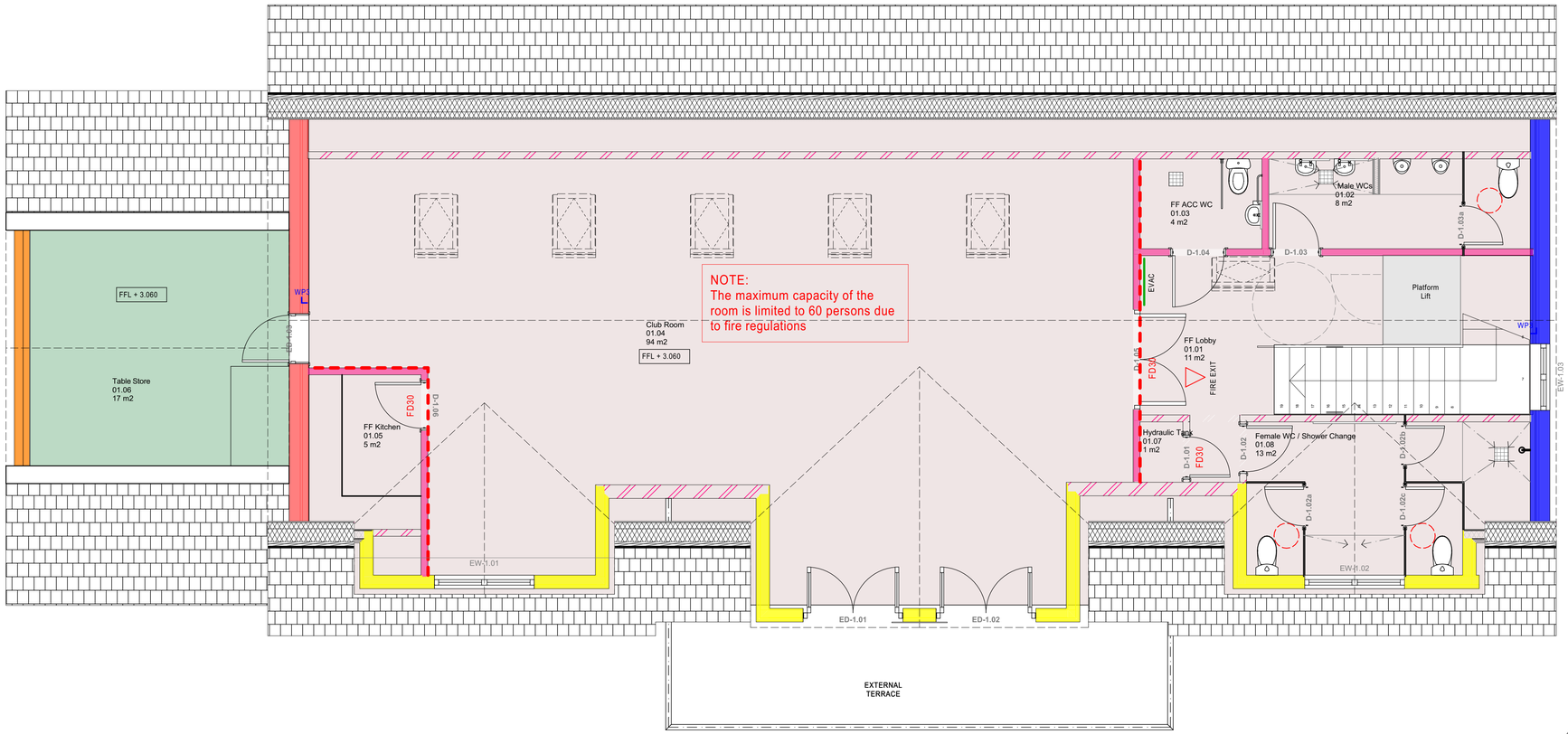

Proposed First Floor Plan
1:50

GENERAL NOTES:

1. DO NOT SCALE FROM THIS DRAWINGS.
2. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT.
3. ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL & ELECTRICAL SPECIFICATIONS AND DRAWINGS
4. ABOVE GROUND DRAINAGE TO BE DEVELOPED AND CO-ORDINATED BY CONTRACTOR.
5. FOR DETAILS OF ALL PRIMARY, SECONDARY AND SUB STRUCTURES, REFER TO STRUCTURAL ENGINEER'S SKETCH AND SPECIFICATIONS
6. EXTERNAL GRADIENT LEADING TO THE BUILDING MUST MEET THE BUILDING REGULATIONS, APPROVED DOCUMENT PART M.
7. THE BUILDING MUST COMPLY WITH BUILDING REGULATIONS AND BS8300.
8. FOR ALL EXTERNAL BUILDING WORKS, DRAINAGE AND SURFACING REFER TO CIVIL ENGINEER'S DRAWINGS AND SPECIFICATIONS
9. THIS DRAWING IS INTENDED TO OUTLINE DESIGN INTENT ONLY. THE DETAIL DESIGN OF ALL COMPONENTS IS TO BE DEVELOPED WITH THE AGREED SUPPLIER IN ACCORDANCE WITH THE PROFILES SHOWN ON THE DRAWING AND THE PERFORMANCE CRITERIA OUTLINED IN THE DRAWINGS.
10. PROPOSED ROOF IS SUBJECT TO FINAL DESIGN WORKS BY TIMBER SPECIALIST. THIS DRAWING REMAINS AS DESIGN INTENT.
11. PROPOSED SITE ACCESS PLAN REMAINS SUBJECT TO PLANNING APPROVAL. PRIOR TO THE COMMENCEMENT, CONTRACTOR TO DEVELOP, SUBMIT AND GAIN APPROVAL OF A CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP) IN WRITING FROM THE LOCAL PLANNING AUTHORITY.
12. THE BUILDING DO NOT EXCEED 5DB ABOVE THE BACKGROUND NOISE LEVEL MEASURED AS A 15MINUTE LAEQ AT THE NEAREST NOISE SENSITIVE RECEPTOR.
13. THE DETAIL DESIGN OF ALL ELEMENTS THAT FORM PART OF THE CLADDING SYSTEM IS TO BE FINALISED BY THE SPECIALIST SUB-CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS AND OUTLINE SPECIFICATIONS
14. THE CONTRACTOR SHOULD DEVELOP AND CONFIRM PROPOSALS FOR CLEANING, MAINTENANCE AND REPLACEMENT OF ALL COMPONENTS IN ORDER TO SAFEGUARD THE SYSTEM WARRANTY.
15. DETAILS OF ALL SUPPORT SYSTEMS, BRACKETS AND FIXINGS TO THE PRIMARY STRUCTURE ARE TO BE DEVELOPED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S REQUIREMENTS.
16. THE CONTRACTOR IS TO ENSURE THAT ALL CLADDING SYSTEM (INCLUDING WINDOWS) INTERFACE DETAILS ARE CO-ORDINATED SO THAT THE RESULTING ENVELOPE CAN BE TESTED FOR COMPLIANCE WITH CWCT REQUIREMENTS FOR AIR TIGHTNESS AND INTEGRITY
17. ALL PLASTERBOARD JOINTS TO BE TAPED AND SEALED. ALL JOINTS BETWEEN COMPONENTS TO BE ROBUSTLY SEALED IN ACCORDANCE WITH BSRIA RECOMMENDATIONS.
18. DESIGN OF KITCHEN, BAR AND BAR STORE TO BE COMPLETED BY AND CO-ORDINATED WITH GREEN KING
19. PROPOSED DESIGN FOR PLATFORM LIFT IS BASED ON THE PRODUCT, STANNAH MIDILIFT AND, AND, IF DIFFERENT PRODUCT TO BE USED THEN, THIS DESIGN MUST BE REVIEWED.

KEYS:

- Changng Room Benching
- FIRE EXIT — Fire Exit Door
- FD30 — Fire Door - 30 mins
- Direction of escape route
- Fire Protected Wall - 30 mins
- Fire Protected Wall - 60 mins
- Threshold Slot Drainage
- Beam at high level
- M.J. — Movement Joint
- Floor drainage gully
- WP — Windpost (spec refer to S.E.)

External Wall Types

WALL TYPE 1

<EXTERIOR>
- 150mm external rubble lime stone wall with flush lime morar joint
- 50mm cavity
- 40mm foil backed wall insulation (Kingspan Kooltherm K108 Cavity Board or equally approved to achieve U-value 0.30W/m2K)
- 100mm standard smooth fair-facing blockwork. Loading detail refer to S.E.

<INTERIOR>

WALL TYPE 2

<FACING PAVILION>
- 100mm standard fair-facing blockwork with flush morar joint
- 40mm foil backed wall insulation (Kingspan Kooltherm K108 Cavity Board or equally approved to achieve U-value 0.30W/m2K)
- 50mm cavity
- 100mm blockwork. Detail spec refer to S.E.

<FACING MAINTENANCE SHED>

WALL TYPE 3

<EXTERIOR>
- T&G painted accoya timber cladding
- 25mm treated timber batten for ventilation
- Breather membrane
- 215mm blockwork. Loading detail refer to S.E.

<INTERIOR>

WALL TYPE 4

<EXTERIOR>
- T&G timber cladding painted in black (Accoya timber cladding or equally approved)
- 25mm ventilation gap with pre-treated timber batten
- 35mm wall insulation board (Kingspan,K112 Framing board or similar to achieve U-value: 0.30W/m2K)
- Breather membrane
- 9mm OSB 2 board
- 40mm mineral insulation between pre-treated timber batten laid vertically (KNAUF, Earthwool flexible slab or euqally approved)
- 100mm standard fair-faced blockwork - loading detail refer to S.E.

<INTERIOR>

WALL TYPE 5

<EXTERIOR>
- T&G timber cladding painted in black (Accoya timber cladding or equally approved)
- 25mm ventilation gap with pre-treated timber batten
- 35mm wall insulation board (Kingspan,K112 Framing board or similar to achieve U-value: 0.30W/m2K)
- Breather membrane
- 12mm WBP plywood
- 140mm timber stud filled with thermal insulation (Kingspan,K112 Framing board or similar to achieve U-value: 0.30W/m2K)
- 9mm OSB sheating
- V.C.L
- 25mm service zone with pre-treated timber batten - filled with rigid wall insulation.
- 12.5mm plasterboard

<INTERIOR>

Internal Wall Types

WALL TYPE 1

- 100mm standard fair-facing blockwork

WALL TYPE 2

- 3mm skim coat
- 12.5mm plasterboard
- Metal Stud Wall (British Gypsum, Gypframe 70S60 or equally approved) with 12mm plywood full patressing on both side. Acoustic insulation (40 Rw dB minimum - Knauf, Earthwool Flexible Slab or equally approved)
- 12.5mm plasterboard
- 3mm skim coat

WALL TYPE 2

- 3mm skim coat
- 12.5mm plasterboard
- Metal Stud Wall (British Gypsum, Gypframe 70S60 or equally approved) with 12mm plywood patressing on one side. Acoustic insulation (40 Rw dB minimum - Knauf, Earthwool Flexible Slab)

Floor Types

FLOOR TYPE 1

(Loading upto 2T only)
- Screed Sealer (Watfo, Universal Sealer Dustproofer or equally approved)
- 75mm structural concrete (C24) topping with A142 mesh
- Beam and Block floor (refer to S.E. for loading)
-Ventilated void

FLOOR TYPE 2

- 75mm with fibre reinforcement floating screed (Flowcrete, K-screed or equally approved)
- Separating layer (500 guage)
- Rigid insulation (Kingspan Kooltherm K103 Floor board 40mm thk or equally approved)
- DPM (1200 gauge)
- Beam and Block Structural Floor
- Ventilated void

FLOOR TYPE 3

Refer to dwg: 0611-414-101 / Detail 5

- 20mm floor finish - Floor finish refer to floor finish drawing (
- 18mm plywood deck
- 70mm composite acoustic batten (DECKfon Batten 70 or equally approved), Mineral wool insulation (KNAUF, 25mm Earthwool Acoustic Partition Roll or equally approved)
- 18mm plywood deck
- Floor joists to timber specialist

FLOOR TYPE 4

- Floor finish
- 18mm plywood
- Timber joist as per Specialist
- 12mm cement board fixed underside of the joists

FLOOR TYPE 5

- Screed / Sealer (Watco Universal sealer dustproofer or equally approved)
- 75mm with fibre reinforcement screed (Flowcrete, Isocrete Isopol SBR or equally approved)
- Separating layer (500 guage)
- Rigid insulation (Kingspan Kooltherm K103 Floor board 40mm thk or equally approved)
- DPM (1200 gauge)
- Beam and Block Structural Floor
- Ventilated void

NOTE:

This drawing must be read in conjuction with drawings:
- Room datasheet - refer to dwg : 0611-420-100 & 101
- Wall and Floor finishes : 0611-412-108 & 109

HOLLAND AND GREEN™

NOTES
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2. These plans are subject to Planning & Building Regulation Approval or any other statute in law before building work commences.
3. Any structural work where mentioned on this drawing is subject to a qualified structural and civil engineer calculations before building work commences.
4. All boundaries are assumed. To be confirmed on site before building work commences.
5. Only Local Authority Planning Departments may scale dimensions from.
6. Any discrepancies are to be brought to the attention of Holland and Green Ltd for rectification.
7. All drawings marked preliminary are not to be built or maunfactured from.

KEY LEGEND

- Boundary line
- Items to be demolished
- Steel beams over
- FD30 — 30 minute rated fire door
- HD — Heat Detector
- SD — Smoke Detector
- RWP (Ex) — Existing Rain Water Pipe
- RWP — Proposed Rain Water Pipe
- SVP (Ex) — Existing Soil Vent Pipe
- SVP — Proposed Soil Vent Pipe
- BIG (ex) — Existing Back Inlet Gutter
- BIG — Proposed Back Inlet Gutter
- Proposed Slot Drain
- Mains Water Stopcock
- Outdoor Tap
- RE (ex) — Rodding End
- SOAKAWAY — Soakaway
- Extract Fan (Ceiling Mounted)
- Extract Fan (Wall Mounted)
- IC (ex) — Existing Inspection Chamber
- IC (new) — Proposed Inspection Chamber
- IC — Removed Inspection Chamber
- MH (ex) — Existing Manhole
- MH (new) — Proposed Manhole
- MH — Removed Manhole
- Existing Foul Drainage
- Proposed Foul Drainage
- Existing Surface Drainage
- Proposed Surface Drainage

Thame Town Council & Thame Cricket Club

Thame Town Hall, High Street
Thame, OX9 3DP

Stage: Tender

Drawing: PROPOSED PLANS First Floor

SCALE: 1:50 (TO SCALE AT A1)

Date: 22 June 2017

Issue ID	Issue Name	Date
T1	Tender	02/06/2017
T2	Tender	22/06/2017

Project	ThameCricketClub-PL
Drawn By	KL
Project Leader	Ben Holland
Drawing Number	0611-412-104-T2

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