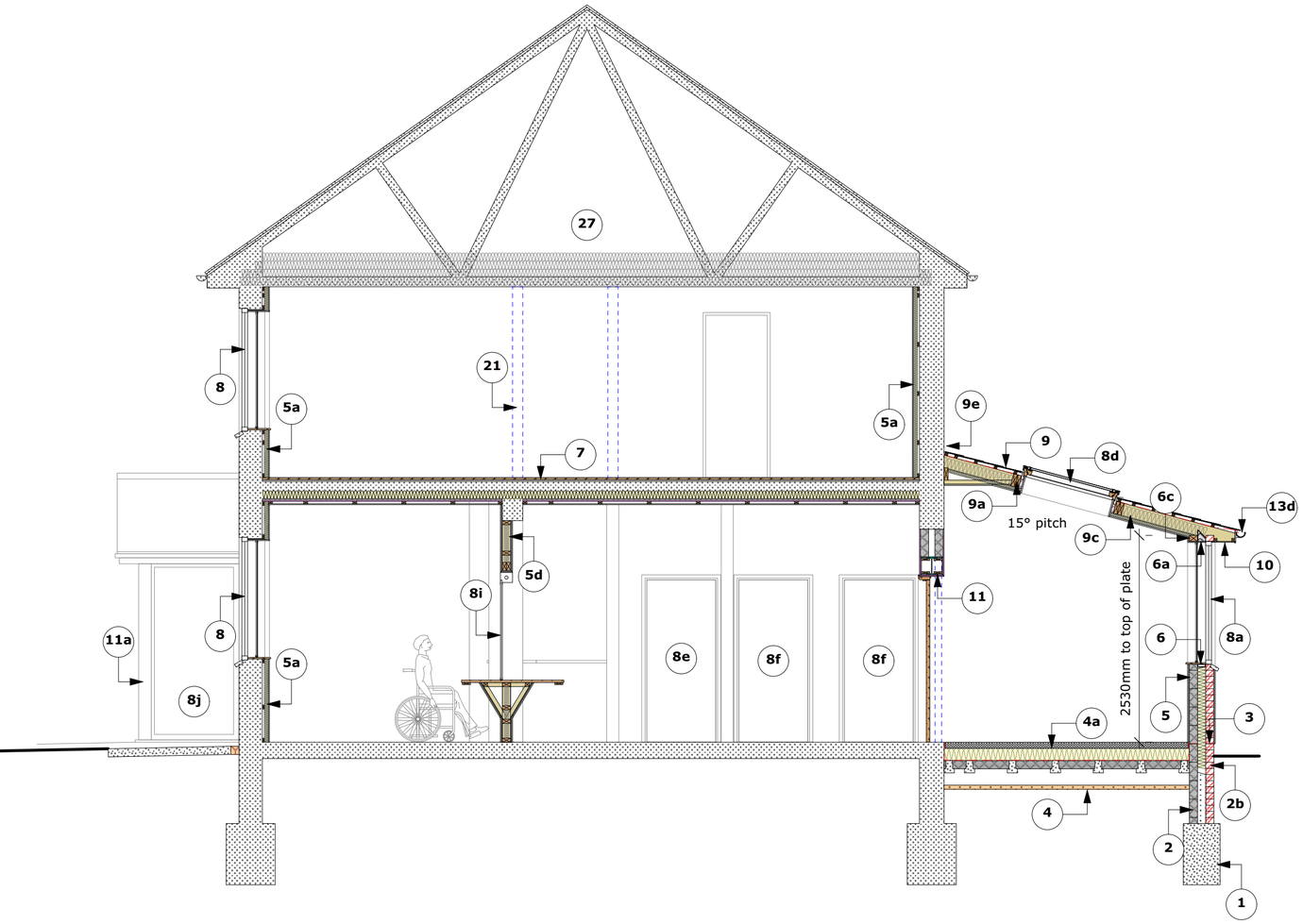

1 Concrete trench fill footings as shown on sections and foundation plan. Trench fill foundation depth to be minimum 1 metre or to depth of existing house foundations, or adjacent drains whichever is deeper. Actual depth and form to be agreed on site with Local Authority and Structural Engineer after examination of sub soil and proximity of vegetation.

2 External walls below dpc comprise 100mm brickwork, 100mm blockwork, with 100mm cavity filled with lean mix with weathered top to 225mm below DPC, as shown.

2b Periscopic airbricks inserted into external walls and 225x75mm airbricks inserted into internal loadbearing walls all at 1500mm centres (to nearest brick dimension). Cavity trays inserted above vents as necessary.

3 DPC to be continuous Hyload pitch polymer dpc (or similar) laid on a thin fresh bed of mortar in a continuous length with min. 150mm laps and full laps at corners at min. height of 150mm above finished ground level, not to bridge cavity, to be continuous with dpm within floor construction. DPC is to be stepped as necessary to maintain 150mm above ground level where level access to doorways are provided.

4 Sub-soil to be treated with approved weed killer and covered with min. 50mm blinding laid below main floor construction.

4a Pre-stressed concrete suspended floor beams built into walls, laid on dpc, with 100mm blockwork infill, min 150mm ventilation gap between beams and oversite (if clay encountered then ventilation gap to be min 225mm), 1200 gauge polythene DPM laid on concrete (double lock welted seams to be lapped min. 300mm in all directions run continuously and lapped and taped to extended dpc), 150mm EcoTherm Eco-Versal rigid insulation, 500 gauge polythene vapour check (double lock welted seams to be lapped min. 300mm in all directions) and 75mm 3:1 sand/cement screed reinforced with fibre reinforcement. 25mm insulation to be provided for full depth of screed around external perimeter. U-Value = 0.12W/m2k.

5 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/mm² block inner skin with 12.5mm Gyproc Wallboard (moisture resistant to wet areas) on plaster dabs internally. U-Value = 0.19W/m2k.

5a 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.

5b 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.

5c 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.

5d 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.

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

6a Lintels over openings to be Catnic galvanised steel (or similar), fitted in accordance with manufacturers instructions and to have 150mm min bearing at each end. All lintels are to be insulated to reduce cold bridging. NOTE: Lintels to be <u>without</u> continuous base plate. 'Weep' holes in bottom brick course over lintels, cavity trays inserted between skins over lintels, weep holes at 450mm centres, min. 2 per lintel.

6c 100x75mm wall plate on inner skin, secured with 30x2.5mm galvanised steel anchor straps at max 2000mm centres.

7 Existing floors to have the existing floor covering and boarding removed. Lay 100mm Isover Spacesaver insulation between the existing joists. Provide and lay 19mm Gyproc Plank board supported on Gypframe SIF Floor Channel fixed over existing joists and cover with 22mm T&G chipboard flooring. Existing ground floor ceilings to be lined with 15mm Gyproc Fireline plasterboard with joints taped and sealed at all edges and perimeter with intumescent sealant to achieve 60 min fire rating. 25x50mm battens fixed over board to create cavity for services and then lined with 12.5mm plasterboard and skim finish. dB Rating: Impact - 63dB Airbourne - 54dB. All to comply with Approved Document Part E.

8 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.

8a 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.

8c 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.

8d Rooflights to be Velux PK06 940x1180mm centre pivot (ref: GGU 0050) with sealed double glazed unit with toughened outer pane, to be fitted with trickle ventilators to heads. Installed as manufacturers instructions with all necessary flashing etc. U-value = 1.3W/m2K

8e 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.

8f 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.

8g 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.

8h 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.

8i New roller shutters to reception areas, manufacturer to be confirmed, shutters to be securely fixed at head and to provide 30min fire resistance.

8j 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

9 Roof covering comprises fibre cement slates on 25x50mm treated battens to BS5534 on Permavent Dry breather membrane laid in accordance with manufacturers instructions. Allow minimum 20mm air space to allow for drape of breathable membrane.

9a Rafters to be 50x150mm C24 treated timber at 400mm centes. All structural timber to be stress graded, generally to BS:4471 and 4978. Rafters to be secured to wall plate with suitable truss clips. 100x25mm diagonal wind bracing fixed across trusses in gable roofs.

9c Roof insulation to be 125mm EcoTherm Eco-Versal rigid insulation fitted tight between rafters with min 25mm ventilation gap above and 52.5mm EcoTherm Eco-Liner insulated plasterboard underneath with skim finish, all joints to be taped. Roof insulation to abut cavity wall insulation. U-value = 0.16W/m2k.

9d Valley layboards to be 12mm external quality WBP ply.

9e New lead flashings to roof including soakers, abutment flashings, etc be Code 4 (1.8mm thick) with non-woven polyester felt underlay. All lead detailing to be in accordance with the Lead Sheet in Buildings, guide to good practice. Cavity trays to be inserted into cavity walls above flashings as necessary.

10 PVCu fascia and soffit boards to be from PBS Ltd (or similar). Fascia board to be 16mm thick, soffit to be 9mm thick with continuous strip ventilator behind facsia, all secured to rafter feet and blockwork.

11 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.

11a 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).

12 Existing staircase to be lined to underside with 100mm Isover Spacesaver insulation, 2 layers of 15mm Gyproc Fireline plasterboard with joints taped and sealed at all edges and perimeter with intumescent sealant to achieve 60 min fire rating. 25x50mm battens fixed over board to create cavity for services and then lined with 12.5mm plasterboard and skim finish.

13d 100mm diam half round gutter to 75mm diam rwps and shoes. RW shoes to discharge to either soakaways or sw drains. Gullies and rainwater pipes should be provided with roddable access.

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

21 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.

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

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

24 External wall to the WC is to have the existing vinyl boarding carefully removed before the walls are lined and then this is to be reinstated/replaced as necessary.

25 Existing balcony to be removed and walling made good, existing doors are to be fixed shut.

26 Existing canopy to be removed from front wall and gable wall to be rendered with 15mm sulphate resisting external quality render and finish with all necessary render stops.

27 Existing roof insulation to be topped up as necessary to provide a total thikcness of 400mm. Ventilation space at eaves to be maintained. U-value = 0.11W/m2k.

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

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

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

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.

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.

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

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.

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.

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

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.

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.

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.

LIGHTING: All new internal light fittings to habitable rooms to be dedicated energy efficient LED lamps. Wet rooms are to have suitable IP rated fittings. Downlighters are to be fitted with Envirograf (or similar approved) intumescent covers.

S **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.

H **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.

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.

TENDER ISSUE

Rev	Date	Revision Description
A	7.10.22	Drawing updated to suit engineers design.

Project Title
WIVENHOE TOWN COUNCIL OFFICE REMODEL & EXTENSION

Drawing Title
SECTION CC

Scale	1 : 50 @ A2
Project Ref.	3550
Drawing Ref.	TI-32A
Date Drawn	JUNE 2022
Drawn By	IJ
Checked By	

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CIAT CHARTERED PRACTICE

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