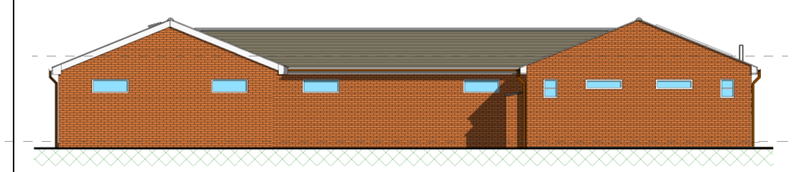


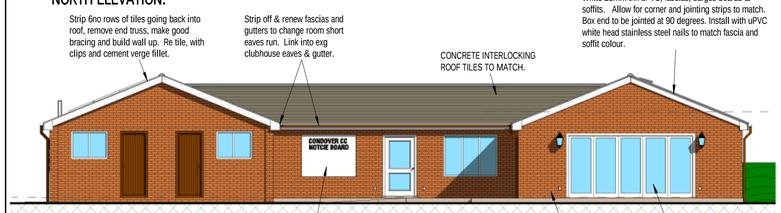
NORTH ELEVATION.

Strip 6no rows of tiles going back into roof, remove end truss, make good bracing and build wall up. Re tile, with clips and cement verge fillet.

Strip off & renew fascias and gutters to change room short eaves run. Link into exg clubhouse eaves & gutter.

CONCRETE INTERLOCKING ROOF TILES TO MATCH.

White 25mm thk uPVC, fascias, barges boards & soffits. Allow for corner and jointing strips to match. Box end to be jointed at 90 degrees. Install with uPVC white head stainless steel nails to match fascia and soffit colour.

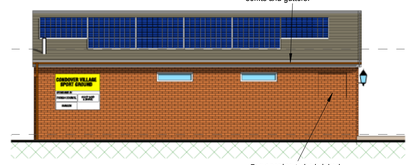


SOUTH ELEVATION.

Exg window opening to be blocked up & rendered with a smooth white finish Recess so render is set back 20mm approx.

BRICKS TO MATCH.

White finish, aluminium bi-fold doors. Safety glaze doors as side notes.



Strip off & renew fascias, soffits and gutters.

Exg T & G Boarding, made good after alteration works..

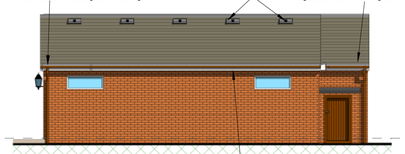
Exg opening to be bricked up and set back 20mm.

WEST ELEVATION

Brown uPVC 65mm square rain water pipes with supporting brackets, stop ends, offset bends and reducer to connected to underground drainage

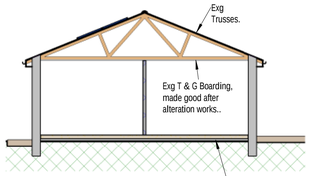
Vent tiles assisting breathable felt.

Strip off & renew fascias and gutters to change room short eaves run. Link into exg clubhouse eaves & gutter.



EAST ELEVATION.

Brown uPVC 114mm square eaves guttering and supporting brackets .



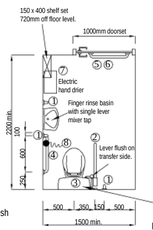
Exg Trusses.

Exg T & G Boarding, made good after alteration works..

Lay new min. 100m thk, reinforced with B385 mesh concrete on dpm on blinding on exg concrete slab.

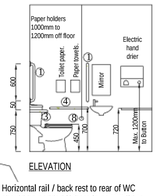
SECTION B - B

NOTE:
See Building Regs Spec notes for further details regarding, walling, truss rafters etc.



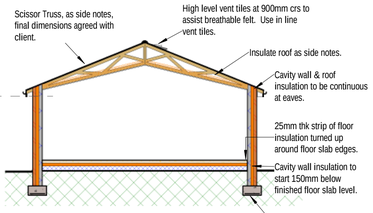
PLAN

DISABLED WC



ELEVATION

Horizontal rail / back rest to rear of WC should be padded if there is no WC lid to rest against. A back rest may not be required if the cistern is low level.



SECTION A - A

NOTE:
See Building Regs Spec notes for further details regarding, walling, truss rafters etc.

KEY

1. Fixed vertical rail.
2. Drop down rail (easy to use from seated position).
3. Fixed horizontal rail behind WC.
4. Fixed horizontal rail.
5. Horizontal door pull (to enable door to be closed when entering).
6. Coat hooks (1200 - 1400mm high)
7. Sealed container for incontinence pads and disposals.
8. Alarm chord (distinguish from light pull switch)

GENERAL NOTES

Where layout handed, the door configuration should be handed accordingly

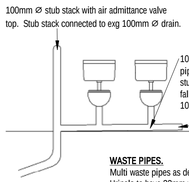
Fixtures and fittings within the WC should be visible using colour tonal contrasts.

Rails should be plastic-coated 35mm dia, good grip when wet, well fixed to walls and contrast with wall colours.

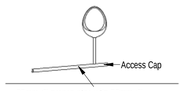
Shiny ceramic tiles and floors should be avoided, they cause reflection and glare which may be visually confusing.

Slip- resistant flooring materials should be used.

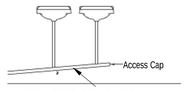
Emergency alarm system should be provided and connected to a source of assistance. Emergency pull chords should extend to floor.



WC WASTE PIPES



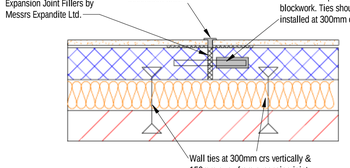
URINAL WASTE PIPES



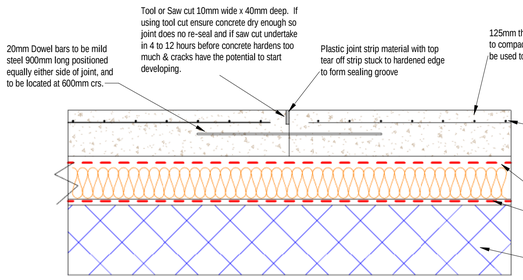
WASH HAND BASIN WASTE PIPES

WASTE PIPES.
Multi waste pipes as detailed.
Urinals to have 32mm waste pipes with P or S traps.
Wash basins to have 32mm waste pipes.
Waste pipes over 3m long to be increased in dia. to 50mm.
Wash hand basins, sink units, urinals and like connections to stubs stacks to be min. 100mm above or 200mm below WC connections.
Stub stacks to be 100mm dia. with air admittance valve top and taken to a min. height of above highest overflow level of units being served.

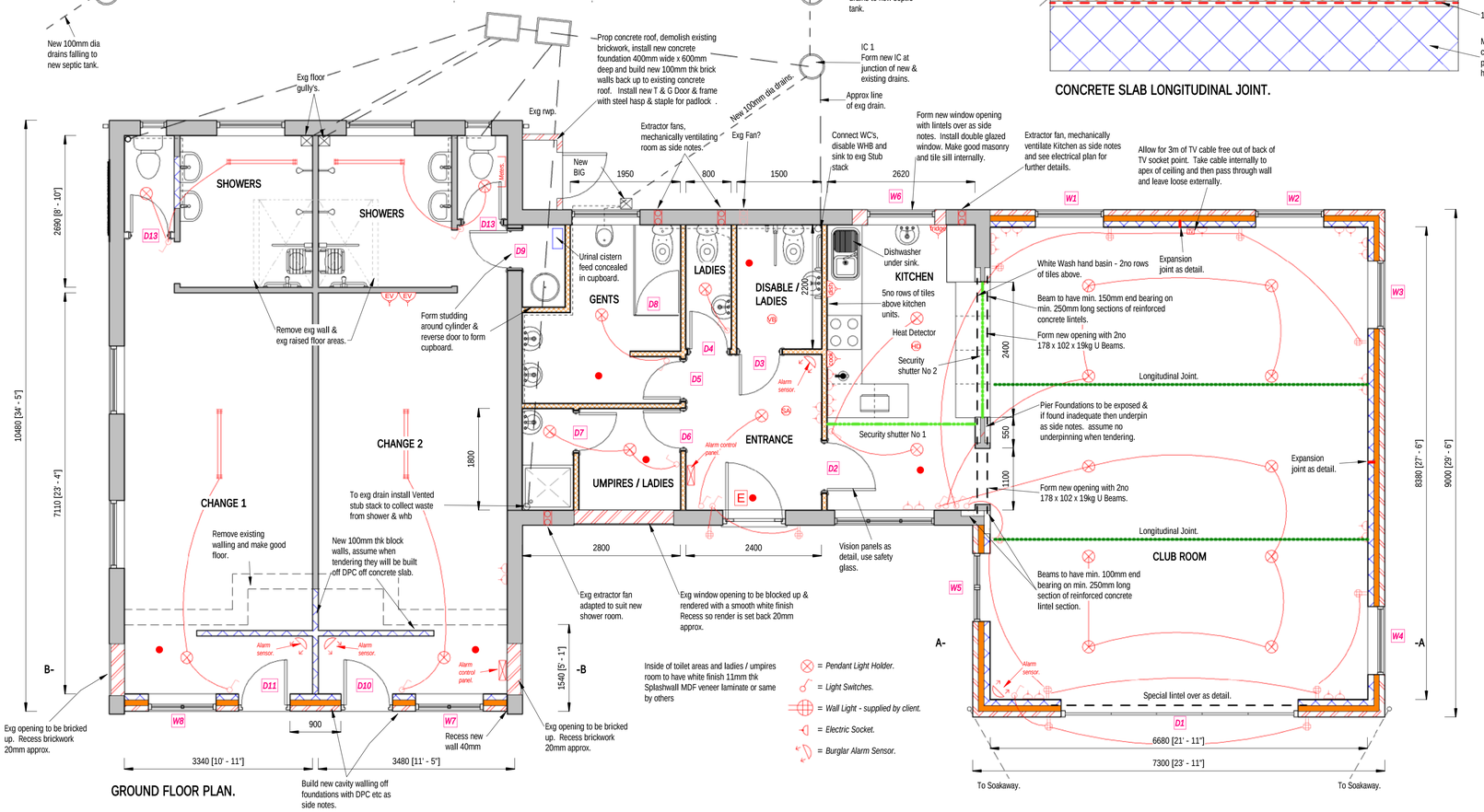
DISABLE REQUIREMENT.
Wash Hand Basin Taps to be lever style so that they can be opening with closed fist.



BLOCKWORK EXPANSION JOINT



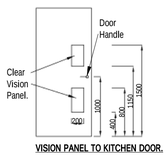
CONCRETE SLAB LONGITUDINAL JOINT.



GROUND FLOOR PLAN.

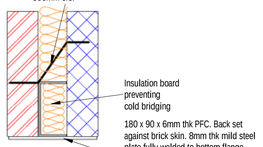
Door handles to be lever style so that they can be opening with closed fist. (A)

Door Handles to All Doors.



VISION PANEL TO KITCHEN DOOR.

DPC forming cavity tray over lintel with weepholes at 900mm crs.



SPECIAL LINTEL

NOTE
SPECIAL LINTEL REQUIRED AS BRICK SKIN IS HEAVIER THAN BLOCK SKIN AND MOST STANDARD LINTELS WORK ON A RATIO LOAD THAT THE BLOCK SKIN IS 3 TIMES HIGHER THAN BRICK SKIN.

FOUNDATIONS
To be 600 x 300mm deep trench fill concrete foundations reinforced with B385 mesh set 50mm from side and base.. Concrete to be designated type RC25. Bottom of concrete foundations to be taken down to solid ground min. 1000mm in clay ground. Foundations adjacent to drains or ICs to be taken down to at least invert level. Final depth to be agreed with Local Authority Building Control Officer when foundations have been dug.

WALLS.
All walls below DPC to be built in hard sound approved type bricks or approved type blocks. Cavities to be fillled from foundation level to within 150mm of floor slab level with weak mix concrete.
External cavity walls above DPC Facing Bricks ,100mm cavity filled with Dritherm 37 Cavity Slabs, or same by others and inner leaf of 100mm thick Celcon Standard Insulation Blocks. Cavity wall insulation to be taken down to 150mm below floor slab.
All internal walls to have plasterboard and skim on dabs finish. Walls built stretcher bond set in 1 to 3 sand cement mortar below DPC and 1 to 4 sand cement mortar above DPC. Painting to match existing or to be weather joint. Facework to start 3no courses below DPC level.
Windows and doors to be tied and pointed up on external faces with sealant. Gaps between walling and timber doors / windows not to exceed 10mm and tight if possible. If gap less than 5mm the sealant should cover both frame and surrounding masonry by 6mm. When gap is between 6mm and 10mm, a backing strip should be used behind the sealant and the sealant should have a depth of at least 6mm.

VERTICALLY BOND NEW WALLS TO EXISTING.
Bond new walls to existing by using Expamet stainless steel wall starters or equal by others. Use polymer/mastic based pointing on external side.

CLOSE CAVITIES.
Close cavities around window and door openings with Dacatie universal cavity close or equivalent by other.

DPC.
Plastic DPC to be laid to full thickness of walls at finished floor level which is to be 150mm above outside pavings / ground level. DPCs to be provided around all openings in cavity walls. Horizontal DPC and ground floor DPM to overlap.

CAVITY WALL TIES.
Stainless steel cavity wall ties, double triangle or vertical twist type min. 225mm long and embedded into mortar bed min. 50mm. Ties to be set at 900mm crs. horizontally and 450mm crs. vertically set in a chequewise pattern and at 300mm crs. around all openings.

GROUND FLOOR SLAB. *(note the additional 500g dpm)*
To be floor finish as specified / agreed with client on 125mm thk concrete, designated mix RC25 min aggregate size of 19mm and reinforced with B385 mesh set 50mm from base & edges, on 500g DPM on 100mm thk EcoTherm Eco-Versal board insulation, or same by others, with 25mm thk strip of insulation turned up around floor slab edges, on 1200g visqueen DPM, on min. 150mm thickness of sulphur free blinded and consolidated hardcore. Where hardcore filling to the ground floor exceeds 600mm depth at any point within a self contained area this area of flooring to be constructed with a beam and block floor.

CEILINGS.
Ceilings to have skimming coat of plaster on 12.5mm thk plasterboard. If joists / rafters are over 600mm crs. contact agent.

ROOF INSULATION.
Insulate roof with 140mm thk fibreglass between joists and 140mm thk fibreglass over joists.

LINTELS.
External Wall Openings to have (unless specified differently on plan)
Keystone type insulated SA-90 lintels over incorporating DPC cavity tray and Cavity Tray type W weepholes at max. 1m crs.
All external cavity wall lintels, except those protected by an eaves overhang or similar, to have flexible DPC cavity tray with Cavity Tray type W weepholes at max. 1m. Fold up flexible DPC to form integral stop end at suitable perp joint, min. 150mm pass opening.
Lintels to have 150mm end bearings, be fully bedded on bricklaying mortar and levelled both longitudinally and horizontally. Do not allow masonry to overhang lintel flanges by more than 25mm. The inner and outer leaves on the lintel should be raised together to avoid loading eccentricity.
Masonry above and below lintel should be allowed to cure before applying floor or roof loads. If in doubt prop lintels at max. 1m crs. Build min. 150mm masonry on top of lintel flanges before inserting floor joist or roof loads. Point loads should not be applied directly to lintel flanges.
Lintels over *Internal Wall Openings* to be I G type box lintel 100 unless specified differently on drawing.

PITCHED ROOF CONSTRUCTION.
Trussed rafters manufactured, designed and installed in accordance with BS 5268 part 3. The manufacturer / supplier of trussed rafters, bracings, ties etc. is to provide detailed layout / arrangement drawing and calculations for submission to Local Authority Building Control Dept. and approval of same to be obtained from authority prior to manufacture. Truss supplier will be directly responsible to client for the design element of this section of work.
Timber wallplates to be min. 3m long x 63mm x 100mm set on full bed of mortar. Joints in wallplates to be half lap and double nailed.
Truss clip rafters to wallplates with BAT truss clips with 32mm x 9 gauge square twisted sheradised nails through all holes provided, or same by others.Tiles on 25 x 38mm tanalised softwood battens, on breathable felt. Exposed sections of roof felt at eaves to be increased to type 5U felt. Tile and slate fixings to accord with BS5534 and BS 6399.
Form Valley Troughs with preformed GRP valley troughs, set on treated valley board with counter battens as required.

LATERAL STRAPS.
Roof lateral supports to be provided at 1.5m centres (unless inner leaf is of solid bricks then 2m crs) with 32 x 5mm stainless steel straps secured to 3no timbers turned down and held tight against and over a substantial piece of inner block leaf. Min. turn down 150mm over Masonry and fixed with 2no 6mm x 30mm plugs and screw fixings.
Lateral supports between timbers to be complete and act with timber noggin pieces min. 38mm thick x min. half dept of joist / rafter packed between timbers and wall, or secured to longitudinal timber bracings.
Straps to be fixed to each joist with at least 3no 8 gauge 75mm C/SK plated woodscrews or nails with one in third rafter / ceiling joist.
Wallplates to be secured to walls with 32 x 5 x 1000mm long stainless steel straps at max. 2m crs. Strap fixed to wallplate with 8 guage 75mm C/SK plated woodscrew or nail and secure to walling with min. 3no 6mm x 30mm plugs and screw fixings.

PARTITIONS.
Timber stud partitions to be made up from 50 x 75mm timbers at 450mm crs vertically with head, mid and soles rails; mid rails at max. 600mm crs. Trim around opening to suit. Fit DPC under sole plate. Finish on both sides with 12.5mm thk plasterboard and skim and infill with fibreglass sound slabs. Infill stud partitions with 75mm thk mineral wool sound insulation slabs.

RAIN WATER GOODS.
Eaves gutter to be Brown uPVC square 114mm falling to 65mm square rain water pipes or similar to be agreed with client. Downpipes connected to 100mm dia. drain vai a reducer falling to 1.5m ³ rubble filled soakaway. Soakaways to be min. 5m from any building.

WINDOWS AND GLAZED DOOR OPENINGS.
New windows to be Band C type or better.
Double glaze all new doors and windows and glazed sections of external doors with 6mm toughened glass, 16mm cavity Argon Filled and 4mm Pilkington 'K' glass or equal to give overall U Value of 1.40w/m²k. Fit draught strips around all new window and door openings
All windows to have 8000mm² trickle vents.

SAFETY GLAZING.
WINDOWS:- any glazing within 800mm of floor level to be toughened safety glass.
BI FOLD doors to have toughened safety glass.
Any other safety glazing requirements noted on proposed elevations.

DISABLE PART M REQUIREMENTS.

INTERNAL DOOR WIDTHS. (except disable wc & baby changing see detail)
Doors to provide min. 800mm wide clear opening.
900mm wide opening with 826mm door leaf will meet requirements.
Internal doors to have door handles as detail. All a requirement of disable access.
Door handles to be lever style so that they can be opening with closed fist.

SWITCHES, ELECTRIC SOCKETS AND THE LIKE.
Light switches, electric sockets, any telephone sockets or similar to be set off floor level between 450mm min and 1200mm max. All switches, sockets etc. to be of a contrasting colours to their background.

WASH HAND BASINS.
Wash Hand Basin Taps to be lever style so that they can be opening with closed fist.

VISUALLY IMPAIRED AIDS.
The following to be of contrasting colours.
Floors and walls.
Doors - architraves, furniture, and leading edge of door.
WCs - Between walls and grab rails to disable and ambulant toilet cubicles.

FIRE REGULATIONS.
E = Fit conspicuous notice above door with running man legend, signs all as BS5499 Part 4. Also at eye level on door a notice stating FIRE EXIT KEEP CLEAR. All signs to be as per the Health & Safety (Safety Signs & Signals) Regs 1996.
1 = External doors to be opened from inside without the aid of a key.
= Emergency lighting point to be 3 hour non-maintained systems to BS5266 Part 1
HD = Heat Detector.
SA = Smoke Alarm.
VB = Install Fire Alarm Beacons to toilets to provide early warning for deaf persons using WCs.

SIGNAGE:
Final position of escape signage to be agreed on site between contractor & Building Control body. Signage to conform to BS 5499 Part 1 Heath & Safety (Safety Signs & Signals) Regulations 1996.

NOTE:
Final design of fire detection system to be advised by supplier.
Final design to be prepared by supplier / installer and this is to be submitted Meridian Consult for their approval

Installation & Commissioning certificates to be handed over the building control for the emergency lighting, this to include certifying emergency lighting to existing building.

DRAINAGE.
Drains to be 100mm dia. flexibly jointed PVCu or vitrified clay laid to a min. fall of 1-60 on bed of 100mm thk layer of pea gravel.
Manholes to be preformed 450mm dia. PVCu chambers.
NOTE:- PVCu chambers used only in-conjunction with PVCu drains and PVCu manholes not to be used when falls are tight as they have a 50mm step in base.
Fit appropriate stainless steel cover and frame: Grade A in heavy traffic areas, Grade B in moderate traffic areas i.e. private dwelling drives and Grade C in pedestrian areas only.
Where drains pass beneath any structure drains are to be surrounded in 150m pea gravel.
Where the top of the drain is less then 300mm below underside of slab (600mm below hard paved areas) surround drains in 150mm thk concrete.
Back inlet gullies to be bedded and surrounded in mass concrete.
Reinforced concrete lintels to be above and clear of drains passing through walls and mask opening either side with rigid sheet material e.g. steel sheet.

PLUMBER.
Bath, shower and sink unit to have 40mm waste pipes with P or S traps.
Wash basins to have 32mm waste pipes. Waste pipes over 3m long to be increased in dia. to 42mm.
Waste pipes to fall min. 18mm in 1000mm.
No connection to soil and vent pipe to be made within 450mm of base. Wash hand basin, sink unit, bath and like connections to the soil & vent pipe to be min. 100mm above or 200mm below WC connections.
Rodding points to be provided to all discharge pipes, which cannot be reached by removing traps. Ensure adequate access is provided to all cleaning eyes and rodding points.
Provide accessible isolation valves to hot & cold feed pipes within 300mm of appliances.

ELECTRICS.
All electrical works to be designed, installed inspected & tested in accordance with BS 7671 (IEE wiring regulations latest edition). Certification to provide building control and client. Electrical Engineer will be directly responsible to client for the design element of all Electrical Works.

ROOM VENTILATION.
Kitchen & gents to have Xpelair GX6 and to be ducted to external air.
Ladies, Umpires Disable WC Toilets to have Xpelair GX6 or equal extractor fans operated via. light switch and with 15 minute overrun and to be ducted to external air.
Fans to be ducted to external air.
WC doors to have min. 15mm clear gap above and below so as to provide free flow of air.
Engineer will be directly responsible to client for the design element of all Electrical Works.

POSITION OF ELECTRIC CABLES SET IN WALLING.
Cables should be positioned to accord with BS 7671, so as to avoid danger from following trades and DIY activities of occupiers.

LIGHTING.
External Lighting.
All new external lighting to be either
Max 150w and controlled by sensors, or
Lights as specified below i.e. luminous efficacy greater than 45 lumens per circuit-watt.
New Internal Lighting to be at least 75% in number of Energy Efficient Light Bulbs having a luminous efficacy greater than 45 lumens per circuit-watt. Circuit-watts means the power consumed in lighting circuits by lamps and their associated control power factor correction equipment. Examples of lamps that achieve this efficacy include fluorescent tubes and compact fluorescent lamps, (not GLS tungsten lamps with bayonet cap or Edison screw bases)
Any Spot lights set into ceilings with floors above to be Snaplite type or equal to give 30 mins fire protection.

ELECTRIC CABLES & INSULATION / SOUNDPROOFING SLABS.
When cables pass through insulation quilts then protect against overheating by either over sizing cables or setting in oversized conduit to allow airflow to pass around and cool. Check with manufacturer's for further details.
Many insulation products are not resistant to adhesives, therefore, avoid adhesives or if required check manufacturer's details.

CDM 2015 - Project Assessed as *FULL REGS APPLY.*

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PLANNING
ARCHITECTURAL
PARTY WALL SURVEYOR

DRAWING STATUS	TENDER DRAWING MAY 2021
CDM 2015	*CDM 2015 project assessed FULL CDM REGS APPLY. Gary Chesters appointment restricted to obtaining planning & building regulation approval only- no involvement after this stage. See Designers CDM information for further details.*
PROJECT	PROPOSED EXTENSION TO PAVILION & FACILITY IMPROVEMENTS.
ADDRESS	CONDOVER VILLAGE SPORTS GROUND, STATION ROAD, CONDOVER, SHREWSBURY, SY5 7AS.
CLIENT	CONDOVER PARISH COUNCIL.
SCALE (@ A1)	1-50 & 1-100
DATE	JUNE 2021

ANY REFERENCE TO CLIENT MEANS **CONDOVER PARISH COUNCIL.**

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

DO NOT SCALE OFF THIS DRAWING. ANY ERRORS OR DISCREPANCIES FOUND MUST BE REPORTED TO GARY CHESTERS FOR CLARIFICATION AND/OR CORRECTION.

Rev	Description	Date
A	Bldg Regs letter 20/11/2015	20/11/2015

DRAWING NUMBER	17-114b
REV	A