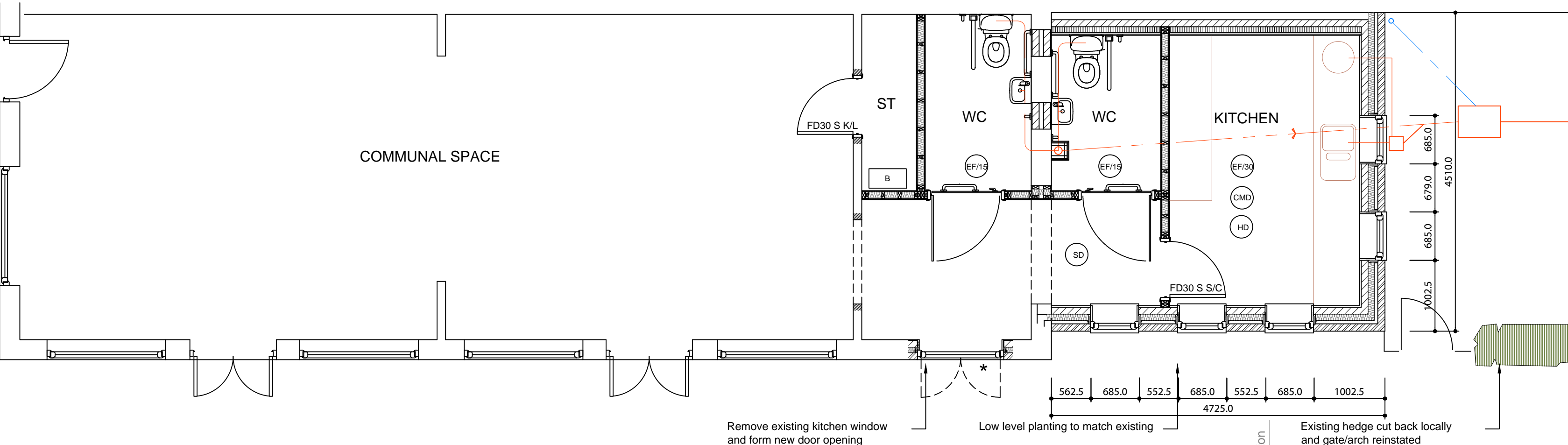
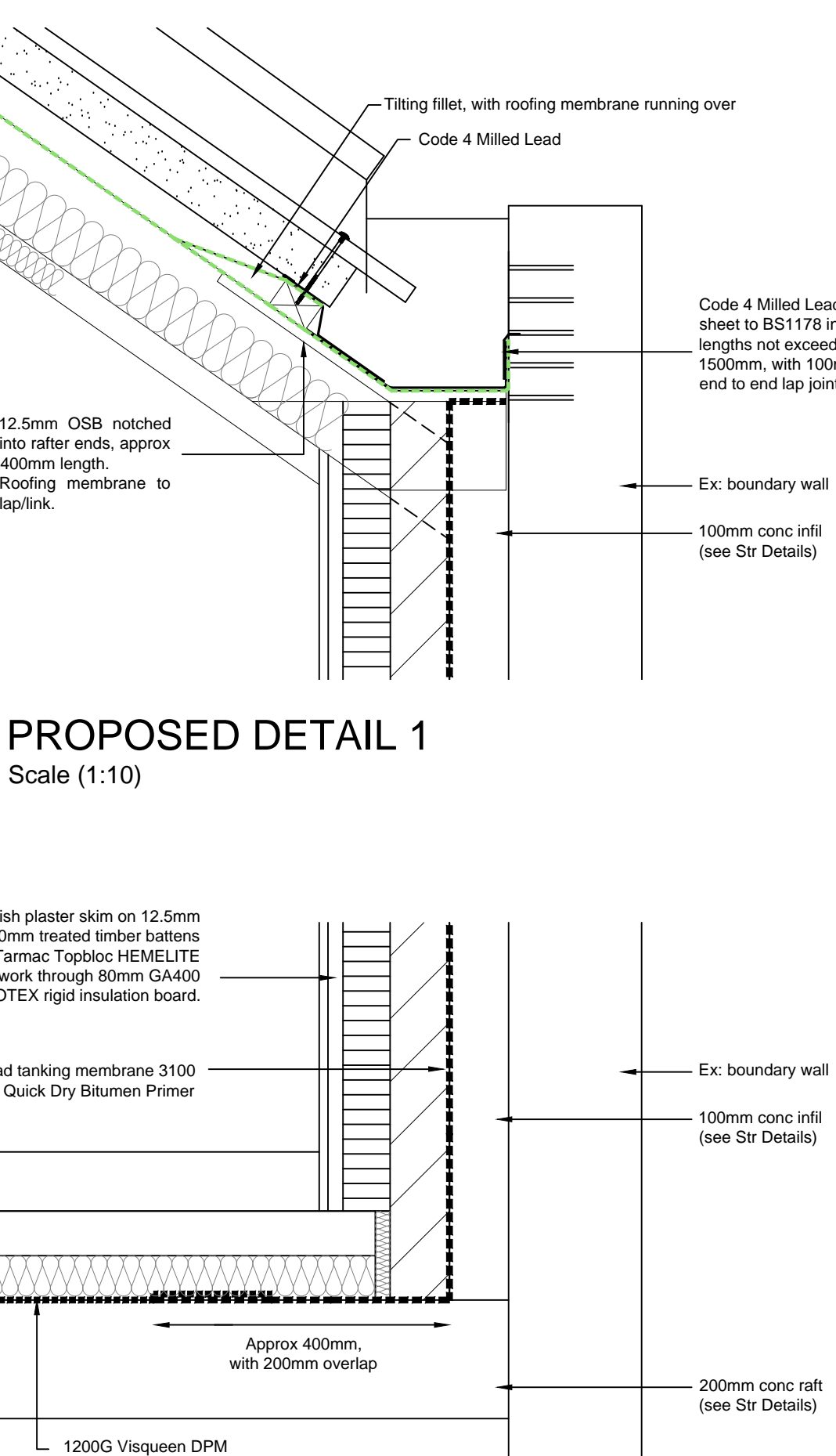


PROPOSED SECTION
Scale (1:20)



PROPOSED FLOOR PLAN
Scale (1:50)

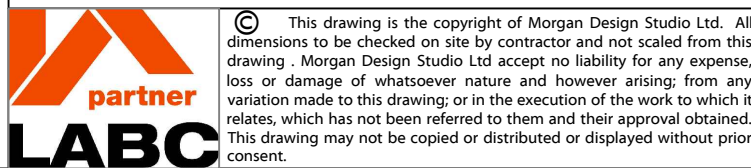
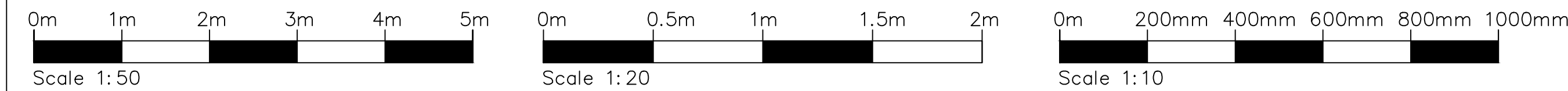


PROPOSED DETAIL 1
Scale (1:10)

PROPOSED DETAIL 2
Scale (1:10)

1 Foundations:
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DESIGNS. ANY DISCREPANCIES MUST BE RAISED WITH CONTRACT ADMINISTRATOR IMMEDIATELY
Proprietary piled foundations and reinforced slab, subject to site survey by the client/builder and site conditions. To Local Authority Approval.
2 Block Cavity Wall Below D.P.C. With Full Fill Cavity Insulation:
Blocks to BS EN 771 should have a density greater than 1500kg/m³ and a compressive strength of a least 7 N/mm². Aircrete blocks to be Agreement certified. Mortar to be designation (iii) 1:4 masonry cement : sand to BS 5628: Part 3. Sulphate resisting cement should be used where ground conditions dictate and where specified by the Building Inspector.
3 Concrete Block Internal Solid Wall Below DPC
Blocks to BS EN 771 should have a density greater than 1500kg/m³ and a compressive strength of a least 7 N/mm². Aircrete blocks to be Agreement certified. Mortar to be designation (iii) 1:4 masonry cement : sand to BS 5628: Part 3. Sulphate resisting cement should be used where ground conditions dictate and where specified by the Building Inspector.
4 Lintels in external walls below DPC:
Pre-cast concrete lintels over all openings below dpc.
5 Damp Proof Course
Horizontal DPC to be: HYLOAD ORIGINAL; Installation must follow normal good practice for the detailing of damp proof courses, as set out in the relevant clauses of BS 5628: Part 3: 2001 and must be in accordance with the manufacturer's instructions. The following installation practices are essential: DPCs must extend through the full thickness of the wall or wall leaf, including pointing, applied rendering or other facing material and project beyond the external face by 5mm. DPCs must be sandwiched between an even bed of wet mortar. Perforations in adjacent courses of masonry must be completely filled with mortar. All lap joints in the DPC must have 100mm overlap and be completely sealed. Hyload preformed cloak units must be used at stop ends, and all corners and changes in level of cavity trays. When using DPCs with boot lintels or similar constructions, it is recommended that the material be installed following the lintel profile.
6 Ground Floor Construction
Proprietary 75mm sand/cement reinforced screed, on Visqueen Vapour check barrier 500g (VISQUEEN Vapour Check CE Mark to EN 13984. Fit in accordance with BS5250:2002 All joints to lap by at least 75mm and sealed with Visqueen Vapour Tape applied equidistant over joint. Use Visqueen Vapour Edge Tape to seal perimeter, on 75mm FHS000 Celotex Insulation flooring slab, on: 1200g VISQUEEN High Performance DPM CE Mark to EN 13967, Polythene DPM turned up at edges in accordance with manufacturers recommendations. Joints to be at least 150mm and bonded using Visqueen Pro Double Sided Jointing Tape, the joint to then be sealed with Visqueen Pro Single Sided Jointing Tape. All upstands to be sealed with tape against substrate. All service pipe penetrations to be sealed with Visqueen Top Hat Pipe Cloaks and tape as recommended by supplier. 25mm insulation upstands at perimeter of floors, on reinforced concrete slab and piled foundations as detailed by Str Eng.
7 Underfloor ventilation
N/A
8 Cavity Wall: U value of 0.179W/m²K
External skin to be facing brickwork to match existing. Builder to supply samples for client and C.A. approval. 135mm o/a cavity width with 85mm Celotex CG5000 Cavity Insulation. Internal skin to be 100mm thick AAC blockwork 7N 0.11 Lambda with 12.5mm F.B. plasterboard (0.020K) on 10mm plaster dabs, 9.5mm coat plaster finish. Wall ties for cavity construction to be stainless steel at 450 centres vertically and 750 horizontally staggered unless noted otherwise and comply with BS EN 845-1. Kingspan Kooltherm 125mm Cavity Closers to windows shown, or alternatively Hi-Load Fire Rated Insulated DPC where inner skin blockwork used to close the cavity. Proprietary Hyload Original DPC cavity tray (over all abutments) with Rytons RYTWEEP clear cavity weep holes with Rytons RYTWTUBE extension, at nom: 1m c/s to perimeter of building above all trays and all openings.
9 Prefabricated Lintels in External Walls Above DPC:
Galvanised KEYSTONE HI-THERM LINTOLS PSI VALUE 0.068 with insulated cores with a min 150mm-end bearing. Lintels to be provided over all door and window openings and service meter boxes recessed into walls. Lintels to be fully bedded and propped. Use the correct length and width of lintel for the opening and cavity width.
10 Cavity Trays:
Cavity trays to be installed within external wall construction to all locations required by regulations, including above lintels to openings, meter cupboard openings, ventilation outlets, and flues. Provide stop ends to cavity trays above openings. Minimum rise for individual cavity trays: 150mm.
11 Weep holes:
Weep holes to be provided above all cavity trays. Generally weep holes to be @ 450mm ctrs, with a minimum of 2 weep holes per opening to cavity trays and above lintels.
12 Stepped cavity trays and flashings
Lead flashings of minimum 150mm upstand Code 4 to be provided where roof abuts brickwork. Install preformed cavity trays in existing walls at abutments linked to flashings. Cavity tray must rise minimum of 140mm across the cavity.
13 Upvc Windows & Doors
Proprietary PVCu Frames, Double Glazed, Argon Filled Sealed Units, Warm Edge Spacer, Soft Coat 0.05 Low-e Glass and to comply with Current Building Regulations. Trickle vents to be through head type storm proof. Windows to achieve minimum U Value of 1.4W/m²K. Frames fixed to reveals with proprietary ANCON stainless frame ties at recommended centres. Weather Seals - Aquamac 21 Black Framing Comprimband 600 Super Gasket. Extit Mobility Threshold (MXS 15-56) - Aluminium to doors. Frame Cramps: Windows/doors to be secured into openings with proprietary frame cramps ANCON Austentec S/S size 125mm SDV Frame clamp tie. (or similar & approved to BS EN 845-1) Equally spaced around head and side jambs to manufacturers recommendations - with minimum of 2 per jamb/head. External Sealant: Supply and install mastic sealant around all window/wall jambs, door/wall jambs, wall penetrations and over movement joints. Use high quality one part silicone sealant. GEOCEL LM External Silicone Mastic Sealant Clear 380ml, Low modulus. (Or similar & approved CLEAR mastic) U value 1.6 W/m²K. Design to suit brick dimensions. Safety glass to BS 6206 : 1981 where glazing falls within 800mm of local floor level. Purge Ventilation: All opening windows/doors to provide a minimum of four air changes per hour/per room directly to outside. It is presumed that all hinged windows will open 30° or more, and therefore the height and width of the opening part should be 1/20th of the floor area of the room. External Doorsets: Should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012. Easily accessible windows should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012.
14 First Floor Joists
N/A
15 Timber Studwork
Where shown, partitions to be formed using 100x47 C24 structural timber studs at 400 or 600 c/s nominal. Double up at door jambs and junctions, with necessary nogginns and supports for fixtures and fittings. In wet areas use a moisture resistant board and marine ply. Plasterboard Fixings: Single board layers; at 300mm centres - 200mm at external corners. Double layer partitions - Base layer fixed at 300mm and around perimeter - Face layer 300mm and within the field of the board at perimeters. Distance from bound edge - screws should not be closer than 10mm Distance from cut edges - screws should not be closer than 13mm Screw fixing type and length - screws should be a minimum 10mm longer than the board thickness. Staggered board joints - All vertical board joints should be staggered between board layers and on each face of the partition - Horizontal board joints between board layers should be staggered by a minimum of 300mm - Screw type Dryvac or stud gauge up to 0.79mm Jack-Point for stud gauge over 0.8mm. Standards for boarding and partitioning: BS 8000: Workmanship on building sites - Part 8: 1994 Code of Practice for Plasterboard Partitions and Drylinings - Part 10: 1995 Code of Practice for plastering and rendering - BS 8212: 1995 Code of Practice for Drylining and Partitioning using Gypsum Plasterboard BS EN 13964: 2004 Suspended Ceilings - Requirements and test methods BS EN 13914-2: 2005 Design, preparation and application of external rendering and internal plastering BS 8481: 2005 Design, preparation and application of internal gypsum, cement, cement and lime plastering systems - specification.
17 Concrete Block Partitions
Where shown on the plans internal concrete block partitions are to be constructed with 100mm CELCON HI Seven concrete blocks, with K Value of 0.19. Internal leaf mortar: class (iii) 1:5 cement/sand mix mortar BS 5628:Part 3, flush pointed Plaster finish each side with multi-finish plaster skim coat.
18 Roof Construction
Sinsoidal Insulated Roof Panel KS1000 SRW by KINGSPAN (or similar & approved) Anthracite Grey finish (Matt). With SPRHR Half Round Ridge with site sealed end-laps on Scallop. Flashing with 5mm x 3mm butyl rubber, slitted to every other crown of KS1000SRW Insulated Roof Panel. Complete system to be installed in strict compliance with manufacturers recommendations.
75x50mm Cross batten purlins, on Tyvek® Supra a durable, water resistant membrane that is reinforced with a laminated polypropylene nonwoven. This airtight, vapour-permeable membrane is extremely water-resistant, and can be used for all supported and unsupported pitched roof. Style name: 25078 Composition: Composite of high density polyethylene, polypropylene Roll size: 1.5m x 50m Roll weight: 12kg Mass per unit area: 145g/m² UV exposure: 4 months Product / functional layer thickness: 450 / 175µm Water vapour transmission (SD): 0.015m BBA certificate: 08/4548 CE Marking: Yes IAB certificate: 04/0157.
150x50mm min; treated timber rafters (cross reference with Str Eng's details). 150x50mm Ceiling Joists. Ceiling insulation: 0.074 W/m²K 100mm KNAUF LOFT ROLL between joists and 300mm KNAUF LOFT ROLL above. 12.5mm GLASROC F Multiboard with 3mm skim coat finish. NO LAMPS PROTRUDING INTO CEILING SPACE.
19 Rainwater goods, Fascia's and Soffits
Proprietary 112mm half round PVC gutters/downpipes, to match existing. Connect downpipes into roddable back inlet gully. Supply and install new proprietary uPVC fascia/soffit on s/n framework. Colour white - all to match existing.
20 Above Ground Drainage
Above ground foul drainage system to be designed to BS EN 12056 System 3. Use large radius bends (min. 200mm) or 45° fittings at base of stacks. Provide access fittings at foot of stacks suitably situated to allow adequate working space to clear blockages. Soil vent pipes (SVP's) to be 110mm diameter UPVC to BS 5514:1983. Soil pipes at the head of drains are to be taken through the roof to external air. SVP's to be enclosed from 2no. layers of 15mm British Gypsum SoundBloc taped and jointed on 38 x 38mm timber framing. SVP to be wrapped in 25mm sound quilt insulation. Access panels are to be fitted to ducts at ground floor level with access plate on soil vent pipe and air admittance valve where applicable. Waste pipework to comply with Table 5 of Approved Document H1 of the Building Regulations. Waste pipes to be 40mm dia. to sinks, baths and washing machines, 32mm dia. to washbasins. Where recommended runs are exceeded, anti-siphonage pipes are to be provided, or waste pipes are to be suitably oversized. All sanitary appliances are to be fitted with 75mm deep seal traps. Combined wastes to be a min of 50mm dia.
All gaps where drainage passes through structure should be sealed to form an airtight barrier, where gaps are less than 6mm use gun applied elastic or elastomeric sealant capable of accommodating movement at the joints, where gaps exceed 6mm expanding foam sealant should be used to form an airtight seal. Access panels to have neoprene strip to perimeter to provide airtight seal.
Where all services, risers, ducts, svp's etc pass through compartment walls/floors, they are to be suitably fire stopped with proprietary fire collars and/or insulated fire quilt/mastic - details to be agreed on site by Contractor and Building Inspector.

21 Below Ground Foul Water Drainage
All below ground drainage is being designed by the Builder on site and agreements with Wessex Water are to be made by him. Details to be provided by builder for approval. Layout shown is indicative only. Connect new drainage into existing mains f/w system. Invert levels to suit site conditions and to be in strict accordance with current Building Regulations. SVP to finish at least 900mm above any opening within 3m, and finished with a proprietary wire cage. Proprietary lead cloak taken over & under tiles.
22 Means of Ventilation
Extract system to accord with Part F of the Building Regulations
(System 1) Intermittent extract and background ventilation:
Bathroom to have mechanical extract fan, linked to light switch, ducted to outside air and capable of rate of extract not less than 15ltrs/s, with 15 minute over-run. Kitchen to have mechanical extract fan, linked to light switch, ducted to outside air and capable of rate of extract not less than 30ltrs/sec adjacent to hob or 60ltrs/sec elsewhere. Utility Room to have mechanical extract fan, linked to light switch, ducted to outside air and capable of rate of extract not less than 30ltrs/sec, with 15 minute over-run. Purge Ventilation: All opening windows/doors to provide a minimum of four air changes per hour/per room directly to outside. For a hinged window that opens 30° or more, the height and width of the opening part should be 1/20th of the floor area of the room. Background vent is to be achieved through trickle ventilators fitted to the window heads, and installed by window manufacturer. To ensure good transfer of air throughout the building, there should be an undercut of minimum area 7600mm² in all internal doors above finished floor level. This is equivalent to 10mm off a standard 760mm wide door.
23 Sanitation, Hot Water and Water Safety
The Mechanical Installations to comply with all relevant British Standards and with the current edition of the Building Regulations. The Contractor must allow for all builders work and attendance items in connection with the Mechanical Installations, including cutting chases, ducts, holes, making good walls where items removed and forming holes in the external fabric including weathering all such holes and penetrations.
The Contractor should note that the Mechanical works are part of this Contract, and should make due allowance for liaising with his mechanical subcontractor regarding the installation of their services.
Scope
The building is only occupied on an "occasional" and "periodic" basis.
The contractor is to allow for the full Mechanical design and production of layout drawings for Contract Administrators approval, to be produced by the contractor, and the contractor is to familiarise himself with the clients current installation, and ensure the proposed installation is suitable for the room/client use. The works will include for at least:
• Supply and installation of extension to heating system including relocating existing boiler and flue, with service of system, including relocating/removing existing radiators where affected by the works.
• Supply and installation of mechanical ventilation system to comply with Part F of the current Building Regulations
• Plumbing to new sanitaryware and kitchen fittings
• Potable water connections
Agree with the Consultants all pipe runs before commencing installation.
Mark out holes and chases etc. and provide all necessary guidance in order that the builders work can be correctly undertaken.
Contractor to allow for making all holes, chases, etc. for mechanical services both in new and existing building fabric. After installation of pipework, the Contractor is to allow for making good of all surfaces where holes, ducts etc. are formed.
Where all services, risers, ducts, svp's etc pass through compartment walls/floors, they are to be suitably fire stopped with proprietary fire collars and/or insulated fire quilt/mastic - details to be agreed on site by Contractor and Building Inspector.
24 Electrical Installation
The builder shall liaise with the client at the start of the project and agree a room by room requirement for electrical fixtures and fittings. All electrical fittings, switches and sockets to be fixed at heights between 450 and 1200mm from finished floor level and installed to IEE Regulations (Current Edition). 100% of new fittings to be energy efficient type installed in accordance with Approved Document 1A paragraphs 43 and 44. Photo electric cell or time switch control to security lighting to external doors and vulnerable areas. Smoke detectors to be mains linked and separately fused to BS5446 Part 1: 1990. Units positioned centrally in a clear area and not less than 300mm from any electrical light fitting. The Electrical work shall be carried out to comply with Part P of the current Building Regulations, and the Electricity at Work Regulations 1989, and be undertaken in accordance with BS 7671. The Electrical installation will be subject to the submission of an "Electrical Installation Certificate" and test results undertaken by a suitably trained and competent person. Copies of Certificates to be issued to Building Control (by builder).
Where all services, risers, ducts, svp's etc pass through compartment walls/floors, they are to be suitably fire stopped with proprietary fire collars and/or insulated fire quilt/mastic - details to be agreed on site by Contractor and Building Inspector.
The Contractor should note that the Electrical works are part of this contract, and should make due allowance for liaising with his electrical subcontractor regarding the installation of their services.
Scope
New lighting, relocating existing lighting & smoke detectors, power, assistance alarm, fire alarm/exit signage, extract fans, All to IP65 standard.
The Contractor is to allow for the full Electrical design and production of layout drawings for Contract Administrators approval, to be produced by the contractor, and the contractor is to familiarise himself with the clients current installation, and ensure the proposed installation is suitable for the room/client use. The works will include for at least:
• Lighting to be surface mounted LED fittings designed to layout of kitchen, WC's and lobby areas
• Liaison with mechanical contractor for Supply and installation of extension to heating system
• Power supplies to kitchen equipment
• Power supplies/sockets to refurbished/reconfigured areas and extension
• Emergency lighting system
• Fire detection system to be extended
• Internet/WIFI system extended
Agree with the Consultants the cable positions and routes and ascertain the precise locations of all outlets, luminaires, appliances, and all other electrical equipment specified before commencing installation.
Mark out holes and chases etc. and provide all necessary guidance in order that builders work can be correctly undertaken.
Contractor to allow for making all holes, chases, ducts etc., for electrical work etc., and where required. After installation of wiring pipework conduit, etc., the Contractor is to allow for making good all surfaces where holes, chases, ducts etc. are formed.
25 Surface Water Drainage
All below ground drainage to be detailed by Contractor on site.
All subject to ground conditions and levels to be taken and determined by Builder on site. Layout shown is indicative only.
26 Staircase
N/A
27 Security
External Doorset: Should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012. Windows: Easily accessible windows should be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012.
28 Building In Physical Infrastructure
N/A
CONTRACTOR ITEMS
The contractor is to provide the following design items:
• Pile Logs
• Structural designs & calculations for all new steelwork/lintols
• Mechanical & Electrical Installations
• Fire Alarm/Emergency Lighting/Smoke Detection Systems
• Fire Exit Signage
• Drainage Works & Wessex Water Applications as appropriate
General Notes
The Contractor shall carry out and complete the works in a proper and safe workmanlike manner and in compliance with the Clients own instructions and brief. Any inconsistency between the Architectural Drawings/Notes, the Building Specification, the H&S Pre Commencement File, the structural drawings/specification and the conditions on site shall be reported immediately to the specifier. However, the Contractor is deemed to include for carrying out his own survey, taking his own site dimensions, and checking and approving all areas of the project prior to commencing works on site and prior to ordering any goods. DO NOT TAKE DIMENSIONS FROM THE DRAWINGS.
The Contractor should ensure that he makes suitable provision for supplying information, drawings, samples or materials for client and LPA approval prior to placing any orders or commencing works on site. Adequately maintain all existing means of escape, public and private footpaths and access roads at all times. During the works ensure that all relevant Local Authority departments and personnel are informed at the required stages for inspections (as necessary) prior to covering over, ensure that all works comply with Building Regulation approval as a minimum, and that operatives are appropriately experienced or qualified for the type and quality of work. These plans have been produced for the benefit of obtaining the relevant approvals from the LPA. All works and extent of works, including decorations, floor coverings, sanitary-ware, fixtures and fittings are to be agreed with the client prior to ordering or installing. Contractor to provide Camera Survey of existing drains where connections proposed. Contractor to confirm invert levels and falls and spec for inspection chambers prior to installation. Contractor must ensure that main road is kept free from Contractors vehicles during working hours, and that free flowing access for neighbours vehicles and emergency vehicles is available at all times.
Extract Fan 19ltrs/sec
Extract Fan 30ltrs/sec adjacent to hob or 60ltrs/sec elsewhere
Heat detector
Smoke detector
Carbon Monoxide Detector
Boiler - Proprietary system Boiler, output to be confirmed, with flue vented to external air in accordance with manufacturers recommendations and in accordance with Part J of the Building Regulations. Note: Boiler Controls to include delayed start thermostat & weather compensator.
Smoke/Heat Detection: Smoke detectors to be mains linked and separately fused to BS5446 Part 1: 1990. Units positioned centrally in a clear area and not less than 300mm from any electrical light fitting. Unit to be not more than 3000mm from any bedroom door.
* EXITEX MOBILITY THRESHOLD (MXS 15-56) Aluminium to main front doors. Level across landing min: 1400 square



Rev.	Drawn	Date	Change	Drawn	Client	Drawing Title	Project Name	Rev.
As shown	@ A1	30.01.19		SJM	Blandford Forum Town Council	PROPOSED DETAILS	Proposed Extension Woodhouse Gardens Pavilion	
							Drg. no. MDS 1363/202	