to achieve REI 30.
Point finish to be vapour permeable (Internal Silicate Paint/Ty-Mow limewash/ Clay paint or Ecosphere) available from Ty-Mow.

For details and specification of porch refer to Sections A-A and B-B

Mechanical ventilation to Cloaks to provide not less than 15 litres per second with 15 minute overrun discharging to outside air via high level duct in hall/through porch roof void and grill on boarding above grating.

Existing gully removed and replaced with access gully in new position.

Division line between front and rear properties
Existing door to hall fixed shut and upgraded to minimum E20 fire doorset standard using 'Envirograf' door upgrade kit. Preparation and application to be in strict accordance with manufacturers instructions.

Mechanical ventilation to Cloaks to provide not less than 15 litres per second with 15 minute overrun discharging to outside air via high level duct rising to roof level and discharging through tile vent.

Existing cloaks area to be carefully removed and any salvageable timbers/pinery elements retained for possible reuse.

Sash windows to be refurbished by 'Ventrola' to incorporate draught seals and acoustic glazing



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PROJECT

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CLIENT

Mr. & Mrs. R. Bailey

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Drawing Title

Proposed
Basement and Ground Floor Plan

Drawn	GAJ	Date	03.10.2022
Checked	-	Scale	1:50 @ A1
Project No	1689	Drawing No	01
Issue Status	Listed Bldg & Bldg Regs	Rev	C