

New External Doors and Windows
To be double glazed with sealed units (4.16.4 units). Pilkington 'K' Glass and argon fill. Windows and Doors to be draught sealed. Windows to achieve 1.8 Wm/K or lower. Doors to achieve 1.8 Wm/K or lower. Frame styles and materials TBC by client. FITTED WITH TRICKLE VENTS. PLEASE REFER TO BACKGROUND VENTILATION REQUIREMENTS. Refer to Window Schedule on BR03.

Contractor to allow for all existing windows throughout Pavilion to be removed, carted away and suitably disposed. To be replaced with new double glazed units in grey UPVC, style and specification TBC. Refer to Window Schedule on BR03. Existing protective cages to be removed from all windows.

Window W 04 to be replaced. Existing window to be removed, carted away and suitably disposed of by General Contractor. Cl level to be raised, to allow for new Kitchen Worktop underneath. Wall to be infilled underneath new oil level in wall construction to match existing; assumed to be 100mm brickwork out leaf, 80mm insulated cavity and 100mm blockwork inner leaf. All brickwork to be laid and tooled in with existing. New window to be installed, see note above. Refer to Window Schedule on BR03. GENERAL CONTRACTOR TO INVESTIGATE CONDITION OF EXISTING LINTEL ABOVE. TO BE REPLACED WITH NEW IG L1's LINTEL IF REQUIRED. CONTRACTOR TO ALLOW FOR IF LINTEL IS TO BE REPLACED.

Locker and bench to be included in new Referee Changing Room.

All doors into 'habitable' rooms to protected Lobby to be FD30 fire doors, to provide 30 minutes fire protection. TO BE FITTED WITH SMOKE SEALS/INTUMESCENT STRIPS AND OVERHEAD CLOSING DEVICES.

Existing door retained to provide access into new hallway. To be repaired, renovated and redecorated as required by General Contractor.

New 100mm blockwork wall to Kitchen extension, with dry lined finish of 12.5mm Gyproc Wallboard on dabs with 3mm skim coat finish, TBC on site on whether new wall is to be built off of slab or to sit on new strip foundations; depth of new foundations to not exceed depth of existing foundations. GENERAL CONTRACTOR TO CHECK WITH BUILDING CONTROL AND STRUCTURAL ENGINEER RE: REQUIREMENT OF FOUNDATIONS.

Window W 04 to be replaced. Existing window to be removed, carted away and suitably disposed of by General Contractor. Cl level to be raised, to allow for new Kitchen Worktop underneath. Wall to be infilled underneath new oil level in wall construction to match existing; assumed to be 100mm brickwork out leaf, 80mm insulated cavity and 100mm blockwork inner leaf. All brickwork to be keyed and tooled in with existing. New window to be installed, see note above. Refer to Window Schedule on BR03. GENERAL CONTRACTOR TO INVESTIGATE CONDITION OF EXISTING LINTEL ABOVE. TO BE REPLACED WITH NEW IG L1's LINTEL IF REQUIRED. CONTRACTOR TO ALLOW FOR IF LINTEL IS TO BE REPLACED.

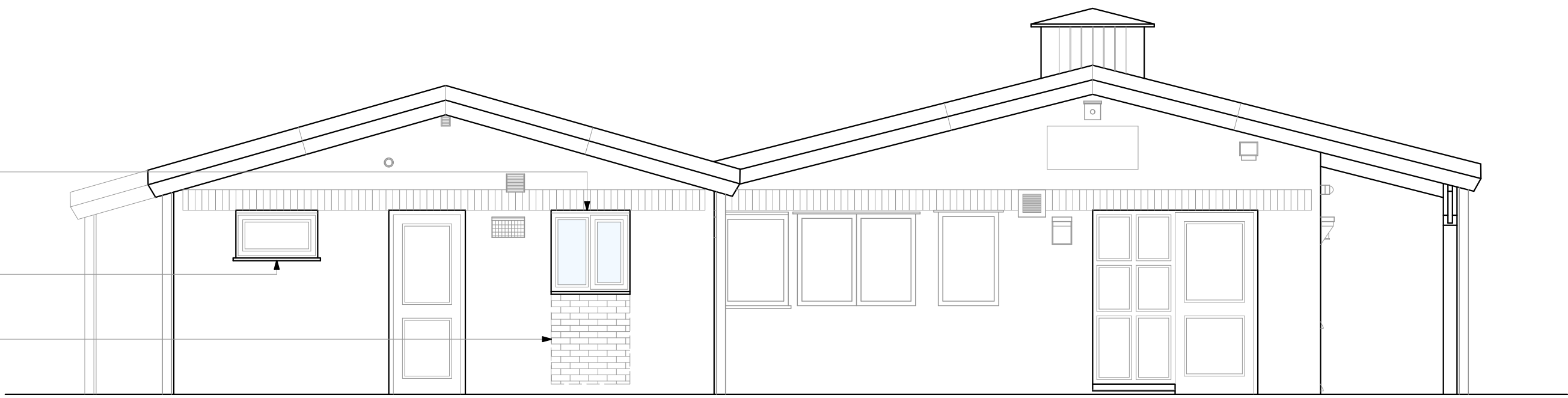
Existing electric box and meters to be checked and replaced as necessary.

New hot water heater to be installed in Kitchen. Specification TBC. Please refer to 'Hot and Cold Water Safety' notes in notes column to right hand side of page.

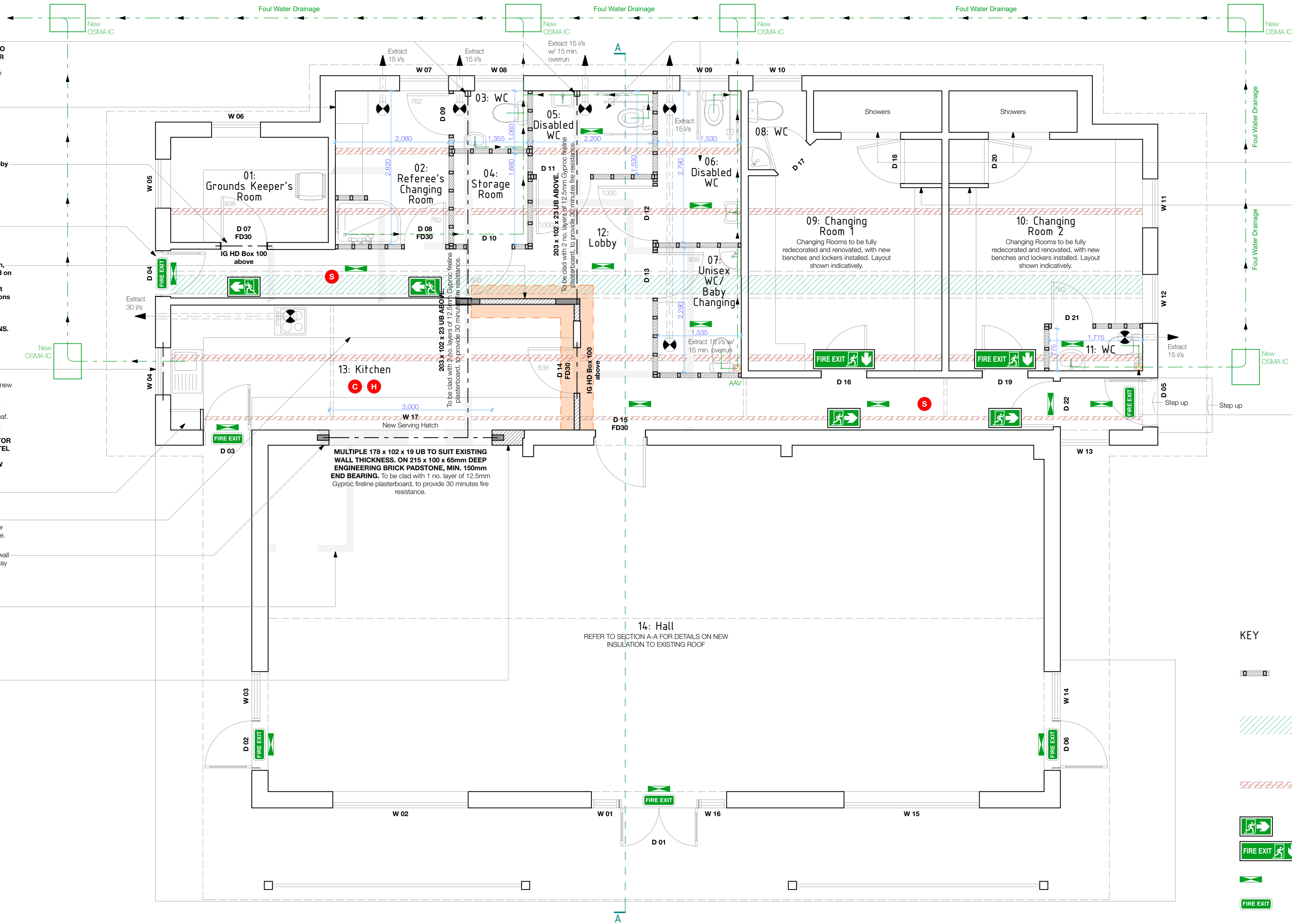
New Serving Hatch aperture to be formed in existing wall by General Contractor. Removed wall to be carted away and walls to be made good by General Contractor.

Existing Storage Room to be demolished, carted away and made good by General Contractor. Contractor to check existing walls to confirm if loadbearing; to notify Structural Engineer if found to be loadbearing.

Existing doorway partially blocked up where shown on plans by General Contractor. To be of same construction as existing wall.



SIDE ELEVATION
Scale 1/50



GROUND FLOOR PLAN
Scale 1/50

ANY DEMOLITION TO BE CARRIED OUT ONLY AFTER ASBESTOS HAS BEEN IDENTIFIED/RULED OUT. CONTRACTOR TO REFER TO ASBESTOS REPORT PROVIDED AS PART OF TENDER PACKAGE. CONTRACTOR TO MAKE ALLOWANCE FOR MITIGATION REQUIREMENTS

ALL EXISTING SERVICES, UNDERGROUND AND OVER GROUND SHOULD BE LOCATED AND SURVEYED AS REQUIRED PRIOR TO WORKS STARTING ON SITE. CONTRACTOR TO ALLOW FOR UNDERTAKING OF CCTV SCAN OF EXISTING DRAINAGE

DRAINAGE LAYOUT / DESIGN SHOWN INDICATIVE. DESIGN TO BE CONFIRMED FURTHER TO ON SITE INVESTIGATIONS OF EXISTING DRAINS AND THE COMPLETION OF A CCTV SCAN INSTRUCTED BY THE CONTRACTOR. PROPOSED NEW FOUL DRAINS TO CONNECT INTO EXISTING DRAINAGE SYSTEMS

DRAWING TO BE READ INCONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS; PROVIDED AS PART OF THE TENDER.

CONTRACTOR TO ALLOW FOR THE PRODUCTION OF A CONSTRUCTION PHASE PLAN, F10 PRODUCTION AND ASSISTANCE WITH THE PRODUCTION OF HEALTH AND SAFETY FILE

CONTRACTOR TO ALLOW FOR BUILDING REGULATIONS INSPECTIONS AND MONTHLY SITE MEETINGS. CONTRACTOR TO LIAISE WITH BUILDING CONTROL AND ARRANGE BUILDING CONTROL INSPECTIONS

DRAWING TO BE USED FOR TENDERING PURPOSES ONLY

Underground goods
Foul and surface water drains are to be laid in U.P.V.C. and as indicated on the floor plan. Drains below buildings shall be bedded on and surrounded in granular material to underside of hardcore. Drains passing through walls to be protected with concrete relieving lintels.

Accessible switches and sockets
Switches and socket outlets for lighting and other equipment in Habitable Rooms should be between 450mm and 1200mm from finished floor level.

Energy efficient lighting
Fixed Internal Lighting - Provide energy efficient type lighting where indicated on drawing (fixed lighting with luminous efficiency greater than 40 lumens per circuit-watt). Fixed External Lighting - Lamp capacity not to exceed 150W and fitted with PIR sensor.

Electrical work
All electrical work required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, Building Control should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

Prevention of air leakage
All ducts, pipes, cables etc passing through structures eg external walls, ceilings to be adequately sealed to prevent air leakage.

Boiler
Existing boilers to be checked by general builder for suitability with new showers, etc. TO BE IN ACCORDANCE WITH CORP DOMESTIC HEATING COMPLIANCE GUIDE, 1ST EDITION MAY 2006, SECTIONS 2 & 7.

Notice plates for boilers
To be robust, indelibly marked and fixed in an unobtrusive but obvious position close to the boiler plant and convey the following information:
1. Exact location of plant and specification of boiler installed.
2. Name & contact of installer with an emergency telephone number.
3. Installation and service date.
4. Health & Safety & COSHH information and reference must be made to manufacture risk assessments.

Hot and Cold Water Safety
Hot water delivered to new basins is to be no more than 48C temperature by the means of fitting a temperature mixing valve (TMV), or by some other means to prevent scalding. Methods are to be installed to control the risk from Legionella in the household water. Water services should be operated at temperatures that prevent Legionella growth. Hot water storage cylinders (calorifiers) should store water at 60°C or higher. Hot water should be distributed at 50°C or higher (thermostatic mixer valves need to be fitted and close as possible to outlets, where a scald risk is identified, as previously mentioned). Cold water should be stored and distributed below 20°C. THE HEATING AND HOT WATER SYSTEMS ARE TO BE IN ACCORDANCE WITH THE DOMESTIC BUILDING SERVICES DESIGN GUIDE.

Pipe Insulation
Hot water pipes in unheated spaces and primary flow & return pipework to be insulated throughout their length. Thickness of insulation to be not less than the diameter of the pipe.

Underground goods
Foul and surface water drains are to be laid in P.V.C. and as indicated on the ground floor plan. Drains below buildings shall be bedded on and surrounded in granular material to underside of hardcore. Drains passing through walls to be protected with concrete relieving lintels.

Sanitary Ware
All sanitary ware (toilet, basin and shower) styles and fittings to be confirmed by client.

Waste drainage above ground
All new waste fittings are to be in uPVC white and to comply with BS 4514, by either Camo or Heagworth. W.C.'s to generally conform to requirements of BS 5503 with a 30mm diameter horizontal outlet used in conjunction with vent/conveyers with dead 'P' or 'S' trap. Overflow to be provided to W.C. Waste pipes for wash basins and toilets to BS 3380 32mm diameter, with 75mm seal 'P' trap to BS 3943. Sinks, baths and showers to have waste pipe 40mm diameter to BS 3380 with 75mm seal 'P' trap to BS 3943. Where branch discharge pipe distances are greater than 3000mm they are to be a minimum of 50mm diameter. Where more than one waste pipe discharges into a common pipe the minimum diameter of the common pipe should be 50mm. Soil ventilation pipes to be 100mm diameter, situated at the head of the drain run and should terminate at the 900mm above any opening aperture with appropriate weather cap to suit all, bonded and sealed with underlay all fittings to manufacturers instructions. Stub stacks to be 100mm diameter and fitted with an admittance valve to top, fitted above highest flood level of pipe. All SVP's and stub stacks to comply with BS 4514.

Ventilation requirements
Kitchen - Ventilated with a cooker hood capable of extracting 30 litres/second.
W.C. with no window - Ventilated with an extractor fan capable of extracting 15 litres/sec. with 15 minute overrun period.
Note - Where the extractor fan exceeds 2m from the point of exhaust, a centrifugal type should be installed. All internal doors to have an air gap under them equivalent to 7600mm² eg 10mm undercut on a 760mm wide door. Background ventilation to be provided equal to 5000mm² in habitable rooms and 2500mm² in Bathrooms, WCs and Kitchens.

Smoke Alarm
Smoke alarms where indicated are to be the self-contained type permanently wired to a separately fused circuit at the distribution board and have a standby battery power supply. Where more than one self-contained smoke alarm is installed they should all be interconnected. Alarms are to be fixed to the ceiling at least 300mm from any wall light fitting. Units designed for wall mounting are to be fixed between 1500mm and 2000mm of ceiling. Installation & Commissioning Certificate to be provided together with operation & maintenance instructions.

SWOKE ALARMS TO BE OF AT LEAST AN L3 STANDARD, IN ACCORDANCE WITH BS 5839-1:2017

Carbon Monoxide Alarm
A carbon monoxide detector is to be installed where a solid fuel appliance is to be installed.

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Heat Detector
Heat detector to be installed in kitchen with carbon monoxide detector. To be linked with Smoke Detectors in Hallway.

ALL STRUCTURAL INFORMATION PRESENTED ON PLANS IS SHOWN INDICATIVELY. PLEASE REFER TO STRUCTURAL ENGINEER'S CALCULATIONS FOR FULL DETAILS AND SPECIFICATIONS. ALL INFORMATION PRESENTED IN STRUCTURAL ENGINEER'S CALCULATIONS SUPERSEDES INFORMATION ON THESE PLANS (SHOWN INDICATIVE ONLY).

STRUCTURAL INFORMATION PROVIDED BY CANHAM CONSULTING; PROJECT NO. 212600.

Drawing to be read in conjunction with structural engineers specification; Canham Consulting, job no. 212600

All dimensions are to be checked on site and the Architect is to be notified of any discrepancy. Written dimensions are to be followed in preference to scaled dimensions. This drawing is copyright and may not be reproduced without the written consent of SMG.

Amendment	Date	Rev.
Structural Engineer's information added	22/01/2019	A
Post note updated	23/01/2019	B
Amendments as per Building Control Officer's comments	24/04/2019	C
Additional emergency lights added as per Building Control Officer's recommendation	24/04/2019	D
Additional information added and layout amended for Tender Package	18/06/2019	E

Job Title Cringlford Pavilion, Oakfields Road, Cringlford, Norfolk, NR4 6XF
Client Cringlford Parish Council

Drwg. Title Building Regulations Drawings
Floor Plan and Side Elevation
Scale as mentioned on drawings at A1

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Job No.	Drawn	wd	Drwg. No
18.4187.137	19/10/18	19/10/18	BR01
Date	Date	Date	E

TENDER ISSUE