



Chartered Building Consultancy

# DRAWING ISSUE SHEET

Project: Broadstairs St. Peters' Town Council Area

Client: St. Peters' Town Council

Project Reference No. 1733

Size	Description	Drawing Reference No.	Issue Date				
			11/2/20				
A4	Site Plan	01					
A1	Block Plan	02					
A1	Ground Floor 1:50	03					
A1	Ground Floor 1:20	04					
A1	Ground Floor 1:50	04b					
A1	Foundation Plan	05					
A1	Roof Joist	06					
A1	Elevations	07					
A1	Section A.A and Section B.B	08					
A1	Foundation Detail	09					
A1	Wall-Floor Junction Detail	10					
A1	Roof-Wall Junction Detail	11					
A1	Roof-Wall Abutment Detail	12					
A1	Roof Gully Detail	13					
A1	Window Detail	14					
A1	Specification	15					

Issue To:

Client						
Contractor						
Building Control						

Purpose of Issue:

D=Draft

P=Planning

B=Building Regs.

C=Construction

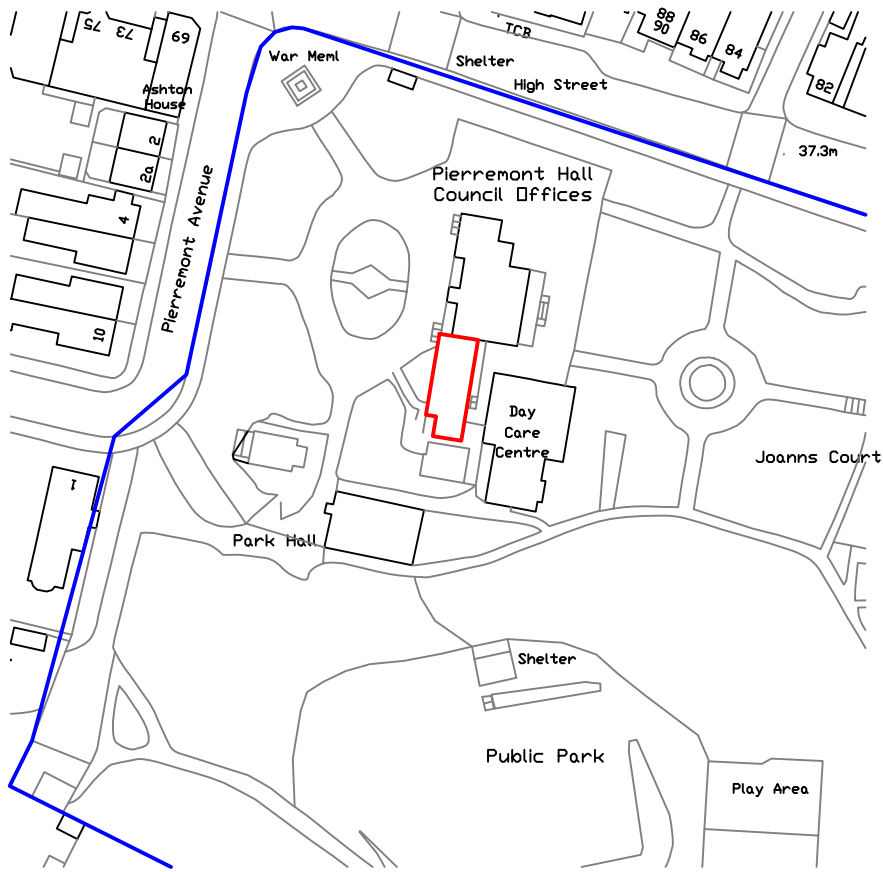
T=Tender

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client	Broadstairs and St Peters Town Council		
title	Drawing Issue Sheet		
scale	@A4	date	Feb 2020
drawn	WH	chk'd	



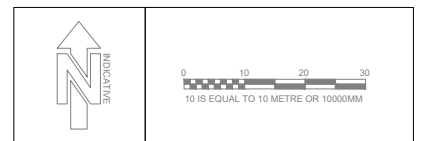
One Step Beyond Westfield Lane, Etchinghill  
Kent CT18 8BT Tel 01303863320

drawing no 173300 rev



metres


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project	Pierremont Hall Pierremont Park Broadstairs
client	Broadstairs and St Peters Town Council
title	Site Plan
scale	@A4 1:1250
date	Feb 2020
drawn	WH
chk'd	




revisions		

project		Pierremont Hall Pierremont Park Broadstairs		 <b>RUBICON</b> Building Consultancy	
client		Broadstairs and St Peters Town Council			
title		Proposed Block Plan		One Step Beyond Westfield Lane, Etchinghill Kent CT18 8BT Tel 01303863320	
scale	@A1 1:200	date	Feb 2020	drawn	WH
				chk'd	
				drawing no	173302
				rev	



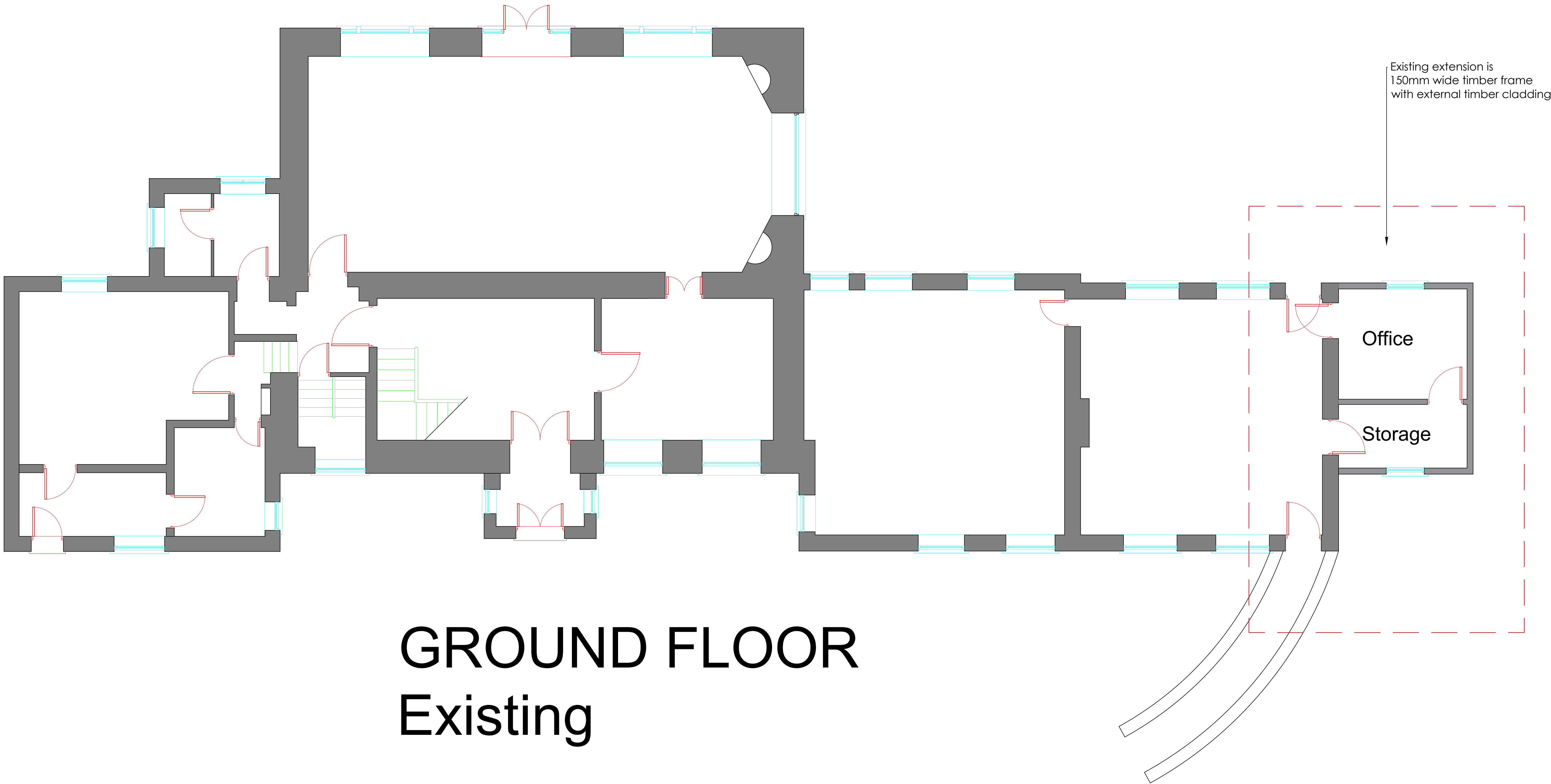
INDICATIVE



0 4 8 12 16 20

4 IS EQUAL TO 4 METRE OR 4000MM

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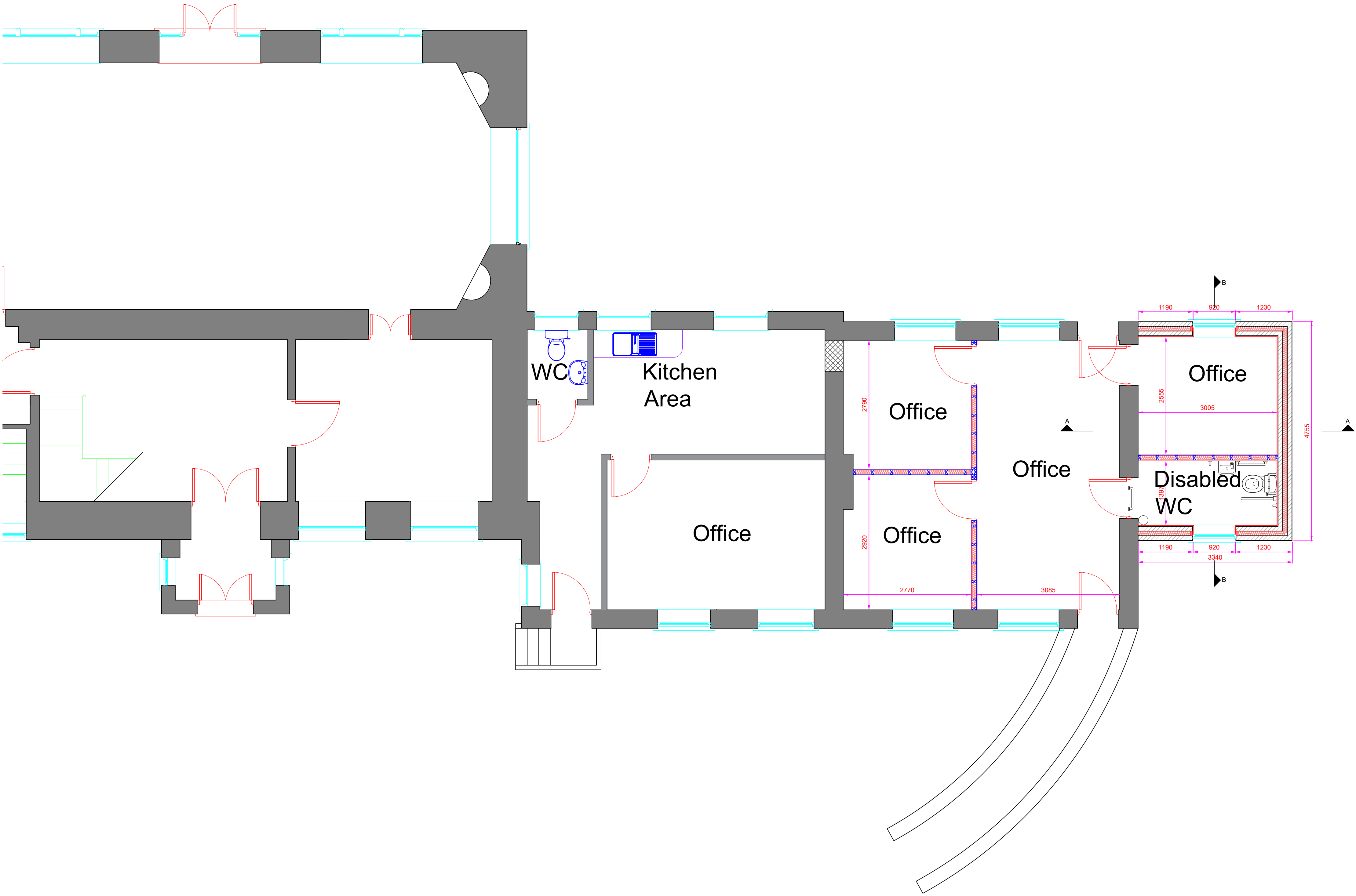


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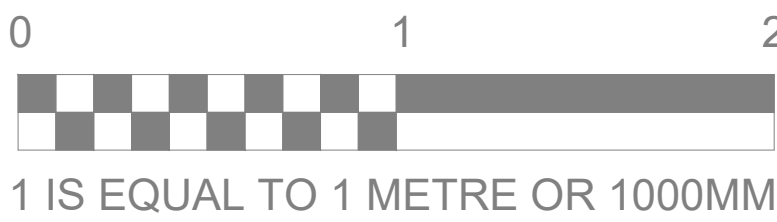
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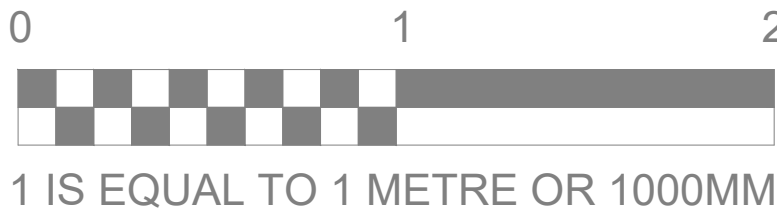
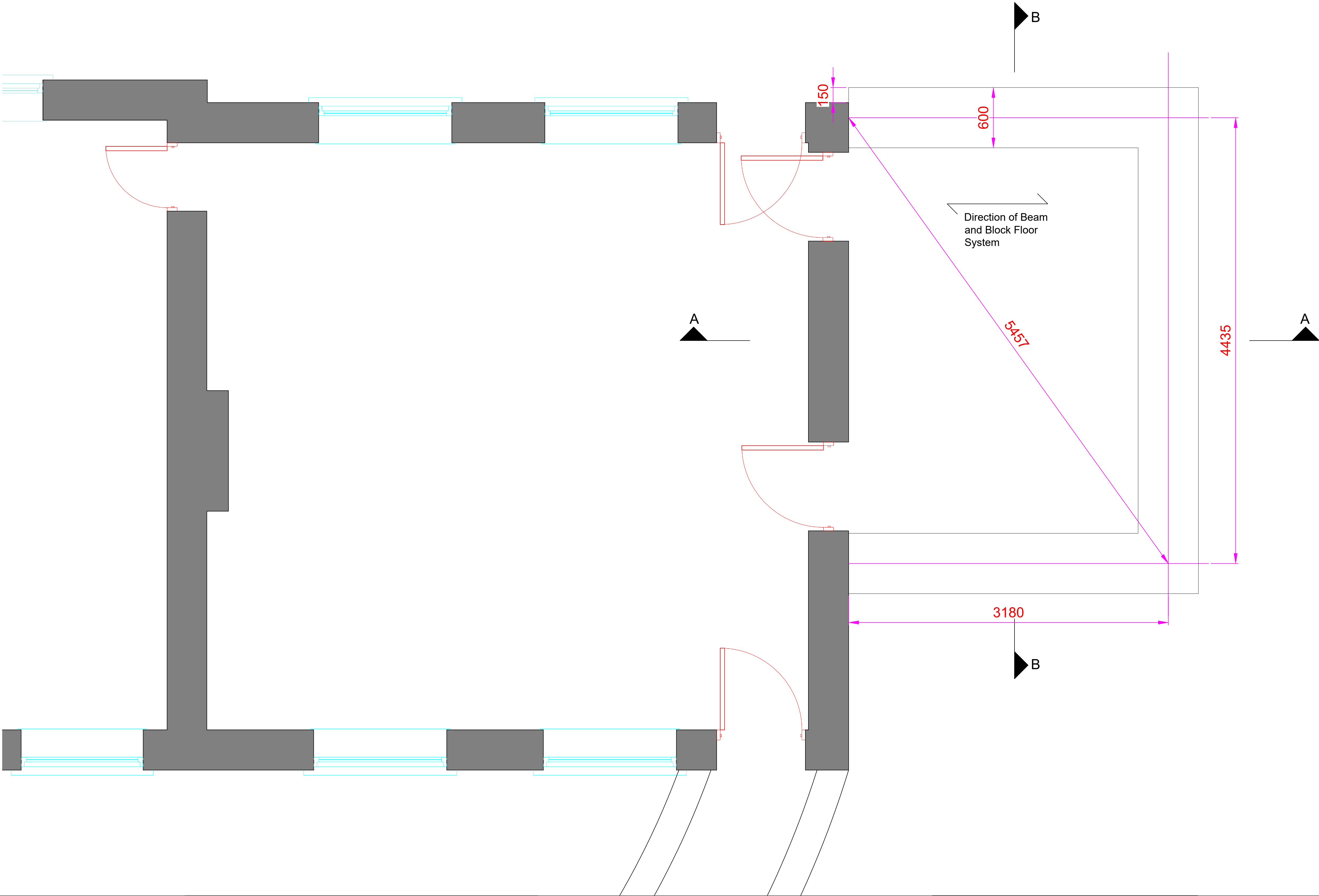


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client		Broadstairs and St Peters Town Council			
title		Proposed Ground Floor Plan		One Step Beyond Westfield Lane, Etchinghill Kent CT18 8BT Tel 01303863320	
scale	@A1 1:50	date	Feb 2020	drawn	WH
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				drawing no	173304b
				rev	



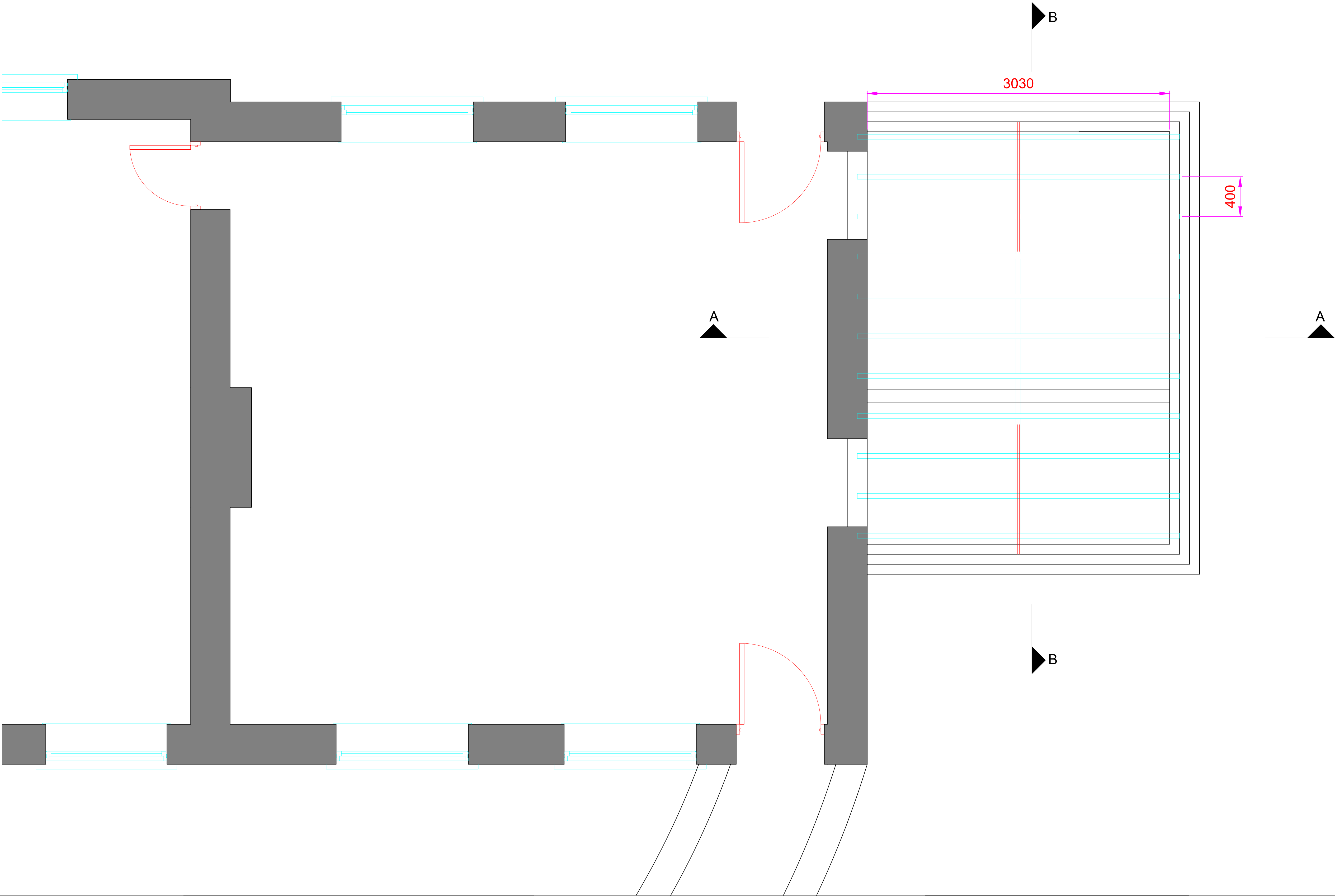
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drawn	WH	chk'd	

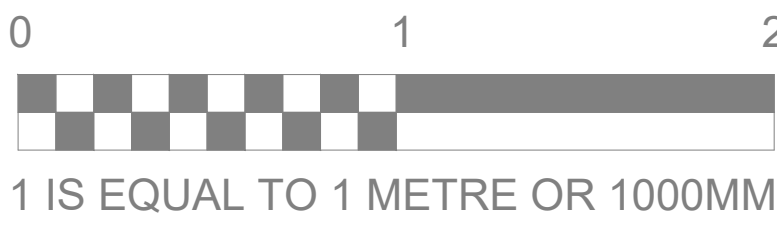


One Step Beyond Westfield Lane, Etchinghill  
Kent CT18 8BT    Tel 01303863320


drawing no	173305	rev	
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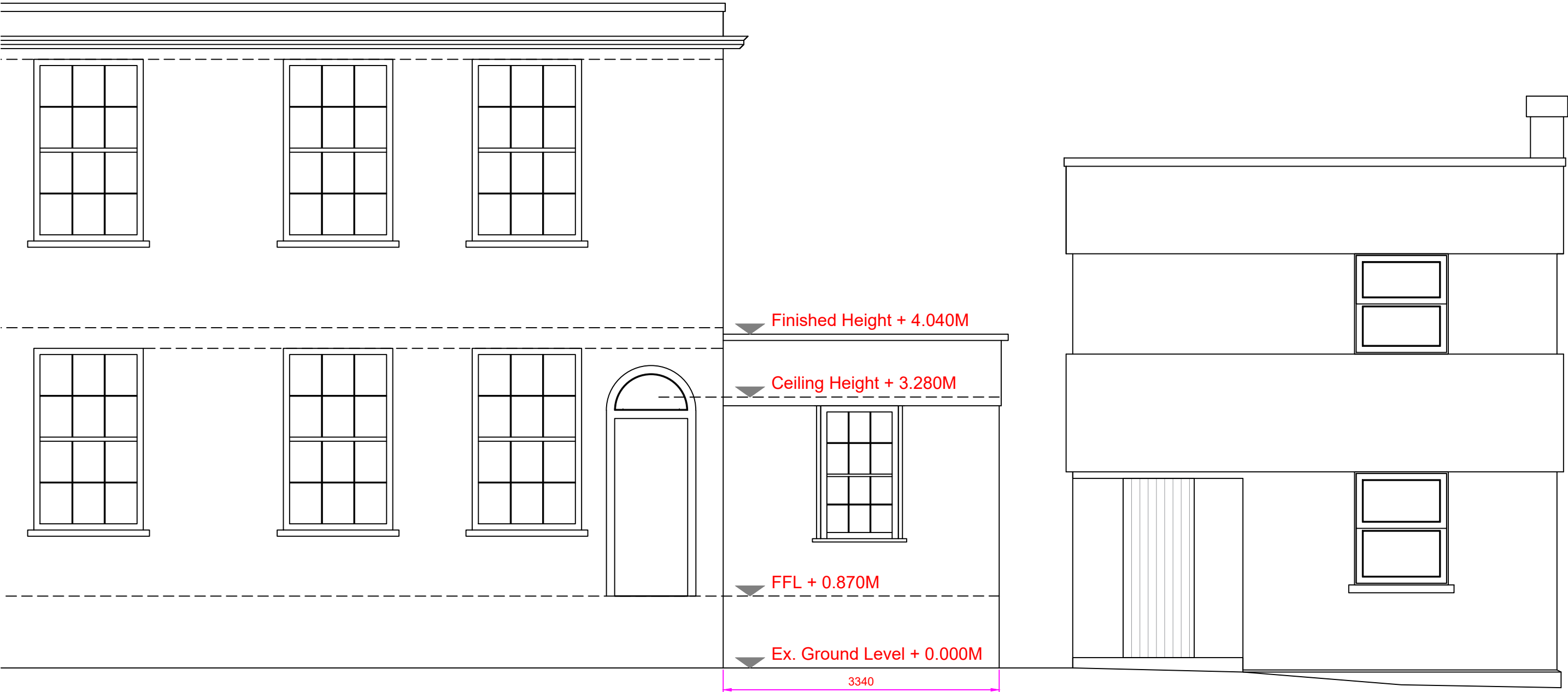
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revisions		

project		Pierremont Hall Pierremont Park Broadstairs		 <b>RUBICON</b> Building Consultancy	
client		Broadstairs and St Peters Town Council			
title		Roof Joist Plan		One Step Beyond Westfield Lane, Etchinghill Kent CT18 8BT    Tel 01303863320	
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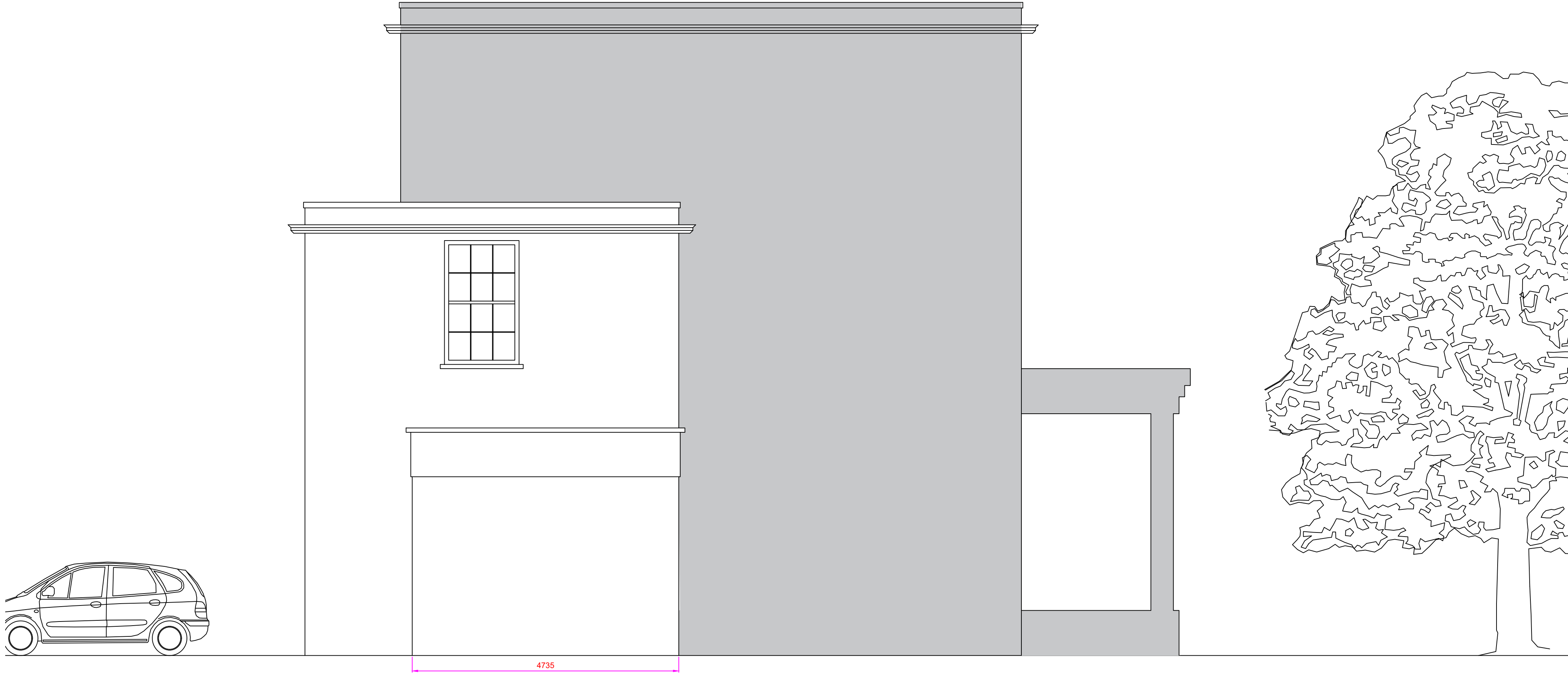




Western Elevation 1:50




Eastern Elevation 1:50

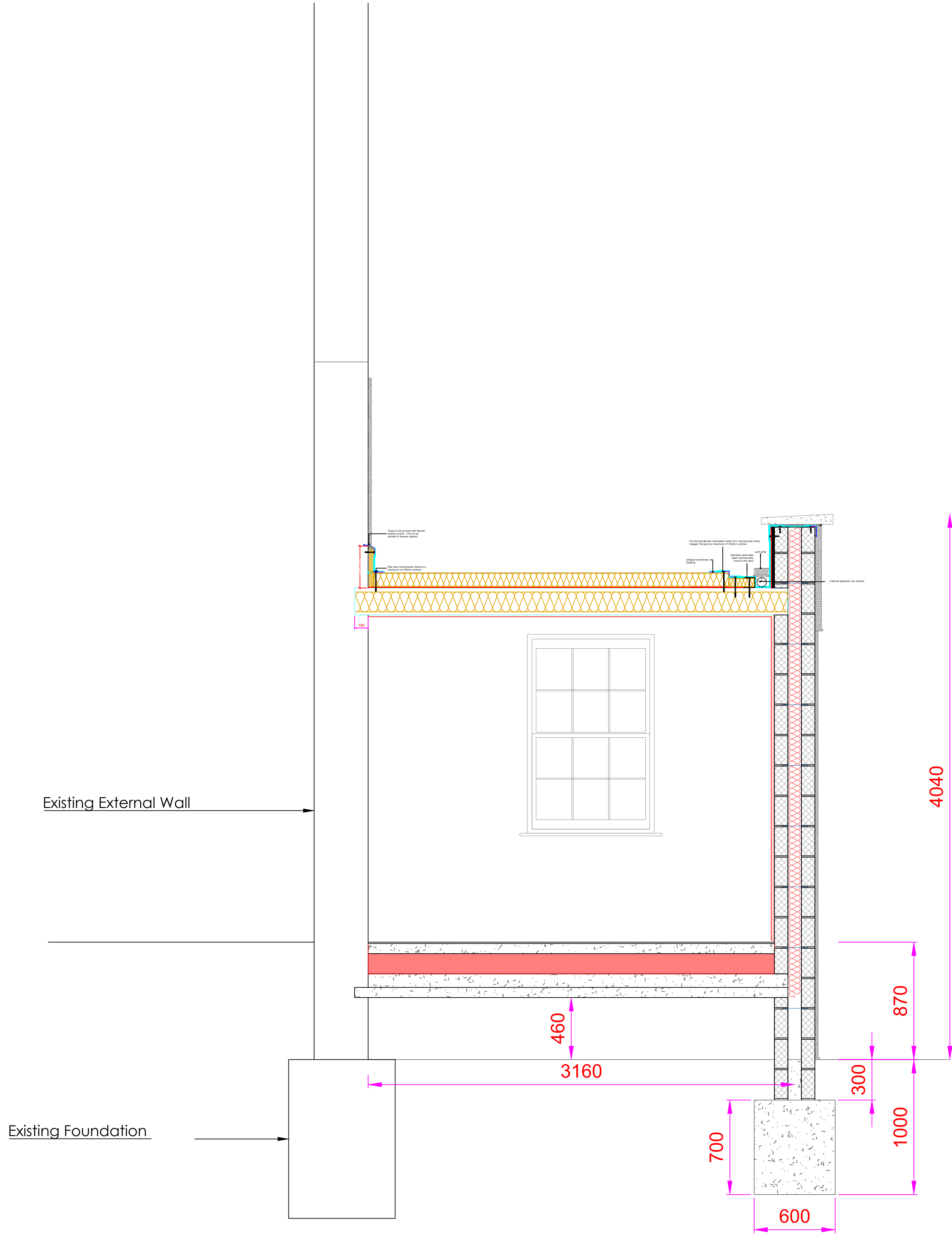


Southern Elevation 1:50

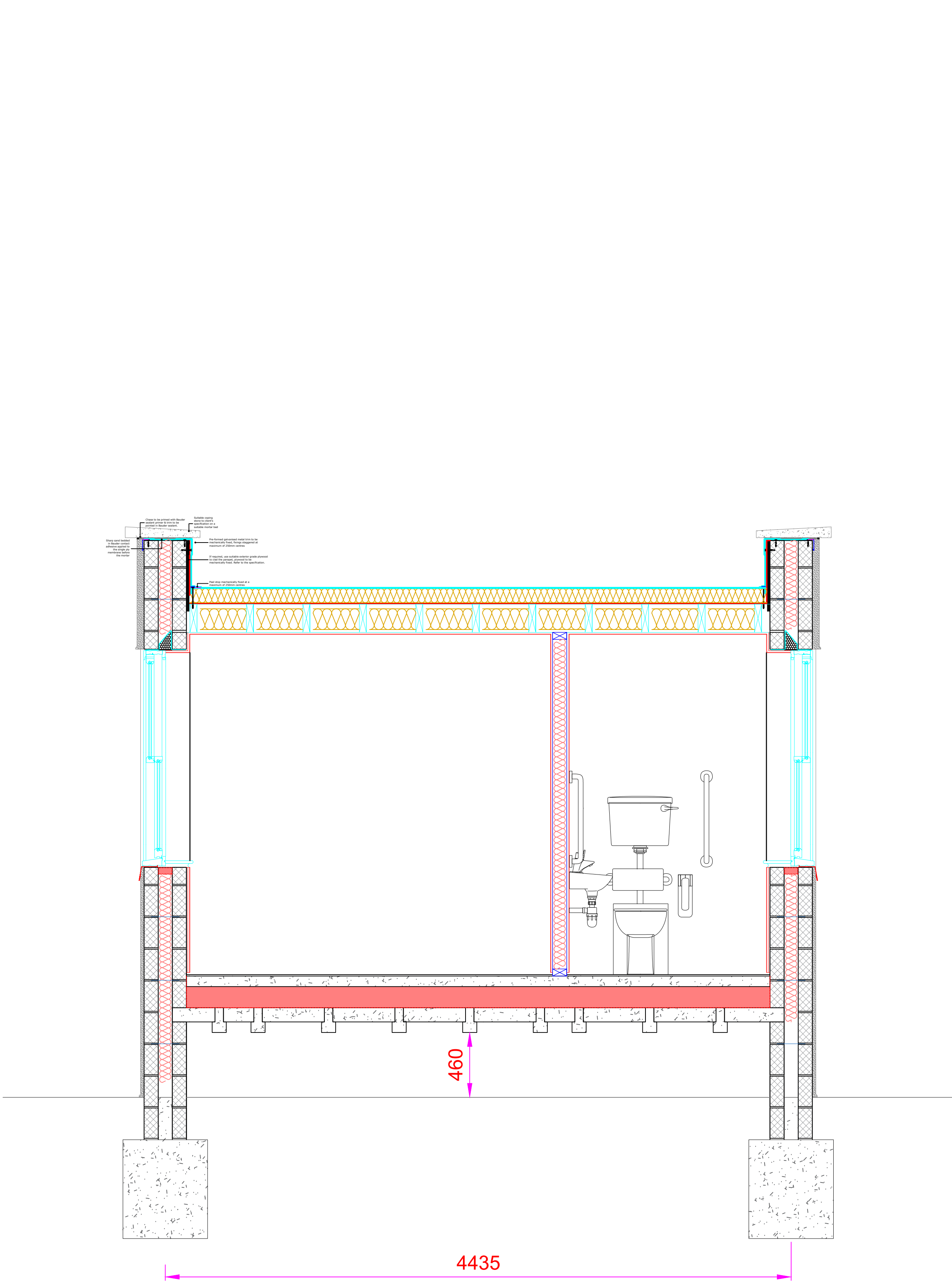
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client	Broadstairs and St Peters Town Council				
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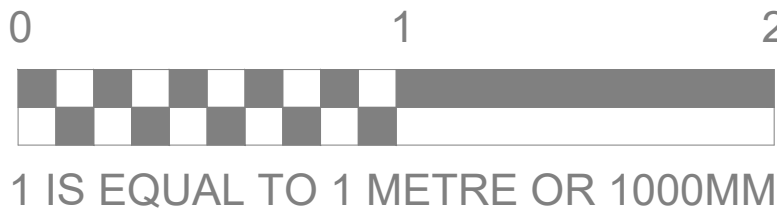
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Section A.A

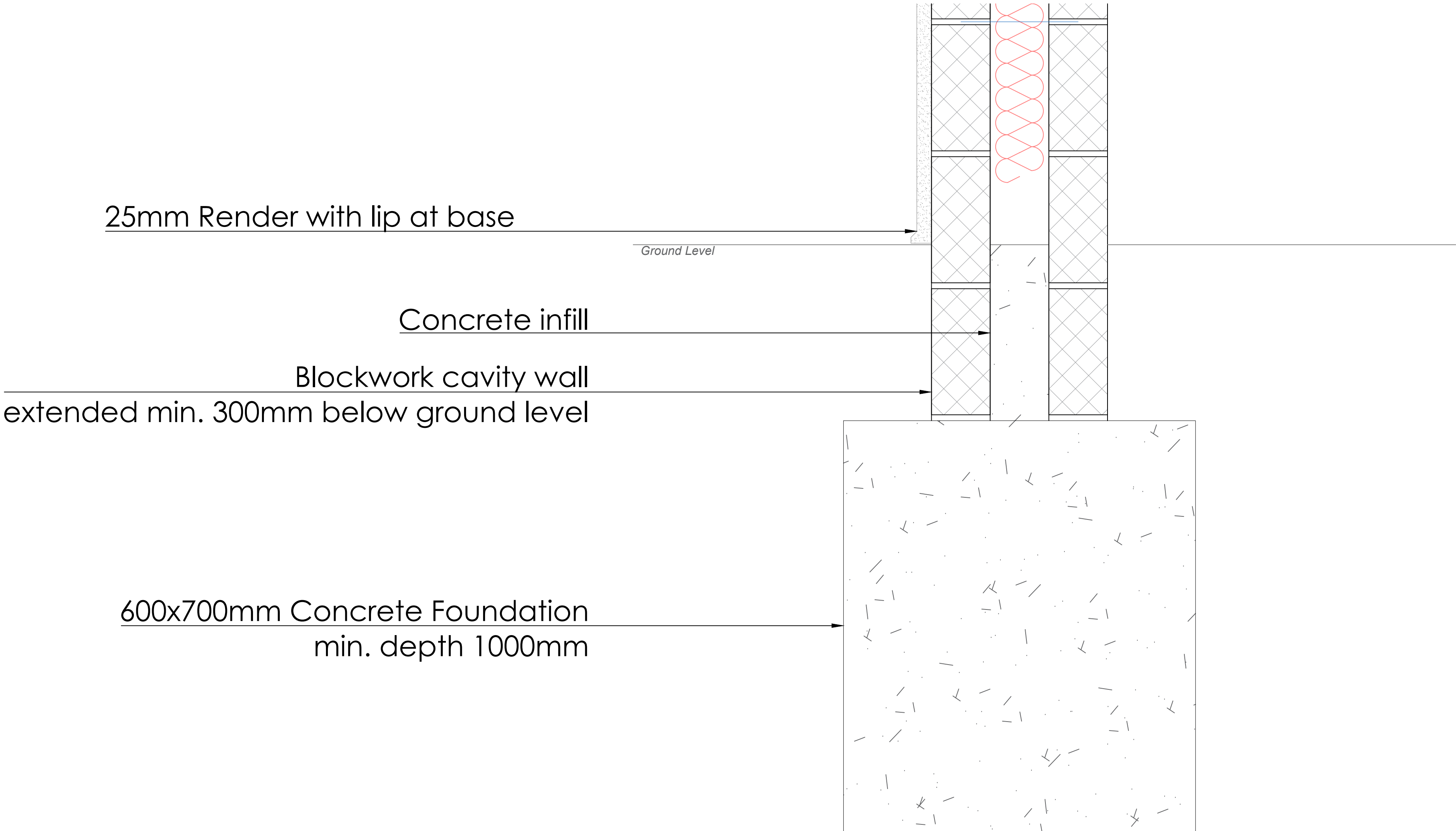


Section B.B




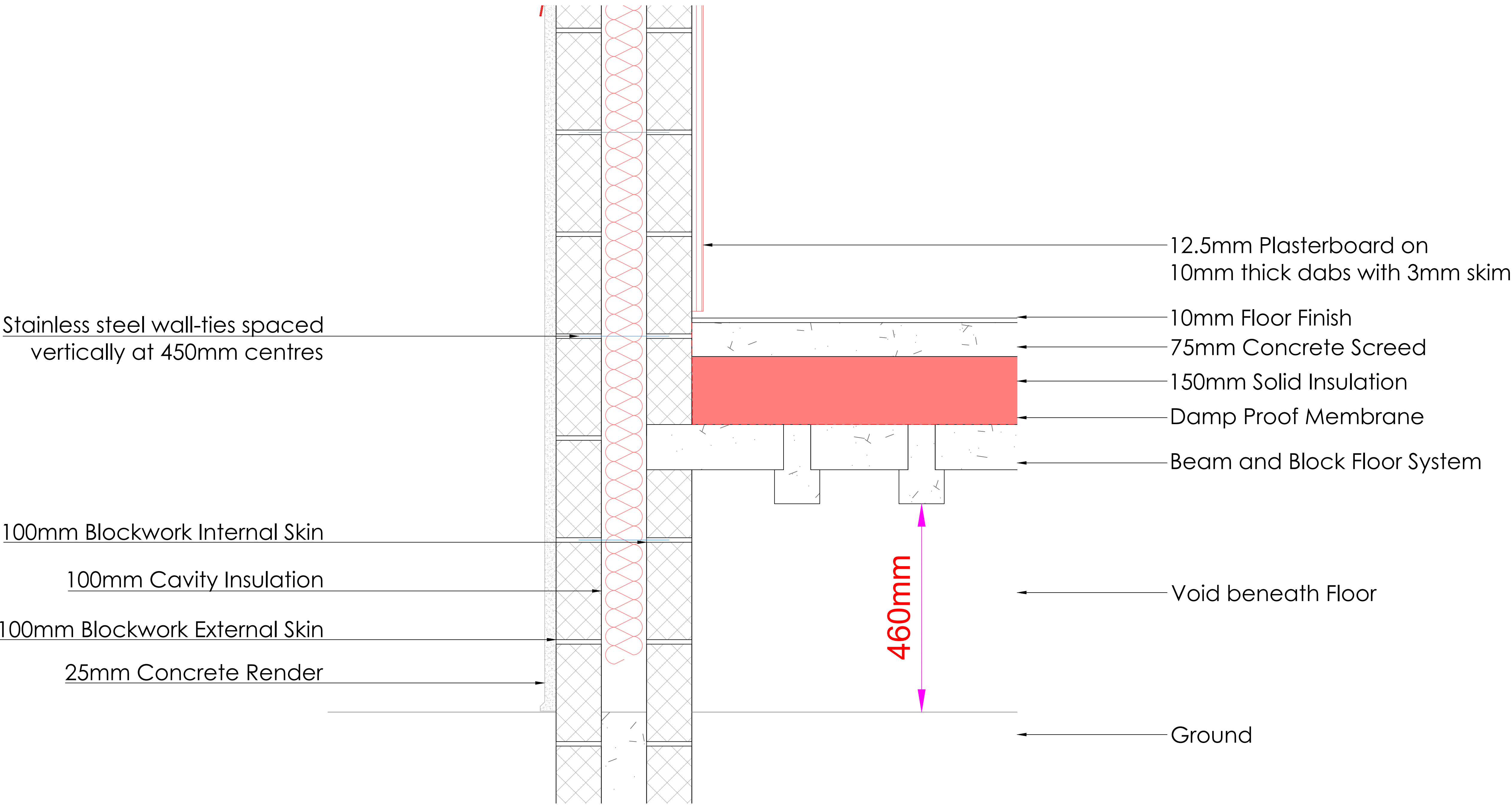
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client	Broadstairs and St Peters Town Council		
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scale	@A1 1:20	date	Feb 2020
drawn	WH	chk'd	
rev			




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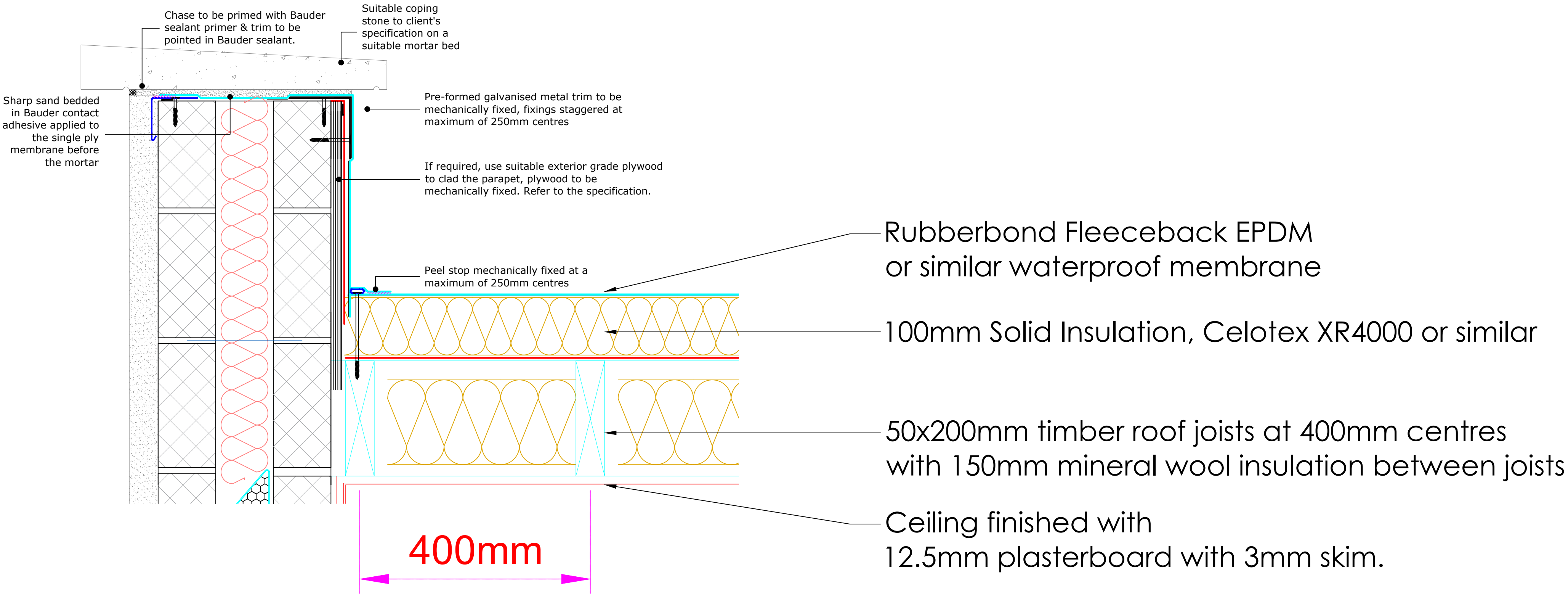
project Pierremont Hall Pierremont Park Broadstairs		 <b>RUBICON</b> Building Consultancy			
client Broadstairs and St Peters Town Council					
title Foundation Detail		One Step Beyond Westfield Lane, Etchinghill Kent CT18 8BT Tel 01303863320			
drawing no 173309		rev			
scale @A1 1:5	date Feb 2020	drawn WH	chk'd		




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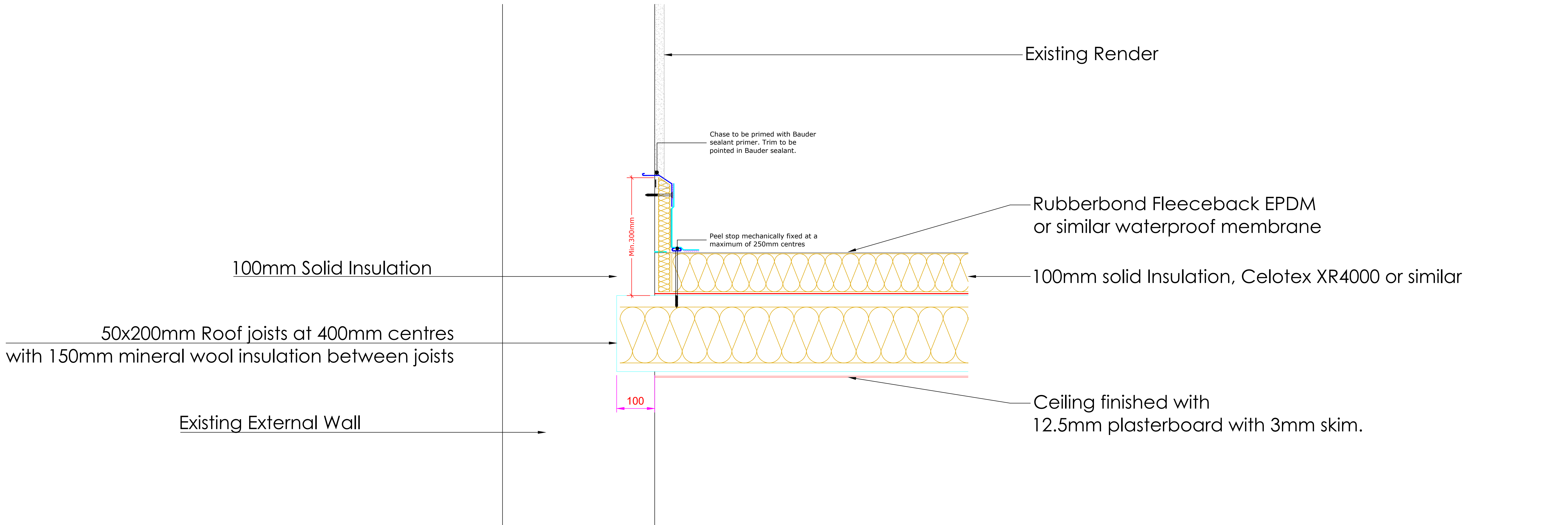
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client		Broadstairs and St Peters Town Council				
title		Wall-Floor Junction Detail				
scale	@A1 1:5	date	Feb 2020	drawn	WH	chk'd
drawing no		173310				rev






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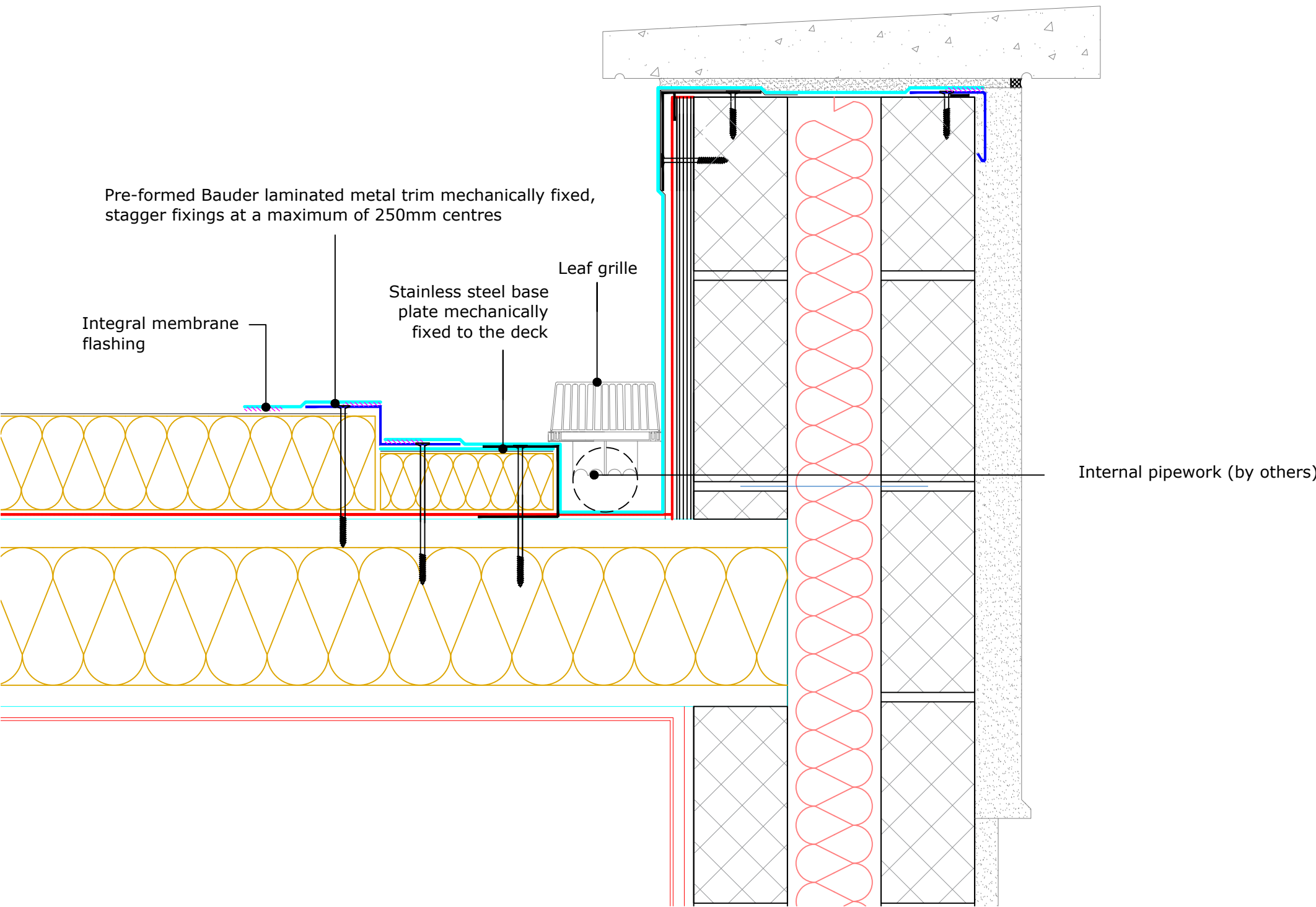
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client		Broadstairs and St Peters Town Council			
title		Roof-Wall Junction Detail		One Step Beyond Westfield Lane, Etchinghill Kent CT18 8BT Tel 01303863320	
scale	@A1 1:5	date	Feb 2020	drawing no	173311
		drawn	WH	rev	
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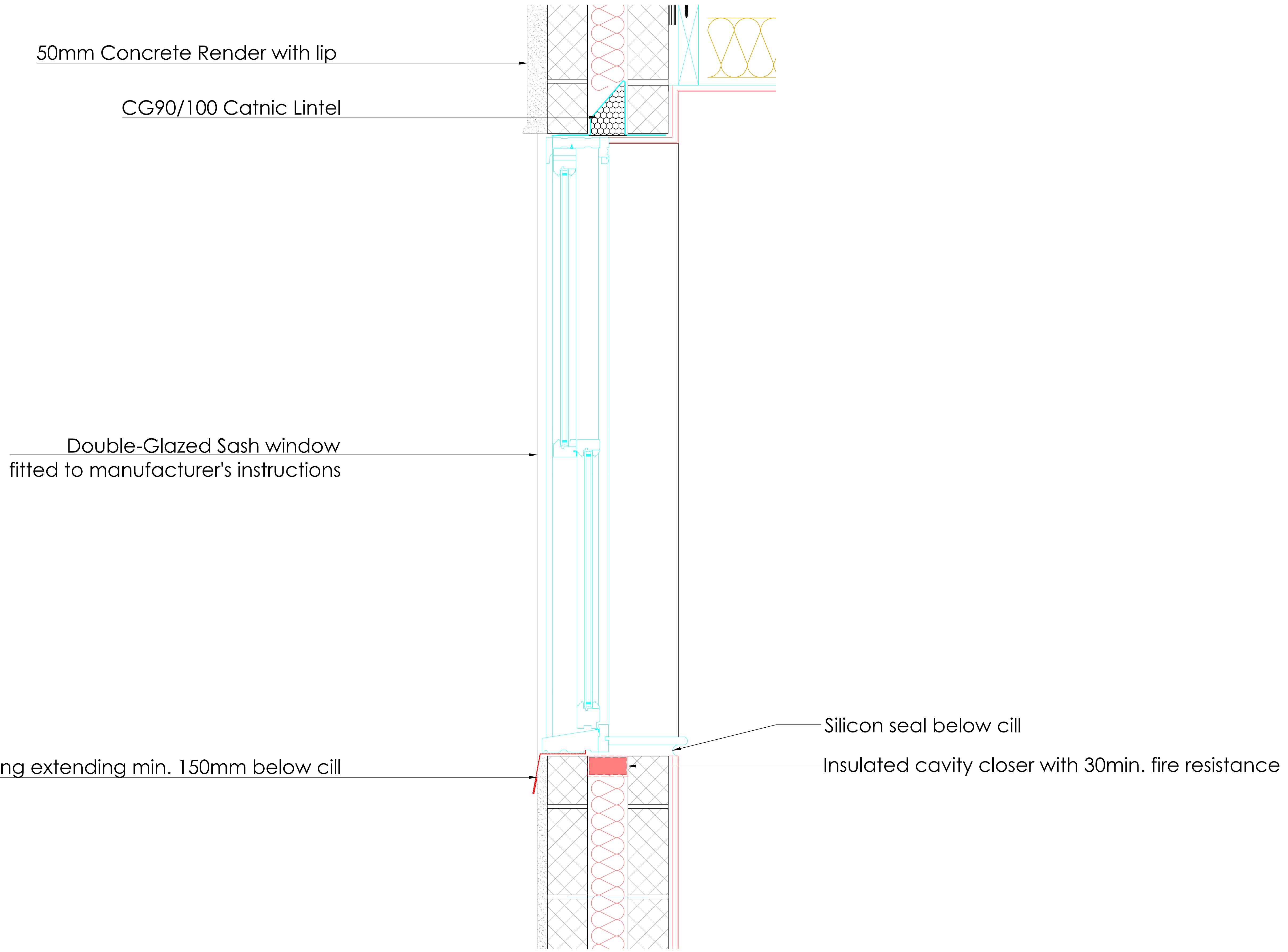
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client	Broadstairs and St Peters Town Council						
title	Roof-Wall Abutment Detail						
scale	@A1 1:5	date	Feb 2020	drawn	WH	chk'd	






revisions	

project		Pierremont Hall Pierremont Park Broadstairs		 <b>RUBICON</b> Building Consultancy	
client		Broadstairs and St Peters Town Council			
title		Roof Gully Detail		One Step Beyond Westfield Lane, Etchinghill Kent CT18 8BT    Tel 01303863320	
drawing no		173313		rev	
scale	@A1 1:5	date	Feb 2020	drawn	WH
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revisions	

project		Pierremont Hall Pierremont Park Broadstairs		<div> <b>RUBICON</b> Building Consultancy</div> <div>One Step Beyond Westfield Lane, Etchinghill Kent CT18 8BT   Tel 01303863320</div>			
client		Broadstairs and St Peters Town Council					
title		Window Detail		drawing no			
scale	@A1 1:5	date	Feb 2020	drawn	WH	chk'd	rev
				173314			



NOTE

PRE-COMPLETION AIR TESTING IS REQUIRED TO ACHIEVE 5m3/h.m2. CODE LEVEL THREE TO BE ACHIEVED

GENERAL NOTE

ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION, AND MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE, NHBC REQUIREMENTS AND MANUFACTURERS SPECIFICATIONS.

The following notes are to be read in conjunction with all relevant drawings and schedules and is applicable whether specifically referred to or not.All work is to comply with the current requirements of the Building Regulations and Allied regulations. All materials are to be fit for their purpose and used and installed in accordance with the relevant manufacturers recommendations. All new services are to be provided in accordance with the Statutory Undertakers requirements. The quality of any material shall not be lower than that defined in the relevant British Standard or that the material has been satisfactorily assessed by an appropriate independent authority ie: BBA BRE etc. Where there is no legislated standard the quality and use of the product shall be in accordance with established trade practice. All work shall be carried out in a neat workmanlike manner. Reasonable precautions shall be taken to protect fixed and unfixed materials against any damage likely to affect the finished quality of the dwelling. All contractors and sub-contractors must ensure to their own satisfaction that they are in possession of current drawings and details before commencing the relevant stage of work.

Any reference to an approved document in this specification relates to the relevant Approved Document of the current Building Regulations.

SUB STRUCTURE

Foundations are to be constructed in accordance with the Structural Engineers drawings and specification or to local authority approval. Concrete mixes to be be agreed with the Building Control Authority.

Cavity construction to extend a minimum of 450mm below DPC level. Walls below ground level to be in accordance with BS 6073 1981, used in compliance with BS 5628: Part 3, 1995 and supported with by relevant Agreement Certificate.

Where drain pipes pass though the cavity wall below ground level provide masking boards over pipes to prevent vermin entry. Provide minimum of 50mm clearance above pipe crown to the under side of bridging lintel.

DPC to be min of 150mm above adjacent ground level and to be stepped where applicable to differing ground levels. DPC's to be Hyload or similar approved to BS 6398, 1983 or 500 microns black polythene 2000g to BS 6515, 1984. Provide weep slot inserts at 450mm centres around above the DPC.

MASONRY IN GENERAL

Clay bricks throughout to be manufactured in accordance with BS 3912. Concrete blocks to be solid and manufactured in accordance with BS 6073 parts 1 and 2 and designated by the manufacturer as suitable for their intended use and location. Blockwork may be lightweight aggregate or aerated concrete provided that the specified structure, thermal and acoustic requirements are met. Alternative block densities to those specified may be acceptable subject to the proposed construction being supported by a British Board of Agreement Certificate. All masonry construction to be built in accordance with BS 5628 Part 3. Mortar shall be of the mix proportions necessary to achieve adequate strength and durability in accordance with NHBC Standards-Appendix 6.1-D

Block work density as per local authority approval.

EXTERNAL WALLS

Ground Floor External walls to be constructed with lightweight aggregate block 3.5N/mm2-0.15 W/mK ( Celcon Standard or similar approved) 100mm cavity filled with 100mm Celotex CG4000, 100mm lightweight aggregate block 3.5N/mm2-0.15 W/mK ( Celcon Standard or similar approved) to Achieve 0.16 u value, tied with Catnic WT4/225 Type 4 stainless steel wall ties @750mm ctr's horizontally and 450mm ctr's vertically, 225mm ctr's at window and door openings fitted with cavity wall insulation retaining clips with 12.5mm internal plasterboard on 10mm dabs with 3mm plaster skim coat, finished externally with 25mm thick concrete render.

Close cavities at door and window reveals with insulating cavity closer providing 30 minutes fire resistance, fitted in accordance with the manufacturers specification.

GROUND FLOOR CONSTRUCTION 0.09 U Value

Ground floor to be constructed as shown on the drawings or as specified by the Structural Engineer but generally to be of beam and block construction finished with 75mm screed reinforced with chickenwire laid on building paper isolating membrane over 200mm Celotex TB4000 with 1200g visqueen DPM (air leakage barrier) under and lap jointed to DPC on beam and block floor.

Floor void to be min. 150mm deep ventilated with proprietary periscope vents to give min 1500 sq mm per m run of wall on opposing front and rear walls. Any intermediate sleeper walls to have similar amount of vents.

STEEL FRAMES

All steelwork where required to be in accordance with the Structural Engineers design and Specification.

INTERNAL BLOCKWORK PARTITION WALLS

Internal blockwork partitions to be constructed from 100mm aggregate block 750 kg/m3 (Celcon Hi-Seven or similar) as specified by Structural Engineer drylined with 12.5mm plaster board mounted on dabs finished with plaster coat.

INTERNAL TIMBER PARTITION WALLS

All to be constructed of nominal 89 x 38 mm softwood studs at max 400mm ctrs with 89 x 38mm sole headplates and noggings lined both sides with 1no. layer 15mm British Gypsum soundbloc plasterboard or equal approved to a minimum density of 10kg/sq.m. screwed to timber stud finished with skim coat plaster set. Rockwool 25mm acoustic Slab or equal approved within cavity to a minimum density of 10kg/cubic.m (50mm Rockwool Flexi, 25mm Isowool APR 1200).

Door openings to be formed to allow for door lining thickness of 32mm fin. size and to be positioned to allow for fixing full architraves to perimeter. Include for additional noggings and bearers for radiators switches and other services as appropriate. Where partitions are to be finished with wall tiling plasterboard to be moisture resistant and thickness to be Increased to 15mm in accordance with recommendations of plasterboard manufacturer.

INTERNAL CEILINGS

Ceiling 12.5mm thick Gyproc plasterboard minimum mass per unit area 10 kg/m2 fixed in accordance with manufacturers recommendations with suitable timber noggins to provide support to all board edges. All joints between boards to be taped and skimmed to receive direct decoration. Generally all ceilings to be smooth finished . All joints tapped and jointed.

CAVITY TRAYS AND FLASHINGS

Code 5 lead flashings with min 150mm upstand to be provided where roofs and bay window canopies abutt brickwork with stepped flashings where a pitched roof abutts a wall provide stepped cavity trays with weep slots at 450mm horizontal centres. Cavity trays to rise 140mm across cavity.

LINTELS

Lintels to be provided over all structural openings including meter boxes in accordance with the Structural Engineers details and specification. Lintels to be designed in accordance with BS 5977, Galvanised to BS 729 and satisfying NHBC technical requirement R5. Any proposed alternative must be approved and satisfy the above requirements. Cavity tray / damp proof protection to be provided over all external openings either separately or as part of the lintel to the satisfaction of the NHBC. Provide min of 2 weep slots per opening at 450mm centres.

End bearings to be minimum of 150mm (any reduction is to meet with the Structural Engineers advice). Lintels to be firmly bedded in mortar on pad stones or a full block. Manufacturers recommendations for providing adequate fire resistance should be followed. Cold bridging paths should be avoided and adequate insulation measures incorporated, depending upon lintel profile, in accordance with manufacturers specification and the NHBC requirements.

ROOF CONSTRUCTION

Roof to be 50x200mm timber joists, insulated with 150mm mineral wool insulation between joists, with 100mm solid insulation, Celotex XR400 or similar, above joists. Finished with Rubberbond Fleeceback EPDM single ply system or similar. Provide insect mesh as required. Refer to section drawings for materials.

ROOF FINISH

Roof to be finished with Rubberbond Fleeceback EPDM system or similar. Parapet wall to be finished with coping stone as specified in the drawings.

TIMBER

All structural timber to be pressure impregnated with preservative prior to delivery to site in accordance with NHBC Standards 2.3 and structural timber to be BS 5268 part 2.

FIRE RESISTANCE

All steel work supporting floors to be encased with fire line board to give 1 hour fire resistance. Minimum of 50mm thick mineral wool cavity barriers to be installed at party walls boxed eaves and compartment floors Mineral wool to be provided under roof tiles at the top of party walls. Where service runs pass through compartment floors provide proprietary fire collars to give 1 hour fire resistance. Internal meter boxes are to be placed in cupboards of 1 hour fire resistance and to be locked in communal areas.

HEATING AND HOT WATER SUPPLY

Heating system to be Gas fired Condensing boiler with an minimum efficiency of 90.3 percent supplying radiators fitted with TRV's as required and system to be designed by appointed heating engineer. Heating and hot water supply to include programmer, cylinder thermostat and room stat positioned as shown on consultants drawings. Thermal conductivity of the pipe work insulation not to exceed 0.02 W/mK. Primary pipe work to be insulated to Approved Document L - generally in unheated areas and for the first meter run of pipe work from the domestic hot water cylinder. Heating and Hot water installation to be installed and tested by a person registered under the appropriate Governments Competent Person Scheme. Domestic hot water to be that is capable of exceeding 80 degrees C to fitted with in line hot water supply tempering valve so that the domestic hot water distribution system does not exceed 60 degrees C. Hot water supply temperature to a bath to be limited to a maximum of 48 degrees C by use of an in line blending valve.

RAIN WATER GOODS

Rainwater gully to be installed within flat roof system as in section drawings.

INTERNAL DRAINAGE

Complete plumbing installation to be subjected to and capable of withstanding testing in accordance with Bs 5572:1978. Above ground foul drainage pipe work shall be PVC-U to BS 4514. Pipe work must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing cross flow back fall leakage or blockage. No air from the system shall enter the building.

Soil vent pipes to be 110mm diameter plastic system to BS 5572 connect to proprietary vent tile or ridge tile, as described on the drawings. Outlet to terminate minimum of 900mm above any window or door opening. Encase svp in boxing constructed from softwood framing and faced with 2 layers of 12.7mm plasterboard, joints staggered. Pipe to be wrapped with 25mm thick unfaced insulation where passing down though habital rooms through out their length.

All water services in areas liable to freezing shall be insulated strictly in accordance with BS 6700 Table 9.

Provide connecting collars as required for connection of waste pipes from sanitary appliances.

All waste fittings to have 75mm deep sealed easy clean traps and separate connections to SVP's and to be installed in accordance with BS 5572.

Waste pipe diameters to be as follows:-  
Wash hand basin 32 diameter for runs not exceeding 1.7m runs and 40mm diameter for runs up to 3m  
Baths and showers 40mm diameter for runs up to 3m.  
WC's 100mm and 20mm over flow.

WINDOWS AND GLAZING

All windows to be constructed from materials shown on Elevation Drawings. Timber and Upvc to have 1.4W/m2K U value or a centre pane U-value equal to 0.8W/m2K. All to be double glazed and first floor windows to habitable rooms are to allow for emergency egress having an area of 0.33m with min dimension of 450mm in width or height. Windows with glazing area below 800mm above floor level are to have toughened safety glass. Windows to have operable area of 1/20th of floor area and fitted with trickle vents sized on door and window schedule. Refer to elevation drawings for window styles and reference numbers. All windows to have sealed double glazed units and glazing bars as shown in the Elevations.

DOORS

Main entrance door to be 838mm wide with mobility threshold max height 15mm and provided with surface water drain as detailed on the drawings. All internal doors to the ground floor or principle entrance level are to 838mm wide with the WC door opening outward. External glazed door with more than 50% of internal face area glazed to have a U-value of 1.4W/m2K or centre pane U-value equal to 0.8W/m2K. All other doors to be 1.8W/m2K. Doors to habitable rooms and cupboards opening onto a protected landing (3 or more storey's) are to be 1/2 hour fire resisting having intumescent strips in accordance with manufacturers details and self closing device. Doors to upper floors to be 762mm wide generally and 686mm wide to bathrooms and shower rooms unless over wise indicated on the floor plans and door schedules.

Also refer to door schedules.

MECHANICAL VENTILATION

All habitable rooms to have an opening to external air of equivalent to 1/20 of floor area with some part openable a min. of 1.75m above floor level.

Provide mechanical extractor fan units to all bathrooms and en'suites being ducted either through walls or through roof space and wrap ducting in thermal insulation within roof space. Extractors to be controlled either from pull cords, external switches or incorporated with light switch and to have extract rates as follows:-  
Bathroom / En'suite 15 litres/second  
Kitchen 60 litres/second or 30 litres/second if incorporated in cooker hood  
Internal WC with no window 15 litres/second with 15min overrun and provide 10mm air gap under the door. Ventilation to be in accordance with approved document F.

ELECTRICAL INSTALLATION

NOTE: 100 Percent ALL NEW LIGHTING TO BE LOW ENERGY LUMINARIES.

Electrical layouts shown on drawings are schematic only and reference is to be made to the specialist wiring layout drawings and specialist kitchen designers drawings. The electrical installation is to comply with the current IEE Regulations and BS 5839 and all relevant codes of practice.

All wiring run in close contact with insulation to be increased in size in accordance with the current IEE Wiring Regulations or sheathed as noted above under Electrical Installation.

Electrical socket outlets and switches are to be placed on walls between 450mm and 1200mm above finished floor level in accordance with Building Regulations Approved Document M [ unless otherwise stated]

Internal lighting to rooms having the most use to be fitted with outlets or luminaries that can take lamps having a luminous efficacy greater than 40 lumens per circuit watt.

External lighting to have fittings that will extinguish on daylight or to have fittings that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt.

SMOKE ALARMS

Automatic fire detection and alarm system in accordance with BS 5839 to least L3 standard or be provided with a suitable number of mains operated, self contained smoke alarms to BS 5446 Part 1, fixed to ceiling at approximate locations shown on the drawings, with in 7m of doors to Kitchens and Living rooms and 3m of doors to Bedrooms. Alarms should be fitted min 300mm away from light fittings. Where more than 1 alarm is fitted they are to be inter linked in accordance with the manufacturers instructions. Alarms to be permanently connected to separately fused circuit from the distribution board and may operate at a lower voltage via a mains transformer. Mains units with secondary power supply are acceptable. Where noted on the drawings communal corridors are to be ventilated by an automatic opening vent window with a free area of at least 1.0m2, triggered by automatic smoke detection within the corridor to be vented.


CARBON MONOXIDE ALARMS

Automatic carbon monoxide detection and alarm system in accordance with BS 50291:2001, fixed to ceiling at approximate locations shown on the drawings, with in 3m of fitted appliance. Alarms should be fitted min 300mm away from light fittings and above any opening windows and doors. Alarms to be permanently connected to separately fused circuit from the distribution board and may operate at a lower voltage via a mains transformer. Mains powered BS EN 50291 Type A units with sensor failure warning device are acceptable.

SOLAR VOLTAIC PANELS

Solar Photo Voltaic Panels fixed and connected in strict accordance with manufacturers specifications overall panel arrangement to be 1500W and produce 1.5kW/ph.

	revisions	

project	Pierremont Hall Pierremont Park Broadstairs	<div> <b>RUBICON</b> Building Consultancy</div> <div>One Step Beyond Westfield Lane, Etchinghill Kent CT18 8BT Tel 01303863320</div>	
client	Broadstairs and St Peters Town Council		
title	Specification		
scale	@A1	date	Feb 2020
		drawn	WH
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drawing no	173315	rev	