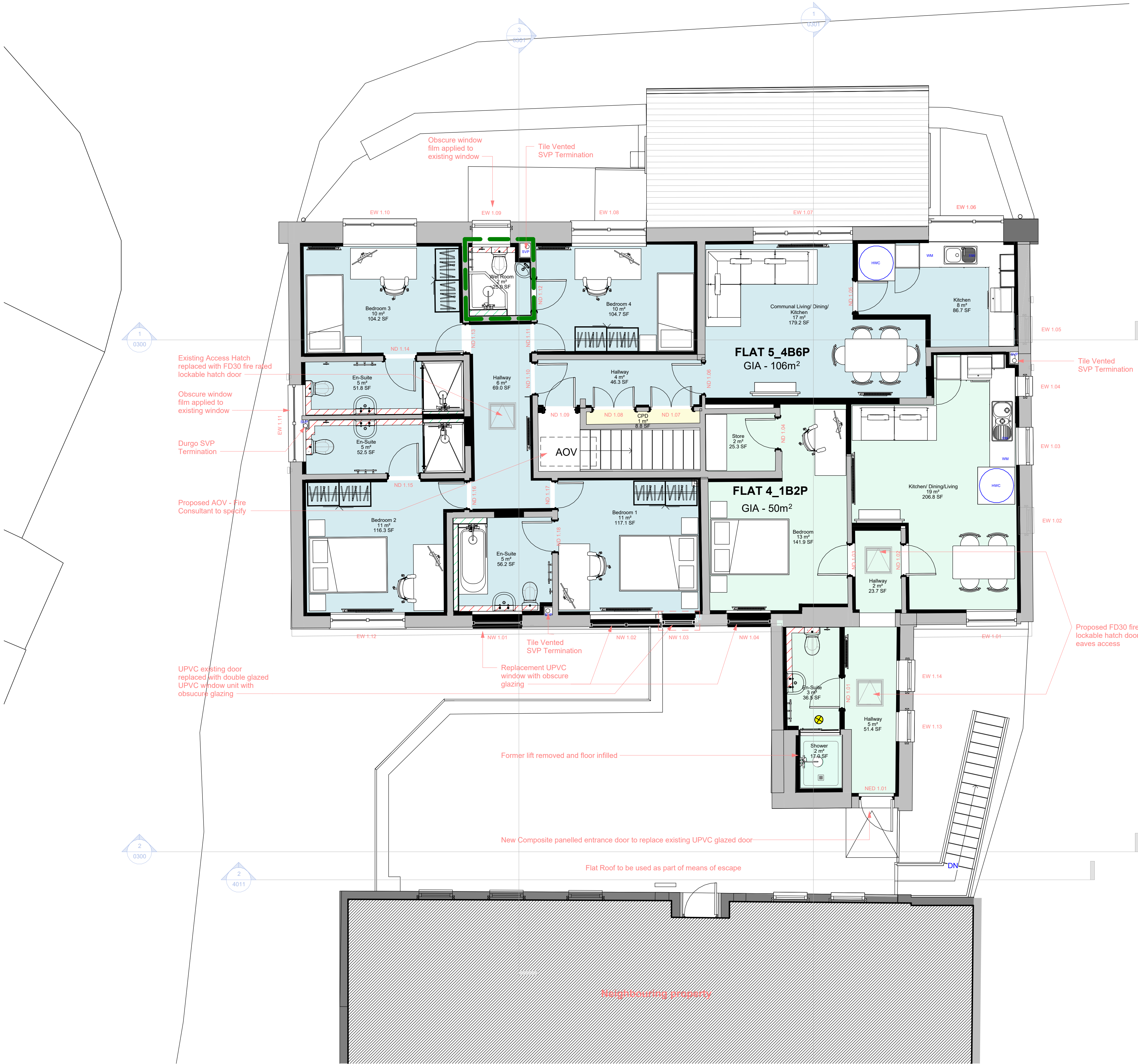


Proposed First Floor Plan
1 : 50



CDM Design Risk Note: Residual Risks - Stage 4

This drawing forms part of the Stage 4 Tender Pack for the retrofit of the existing care home to form new residential units.

Existing structure and envelope to be retained unless noted otherwise; contractor to verify condition of all retained elements prior to commencement.

Non-invasive asbestos survey undertaken by client; intrusive survey to be completed prior to commencement of any works that may disturb the fabric.

Existing services may remain live; contractor to isolate and make safe prior to commencing any works in affected areas.

Structural alterations to be supported and sequenced in accordance with the demolition and temporary works contractors proposals.

Works at height may be required for window replacement, ceiling installation, and other high-level works; provide appropriate access and fall protection.

Manual handling risks from large/heavy components (e.g., windows, joinery units, doors); mechanical lifting aids to be used where practicable.

All works to comply with the CDM 2015 Regulations

To be read in conjunction with the Designer's Risk and Hazard Identification Register, as outlined in the accompanying Pre-Construction Health and Safety Information Pack.

Contractors to check all dimensions on drawings.

Any discrepancies must be reported to KTA Architects Ltd or the contract administrator before proceeding.

Do not scale except for planning purposes, work to figured dimensions.

A Fire Consultant must be appointed for this project. KTA drawings & schedules to be read in conjunction with the Fire Consultant Fire Strategy Report. The Fire Strategy Report takes precedence over any KTA drawing or schedule & any discrepancy should be brought to KTA's attention.

This drawing must be read in conjunction with all relevant consultants drawings.

This drawing is © KTA Architects Ltd.

Revision Schedule

Revision Number	Revision Date	Revision Description	Issued/ Authorised by
T1	22/08/2025	Stage 4 Tender Issue	GH/AC

TENDER ISSUE
NOT FOR CONSTRUCTION

Drawings issued for tender purposes only.

Not to be used for construction.

This drawing forms part of a coordinated package issued for tender purposes in accordance with RIBA Stage 4. All specifications, schedules, and consultant drawings must be read in conjunction. The contractor is responsible for ensuring full coordination between trades.

Existing layouts are based upon third-party survey data including SUMO Plan Survey and Currie Brown refurbishment drawings. Due to the nature and format of this information, dimensions shown are indicative only.

The contractor is responsible for confirming all critical site dimensions and conditions prior to commencement of fabrication, installation, or ordering of materials. Any discrepancies are to be reported immediately to the design team.

Room Data Sheets take precedence over GA drawings for layouts, positioning, and fixture locations

Key

- Existing
- Proposed
- Hot Water Cylinder Location - on GF +430mm on raised timber plinth
- Dish Washer
- Washing Machine
- Extraction Fan location vented vertically through roof
- Raised Floor +150mm
- Radon sump and fan location
- EED 0.00 Existing External Door
- EW 0.00 Existing Window
- NED 0.00 New External Door
- ND 0.00 New Internal Door
- NW 0.00 New Window
- Full height boxing in or IPS to encase proposed pipework
- Low level boxing in to encase proposed pipework

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Project
Park House Isles of Scilly

Title
Proposed First Floor Plan

Author GH Chkd by AC Scale 1 : 50 @ A1

Project 24129 Status Stage 4

Drawing number 24129-KTA-XX-F1-D-A-0251

T1

By Department Legend

- Flat 4
- Flat 5
- Plant

