

**BUILDING REGULATION CONSTRUCTION NOTES:** Generally all work to comply with current Building Regulations, relevant British Standards, BBA certificates and manufacturers installation requirements as appropriate.

**HEALTH AND SAFETY:** The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974. The client/contractor should be aware of his obligation to notify the HSE where required under the CDM regulations.

**MATERIALS AND WORKMANSHIP:** All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

**PROVIDING INFORMATION:** Information about the fixed building services and their maintenance, including timing and temperature control settings, shall be provided to the owner of the building on completion in compliance with Approved Document L1A

**ALTERNATIVE PRODUCTS:** Wherever materials are specified by name it is assumed that substitution for an alternative product is permitted subject to the product being equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance.

**ASBESTOS:** For any property built prior to 2000 that requires intrusive works to be carried out no works shall commence without a suitable R&D Survey being carried out.

**EXISTING STRUCTURE:** Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

**FLOOR PENETRATIONS:** All service penetrations through compartment floors are to be fitted with suitable 1Hr fire collars.

**SECURITY:** All doors and windows are to be installed in accordance with the advice stated in PAS24:2012 or alternatively comply with the requirements set out in Approved Document Q – Appendix B. Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS PAS24:2012 or designed and manufactured in accordance with Appendix B or Approved Document Q.

**ACCESSIBILITY (PART M):** Entrance doors to be provided with level access front, min. clear opening of 775mm. Internal doors to be min. clear opening of 750mm to aid circulation for wheelchair users and disabled persons. All switches and socket outlets to be positioned between 450mm and 1200mm from FFL, and min. 300mm horizontal distance from internal corner of room. Hearing induction loop to be provided to Council Chamber.

**ELECTRICAL:** All electrical work required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by an electrician registered under an Approved Competent Persons Scheme. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. All switches and socket outlets to be positioned between 450mm and 1200mm from FFL.

Internal doors to offices, stores, kitchen etc where not on the main corridor to be flush 44mm thick solid core ply faced FR30s doors with hardwood lipping to all edges. Internal frames to be 32mm softwood with 19x32mm softwood stops and architraves. Doors to provide 30 minute fire resistance and be self closing doors with Sealmaster N30 fire and smoke seals fixed into frames. Glazing to vision panels to be fire resisting glass, set in intumescent glazing compound, as provided by door manufacturer.

Internal doors to toilets, shower rooms etc. to be flush 44mm thick solid core ply faced doors with hardwood lipping to all edges. Internal frames to be 32mm softwood with 19x32mm softwood stops and architraves.

New sliding/folding fire doors, manufacturer to be confirmed, doors to be top hung with recessed track to floor. Doors to be provided with suitable fire and smoke seals to provide 30min fire resistance. Doors to meeting room to be acoustic to provide sound reduction between rooms.

New roller shutters to reception areas, manufacturer to be confirmed, shutters to be securely fixed at head and to provide 30min fire resistance.

Patent glazing to new lobby to be double glazed powder coated aluminium, areas of glazing that are within 800mm of finished floor level are to have toughened safety glazing. All glass to BS:6262: 2005. Sealed glazed units to be 32mm thick comprising 8mm inner and outer panes with 16mm Argon filled gap and low-E emissivity coating internally. U-value = 1.3W/m2K

New steelwork to be designed by Structural Engineer, details to be submitted to LA for approval. All new internal steelwork to be encased in one layer 12.5mm fireline plasterboard with skim finish to provide min 30 minute fire resistance.

New columns to porch construction to be encased with 25mm rigid insulation internally and externally and clad with powder coated aluminium (colour to be confirmed).

Existing sections of external walls removed, and new steel beams/lintels to be installed, all as engineers details.

Existing internal walls and doors removed, all walls to be inspected by Structural Engineer on site prior to removal to identify the structural impact of its removal. If loadbearing then the engineer is to design suitable support over.

Existing raised thresholds to be removed, frame extended as necessary and doors replaced with new timber doors, all provided with level access.

Existing window removed and opening extended down to floor level to create new entrance.

Existing steps, platform and ramps to be removed and replaced with new compliant arrangement, see drawing No. 40 for details.

Existing fire exit steps to be removed and replaced with new compliant arrangement, see drawing No. 40 for details.

New compliant step and ramp arrangement to rear access doors, see drawing No. 40 for details.

#### GENERAL NOTES

1. Dimensions are in millimetres (unless stated otherwise) and are to block or stud faces.

2. Drawings are not to be scaled, use figured dimensions only.

3. Notify the Architect of any discrepancies within the drawing and contact for clarification before proceeding.

4. All proprietary items to be fitted strictly in accordance with manufacturers instructions.

5. All works to be carried out in accordance with latest related British Standards and relevant codes of practice.

**LIGHTING:** All new internal light fittings to be dedicated energy efficient compact fluorescent lamps. Wet rooms are to have suitable IP rated fittings. Emergency lighting to be added to suit new layouts.

**SMOKE/HEAT DETECTION:** Detectors are to be mains powered inter-linked detectors to BS 5446 and BS:5839 Part 6 complete with battery back up, fixed to ceilings at a minimum 300mm from any wall or light fitting.

**VENTILATION:** Intermittent Extract: Wetrooms to be fitted with mechanical extract ventilators capable of achieving minimum extract rates listed below: Kitchen = 30 l/s (adjacent hob) or 60 l/s elsewhere WC/shower = 15 l/s with 15 minute overrun timer

**MECHANICAL:** Heating and hot water system is to be confirmed, to be designed by specialist and details submitted to inspecting authority for approval.

External walls comprise 100mm brickwork outer skin with 15mm sulphate resisting external quality render and finish, with all necessary render stops, 100mm cavity fully insulated with 90mm EcoTherm Eco-Versal Full Fill rigid insulation (extended 225mm below dpc level and abutting roof insulation), stainless steel wall ties 450mm apart vertically, 900mm apart horizontally and additional ties at max. 300mm centres to be provided within 225mm from all openings with un-bonded jambs, 100mm Celcon Standard 3.5N/mm<sup>2</sup> block inner skin with 12.5mm Gyproc Wallboard (moisture resistant to wet areas) on plaster dabs internally. U-Value = 0.19W/m2k.

Existing walls to be lined internally with 25x50mm timber battens and clad with 62.5mm EcoTherm Eco-Liner insulated plasterboard. Assumed wall construction is 100mm brick outer skin, 85mm insulated cavity (fibreglass), 100mm block inner skin with 15mm plaster. New u-value = 0.21W/m2K.

Internal party walls comprise 2 skins 100mm blockwork (1375kg/m3 density), min 75mm clear cavity, stainless steel wall ties 450mm apart vertically, 900mm apart horizontally and 12.5mm plasterboard (min. mass per unit area 10kg/m2) on plaster dabs both sides with skim finish.

Non loadbearing partitions around the central corridor comprise 100x50mm studwork at 400mm centres with noggins at 600mm centres with 2 layers 12.5mm Gyproc Fireline plasterboard (moisture resistant to wet areas) and skim both sides, 50mm acoustic insulation fixed into cavity.

Non loadbearing partitions generally comprise 100x50mm studwork at 400mm centres with noggins at 600mm centres with 2 layers 12.5mm Gyproc Wallboard plasterboard (moisture resistant to wet areas) and skim both sides, 50mm acoustic insulation fixed into cavity.

All window and door openings in new external walls to have cavities closed with Thermabate cavity closer or similar approved.

New walling joined to existing walls using Ancon (or similar) wall starter bars with mastic seal and foam backing.

Existing Crittal windows to be retained and redecorated. Reveals to be clad with 25mm insulated plasterboard and new secondary aluminium glazing to be fitted between plasterboard reveals, openings to match existing.

Existing Crittal and timber windows to be carefully removed and repositioned into new openings with new secondary aluminium glazing to be fitted between plasterboard reveals, openings to match existing.

New window to be double glazed pvcu with 28mm thick sealed glazed unit comprising 6mm inner and outer panes with 16mm Argon filled gap and low-E emissivity coating internally, all glass to BS:6262: 2005. U-value = 1.4W/m2K

New external doors and sidelights to be double glazed timber, areas of glazed doors that are within 1500mm of finished floor level and door side panels that are within 300mm of the door are to have toughened safety glazing. All glass to BS:6262: 2005. Sealed glazed units to be 28mm thick comprising 6mm inner and outer panes with 16mm Argon filled gap and low-E emissivity coating internally. All doors provided with level access. U-value = 1.4W/m2K. New external doors to entrance lobby and internal lobby doors to be power assisted and be provided with push button operation.

Internal doors to main corridor to be flush 44mm thick solid core ply faced FR60s doors with hardwood lipping to all edges. Internal frames to be 32mm softwood with 19x32mm softwood stops and architraves. Doors to provide 60 minute fire resistance and be self closing doors with Sealmaster N60 fire and smoke seals fixed into frames. Glazing to vision panels to be fire resisting glass, set in intumescent glazing compound, as provided by door manufacturer.

B	7.10.22	Drawing updated to suit engineers design. External works updated.
A	21.7.22	Kitchen/lobby door arrangement amended to suit client request.
Rev	Date	Revision Description

Project Title	Scale	1 : 50 @ A2
<b>WIVENHOE TOWN COUNCIL OFFICE REMODEL &amp; EXTENSION</b>	Project Ref.	3550
Drawing Title	Drawing Ref.	TI-21B
	Date Drawn	JULY 2022
	Drawn By	IJ
	Checked By	

#### GROUND FLOOR PLAN



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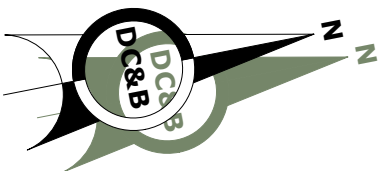
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Chartered Practice



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TENDER ISSUE