

MECHANICS INSTITUTE REFURBISHMENT BUILDING REGS NOTES

NEW GROUND FLOOR CONSTRUCTION TO COMMUNITY ROOM

Floor finish, on 150mm thick reinforced concrete slab with levelled finish, on 100mm thick Celotex G5A4000 (or similar approved) insulation, on 1200 gauge DPM, on minimum 75mm MOT with fibres (to be confirmed by Structural Engineer).

To library corridor / wc, new raised floor - new timber joists 175 x 50mm spanning between loadbearing walls with 165mm Celotex XPS4000 insulation between, 500 gauge polythene separating layer then timber board over.

Minimum 20mm thick perimeter insulation. All joints in DPM to be twice folded to give 100 well.

New ground floor to achieve minimum U-value of 0.18W/m2K

LIFT SHAFT / BASE

Concrete structure to SE requirement. Where below ground level, use Fosroc tanking slurry to base and sides and overlap with floor detail. Min 75mm sand cement screed at base over tanking for protection. All detail strictly in accordance with Fosroc recommendations specification.

EXISTING EXTERNAL WALLS TO COMMUNITY ROOM

Drailed waterproofing system by Delta or similar, to their specification on the rear wall where the external level is high. Metal framed "C" studs fixed to existing masonry wall at 600mm centres, using Delta Membrane recommendation for fixings. Fit 72.2mm thick Celotex PL4060 Insulated Plasterboard (or equal approved) to metal "C" studs. Insulated plasterboard to receive skim and paint finish.

Walls to achieve minimum U-value of 0.28W/m2K.

INTERNAL DOORS

Where indicated FD30s doors to be installed providing 30 minutes fire resistance with self closing devices, fluorescent strips and smoke seals.

SAFETY GLAZING

Provide safety glazing to all windows below 800mm and all doors with adjacent windows below 1500mm above finished floor level. Fit 100mm child proof restrictors (overridable by an adult) to all first and second floor windows with cills below 800mm above floor level.

NEW INTERNAL WALLS

**Standard Stud Walls** - Fit 1 layer of 15mm British Gypsum Duraline (or similar approved) both sides of 100 x 50mm timber studs at maximum 400mm centres. Fit 100mm thick mineral wool insulation (minimum 10kg/m3 density) between studs. Suitable tile backing board to be used where there will be a tiled finish.

**New Stud Walls to Meeting Room** - Fit 1 layer of 15mm Gyproc Duraline (or similar approved), and 1 layer of 12.5mm thick Gyproc SoundBloc both sides of 100 x 50mm timber studs at maximum 400mm centres. Fit 100mm thick mineral wool insulation (minimum 10kg/m3 density), between studs.

**New Wall to Lift Shaft** - 150mm thick Gyproc Duraline (or similar approved) fixed to 102.5mm thick Class B engineering brick in 1:3 mortar (see Structural Engineer's details).

Plasterboard to all walls to receive 3mm skim and paint finish.

Walls to an escape route to achieve 60min fire compartmentation. Walls / cavity barrier to be taken up to a structural soffit or fire resisting ceiling and fire stopping at any penetrations.

NEW INTERMEDIATE FLOOR CONSTRUCTION

Fit 22mm thick timber boarding to top of 150 x 50mm C16 timber joists at 400mm centres, spanning between loadbearing walls. Fit 100mm thick mineral wool insulation between floor joists and 12.5mm thick plasterboard to underside of floor joists. Plasterboard to receive skim and paint finish.

NEW CEILING TO MEETING ROOM

1 layer of 12.5mm thick Gyproc Wallboard TEN (or similar approved) and 1 layer of 12.5mm thick Gyproc SoundBloc (or similar approved) with staggered joints, fixed to underside of existing concrete floor using BG MF suspended ceiling system with resilient hangers. Provide minimum 75mm ceiling void under the existing beams, with 100mm thick mineral wool insulation (minimum density 10kg/m3 density) above plasterboard. Plasterboard to receive skim and paint finish.

HEATING

Via radiators with thermostatic valves fed by gas condensing boiler, details to be confirmed.

NEW STAIRCASES

**Library Entrance to Community Room Level** - Timber stairs, width min 900mm clear, handrails 900mm above pitch line. Minimum 2m clear headroom above pitchline. 250mm gongings and 6 no. risers @ 150mm. Total rise 935mm.

**Meeting Room Level to Toilet Level** - Timber stairs, width as existing (min 900mm clear), handrails 900mm above pitch line. Minimum 2m clear headroom above pitchline. 267mm gongings and 6 no. risers @ 165mm. Total rise 990mm.

**Toilet Level to Function Room Level** - Timber stairs, width as existing (min 900mm clear), handrails 900mm above pitch line. Minimum 2m clear headroom above pitchline. 250mm gongings and 14 no. risers @ 175mm. Total rise 2450mm.

900mm high balustrade to all landings. Balustrade to resist 0.36kN/m of horizontal force and guarding to prevent passage of 1000 sphere. Balustrade should not be climbable. Handrails to both sides of a stair wider than 1m. Handrail to extend 300mm beyond top / bottom step apart from if it abuts a newel post or causes an obstruction.

Underside of stairs to be boarded with 2 layers Gypsum Friepline board to provide 60 minutes fire protection. Starts to fabricator design - Fabricator to provide drawings for approval.

Starts to have non slip Polyfloor sheet flooring and non slip edge nosings with contrasting colour. Colour / design to be agreed with client.

DRAINAGE

**External:** Black gutters, rainwater pipes and foul waste pipes to be connected to existing drainage system.

**Internal:** 1000 pvc wastes from toilets, 350 pvc wastes from sinks, 320 pvc wastes from wash hand basins, common wastes 50mm. 75mm deep seal traps to all fittings.

Any waste pipes passing through protected walls or floors to have 1/2 hour fire collars.

VENTILATION

Habitable rooms to have min 1/20 floor area opening windows and 8000m2 background ventilation - trickle vents (to Part F1 Section 2, Table 2 Building Regulations). Kitchens to have 30 litres/second extract ventilation adjacent to cooker, 60 litres/second elsewhere. Bathrooms to have 15 litres/second operated by light switch, with 20 minute overrun facility.

LIGHTING

Provide 100% energy efficient lighting. In accordance with Approved Document L.

ELECTRICAL INSTALLATION

All electrical design, installation, inspection and testing will be carried out by will be carried out by a competent electrician in accordance with Approved Document P and BS 7671:2001. The contractor will provide Building Control with a copy of the Electrical Installation Certificate and the IEE Model forms on completion.

APPROVED DOCUMENT M

Switches and sockets between 450mm and 1200mm from finished floor level (in accordance with Section 8, Diagram 29 Approved Document M).

Hot water taps to be installed on the left hand side.

④ Mains operated heat detector, with battery standby supply, installed to BS 5839-1.

⑤ Mains operated, interlinked smoke detector, with battery standby supply, installed to BS 5839-1.

All construction to be carried out in accordance with manufacturers and suppliers

recommendations and to comply with current Building Regulations and British Standards.

Any queries with details or discrepancies to be checked with Architect. Any Proposed changes to specification to be approved by Architect or Building Control.

Any change to insulation to still achieve minimum u value stated, thermal conductivity of any replacement to be equal to or better than specified insulation.

Refer also to Structural Engineer information for all structural work.

All dimensions on site to be checked prior to manufacture.

Studwork/ rafters on drawings shown indicatively - contractor to set out.

Client and contractor to be aware of their responsibilities under CDM (2015) Regulations. All works to be carried out by those with the necessary skill, experience and knowledge. Main contractor to be responsible as Principal Contractor and Principal Designer during works on site unless agreed otherwise.

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REFER TO DRAWINGS 1866.BR01 PLANS AND NOTES, 1866.BR02 PLAN AND SECTIONS, 1866.BR03 SECTIONS, 1866.BR04 EXISTING, 1866.BR05 COMMUNITY ROOM, 1866.BR06 MEETING ROOM, 1866.BR07 UPPER FLOOR WCS, 1866.BR08 FIRST FLOOR LANDING AND KITCHEN, 1866.BR09 DOOR SCHEDULE, 1866.BR10 GLAZED ENTRANCE SCREEN, REFER ALSO TO DESCRIPTION OF WORKS DOCUMENT.

