GENERAL CONSTRUCTION NOTES FOR BUILDING REGULATION

Demolition and Site Preparation Works
Demolition of existing lodge extension and storage building
Careful removal of existing structure. All services need to be stopped and relocated before undertaking the work. Materials from the existing bungalow should if possible recycled and used on site.

Dangerous Materials
The Contractor is to undertake a full inspection of the building to clarify if any dangerous materials such as asbestos are present and if so have them removed and disposed of by Specialist Contractor fully to Health And Safety Regulations.

Existing Services:
In the area of the intended work are several services such as the incoming electric cable, the supply of oil for the boiler, heating pipes, drainages……
Any contractor should make sure all these potential hazards are known. An introduction before the work starts is required.

Public Park:
The Park is very popular with visitors including children and not being able to use the main entrance or any inconvenience of closing the public toilets could have an impact on the acceptance and protection of the site . Therefore any health and safety processes and security to park visitors should reviewed if there are still effective or alternatives are necessary during the construction work.

Existing Foundations
The existing foundations are to be used or connected to the new foundations. New foundations and the prepared trenches need to be inspected by a Structural engineer and Building Control in order to accepted suitable for the new foundations.

New Foundations:
Foundations to SE specification. Creating a link between the old and new foundations is essential.

Retaining Wall:
A retaining wall parallel to the Park Hill Road is required. The retaining wall has been specified by the SE. It also requires a tanking system. This has been described in drawing 461.

Concrete Slab:
to be installed to SE specification.

Concrete Screed:
The Concrete Screed is 70m thick and also includes the pipes for an Underfloor Heating System. The system is to be installed on suitable PIR insulation which has been taped.

Existing Walls:
There are only changes to the internal walls of the lodge. The existing walls remain the same. Walls should be cleaned and the inside be repaired and prepared for a white paint finish.

New Walls:
Please see specification below.
The new walls are a Block-Work Cavity construction. They are formed from 100mm dense 7.3 KN Block-Work with a 200mm Cavity. The amount of insulation is 150mm with 50mm ventilation void. All insulation to be taped with a suitable insulation tape. Alternative a full-fill insulation system can be applied.

Thermal separation:
Use 100mm high Marmox blocks to separate the internal leaf of external walls or internal wall from the Concrete Slab.

DPC:
A vertical and horizontal DPC chased into the existing walls of the Lodge.

Radon:
Two Radon Sump as indicated on the foundation drawing will be installed. One is under the new Radio extension and on is under the new floor replacing the suspended timber floor in the Lodge.

Bonding internal walls to external walls:
Use of ties as approved by manufacturer. Include a vertical DPC to connect old with new parts.

Lintels:
Support new external door and window openings to main extension with lintels as specified by Manufacturer. Lintels to be installed fully to manufacture instructions with minimum 150 mm end bearing and incorporated insulation and DPC. Please see also specification of SE.

Internal Walls Radio Extension:
Use standard 100mm dense 7.3 KN Block-Work. The finish on each side is white paint. This method is used for walls in the toilet or which should ensure better acoustic, water, damp or fire resistant performance. It also allows for fixing of appliances and furniture and low maintenance.
For the recording room a cavity Block Work construction is required. The cavity of 25mm is to be filled with 25mm Acoustic Wool Sheets.

Acoustic Ceiling Recording Studio and Radio Station:
The Roof and Ceiling of the Recording Studio

Acoustic Treatment:
It is important that in the Recording Studio and the Radio Studios any opening, Cable Management and Joints are very careful treated and sealed with acoustic Sealant and Acoustic Foam. In order to make sure the system will perform to the specification of the Acoustic Engineers.
The Ceiling of the Recording Studios is disconnected from the Roof Construction.

Internal finish:
Floor should be finished with floor finishes as marked in the drawing 482. Overall the floor is a Screed Floor installed above insulation with different floor finishes.
Wall finishes internally to be painted Block-Work. The walls need a preparation with a filler and anti fungal treatment, a coating with a primer and two coats with a white paint.
Ceilings are finished with Plasterboard. The plasterboard is to be skimmed and painted. The skimmed surface need to be prepared and cleaned, followed with one coating of a primer and two coatings with a white paint.

Flat Roof Construction as a Warm Roof:
Please see section and U-value specification. The roof for the Radio Station and the Recording Roof is identical except for the construction of the Ceiling. The acoustic performance of the ceiling to be higher for the Recording Studio and also the Ceiling is disconnected from the main roof Structure.

Roof Structure: Form new pitched roof structure as specified by the SE. Provide battens, membrane, 18mm OSB3 sheet and Single Ply Membrane.
GRP Finish to manufacturers specification with a minimum of two coatings or equivalent or Single Ply Membrane finish. The sub-construction is to be 18mm marine plywood or OSB3 glued onto 150mm of PIR insulation. The Insulation is fixed onto two layers of Dense Cement Particle Board and layer of 18mm Timber Sheeting.
Rafters specified by the SE. Any flat roof covering class AA/ AB or AC for surface spread of flame.
Create a good joint of existing wall and the flat roof should be extended with the waterproof finish sub-construction at least 200mm on top of the existing rafters of the pitched roof.

Existing Pitched Roof of house:
The existing roof and timber structure is to be repaired, maintained and replaced. The existing slate tiles are to be recovered and suitable ones are being stored on site. The existing timber structure of the roof is to be repaired and restored to SE specification. The roof will then finished with a new high quality roofing membrane, new roofing batten and a mixture of old and new tiles. The ridge tiles to be installed with a mechanical system and mortar in order to achieve a historic appearance.

Ventilation:
Provide an MVHR for the Radio Station. The system to be designed as in the drawing
The Cafe has no ventilation system except for the Kitchen with an Extractor Fan for the Cooker and the Toilet with a Fan.
Provide rapid ventilation to new Habitable rooms with openable area of windows and external doors being 1/20th of room floor area.
Background: Provide background ventilation of 8000 mm2 to Habitable rooms and 4000 mm2 to non habitable with trickle vents within windows or doors.
Mechanical: Provide mechanical ventilation to Kitchen and Utility ducted to external air with extraction rate of 30 litres per second operated manually and provide 10 mm air gap under door (or equivalent to 7600 mm2) to provide continuous air supply.
Provide mechanical ventilation to Toilet ducted to external air with extraction rate of 15 litres per second operated manually and provide 10 mm air gap under door (or equivalent to 7600 mm2) to provide continuous air supply.

Heating and Plumbing:
All work need to be carried out by a specialist contractor.
The scheme has a designated area for all technical and heating systems. From the space which is behind the Public Toilets two 150mm pipes in the ground connect to a location in the cafe and in the radio station.

Drainage:
General installation: All new drain run to be 110 mm PVC pipe laid to fall of 1:40 with all necessary bends, surrounded in minimum 150 mm of pea gravel all round and backfilled with pre-selected excavated material and support drain openings within new and existing walls with 100 x 65 mm PCC lintels with minimum 150 mm end bearing.
Provide and fix new inspection chambers fully to manufactures instructions with maximum invert of 1m and fit chambers with suitable duty lockable covers and allow for making good to benching of existing inspection chamber where new pipe has been connected into chamber.
Any drain runs within vehicle access area to be laid as indicated and covered with 1200 gauge DPM and capped with 100 mm of concrete. Support drain openings within walls with 100 x 65 mm PCC lintels with minimum 150 mm end bearing.
Foul Water Drainage: Provide and fix 38, 50 and 110 mm PVC waste pipes with 75 mm deep sealed traps where applicable from sanitary ware and sinks and run to soil and vent pipe, stub stack, sealed floor gully and trapped external gully and provide roding eyes.
Maintain existing PVC Soil Vent Pipe to rear of existing property as indicated on plan.
Provide and fix new 110 mm PVC stub stacks in positions shown and fit air admittance valve above highest overflow fully to manufactures instructions.
Surface Water Drainage
Please see drawing. All pipes 110mm diameter. Inspection chambers at direction changes.

Fire Protection:
Smoke And Heat Detectors: Provide mains operated interlinked smoke detectors.
Carbon Monoxide Detectors: Not relevant as boiler is on the outside.
Please see drawing

General
Doors: All new and replacement glazed external doors and side lights to be double glazed with 16 mm gap and glazed with Pilkington K or similar toughened glass to achieve U value of 1.4 W/m2K. All new glazed internal doors to be glazed with toughened glass. Please make sure that doors comply with BR Part Q security.
Windows: All new and replacement windows to be double glazed with 16 mm gap and glazed with Pilkington K or similar glass to achieve U value of 1.4 w/m2K and windows below 800 mm from finished floor level to be glazed with toughened glass.

Glass in doors and side panels to Glass in doors (1, 2, 3, 4, 5) must be at least:

- a Class B safety glazing material if the smaller dimension of the glass is more than 900mm
- a Class C safety glazing material if the smaller dimension of the glass is less than 900mm
- annealed (non-safety) glass in small panes may be permitted under certain controlled circumstances if it meets the criteria given below. See “Glazing in small panes.”

Glass in low level glazing (6, 7, 8) must be at least Class C, or in small panes. Annealed (non-safety) glass may be used in the unshaded areas (9, 10, 11, 12).
Please see drawings for the position of escape windows and make sure that windows comply with BR Part Q security.
Electrical And Lighting:
All electrical works to be designed, installed, inspected and tested by competent IEEE registered Electrical Contractor and appropriate BS7671 electrical installation certificate to be made available for Building Control Officers inspection.
100% of all new light fittings to only take lamps having a luminous efficacy greater than 45 lumens per circuit watt.

Insulation Levels:
Airtightness:
No expected airtightness
L1B - Confirm all new fixed building services will comply with the Commercial Building Services Compliance Guide

Services and controls

1.18 To assist people who have reduced reach, services and controls should comply with all of the following.

a. Switches and sockets, including door bells, entry phones, light switches, power sockets, TV aerials and telephone jacks, serving habitable rooms throughout the dwelling have their centre line 450-1200mm above floor level, as shown in Diagram 1.5.

b. Consumer units are mounted so that the switches are 1350-1450mm above floor level.

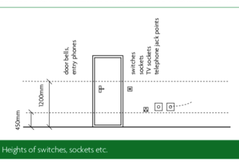

Diagram 1.5 Heights of switches, sockets etc.

Design Risks & Hazards: Please inspect the site and study all drawings before any work is carried out. There are services around and pipes in the ground. Any work on an existing property should have an asbethos survey. The site is located within a park with many visitors.

rev	date	chk	description

project
Kimberley Park Lodge, 33 Kimberley Park Rd, Falmouth TR11 2DA

Kimberley Park Lodge

client
Falmouth Town Council

drawing
Specification

06-Proposed

status
Technical Design First Draft

scale

paper size
A1-P

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