

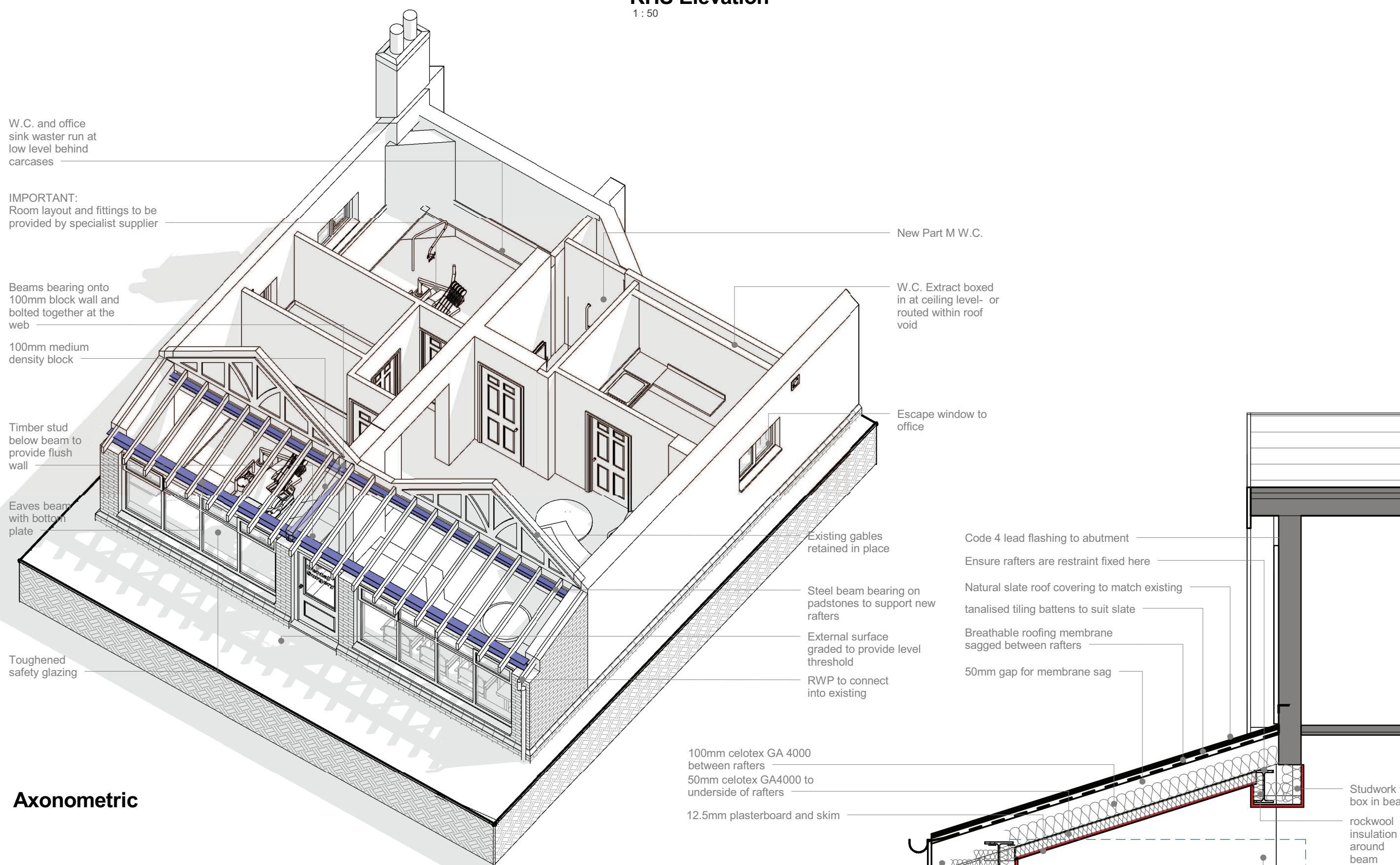


NOTES:

PLANNING CONDITIONS:
In relation to condition 2:

1. Pointing to be flush finish to match existing
2. See section 1 for shopfront detail
3. Mortar mix to be 4 parts sand 1 part cement
4. Brick to be Ruabon Red facing brick in stretcher bond to match existing
5. Windows and doors to be painted with Sage green paint

RHS Elevation



Detailed Floor Plan

FOUNDATIONS

Concrete strip foundations to external walls to be 600 mm x 200 mm deep Designated mix Gen3 at a minimum depth of 750mm below reduced ground levels after topsoil has been removed.

Surface

Amend the position of the existing RW gully at the front of the building to connect a new RWP inlet. Ensure connection maintains adequate fall and that the pipe is embedded in pea gravel and all joints are watertight and adequately packed to avoid differential settlement.

Foul

The existing foul drain is located on the LHS gable wall and needs a minor amendment to accommodate the new branch pipe level that will be lower than the existing.

Provide branch pipes as indicated on the plan for W.C., office sink and decontamination room and run all pipework at low level concealed behind carcassing

All points of discharge into the drainage system are to be provided with water seal traps of 75mm depth that retain at least 25mm seal during normal working conditions. Pipes, fittings and joints to be installed in accordance with BS 8000 Part 13. Code of practice for above ground drainage.

Gradients, pipe diameters, junctions, bends and ventilation should be designed to prevent flow of the water seals, and the system is to pass a positive air pressure test of 38mm water gauge for min. 3 min. with min. air seal of 25mm maintained. Ensure suitable access points are provided for clearing.

The diameter of branch pipes must to be at least equal to the trap size and in accordance with table 2 Part H. Pipes to discharge into soil stack so as not to cause cross flow into other branch pipes (see diagram 2 Part H) and not into open hoppers.

FLOOR

The existing floor is suspended - ensure adequate perimeter vents are provided to maintain floor ventilation. New floor to be a ground bearing slab as follows:-

- 125mm concrete slab on
- Separating layer on
- 120mm Jab floor 70 taped and sealed with 25mm vertical edge glue strips on
- 1200 gauge visqueen vapour barrier on
- 50mm min soft sand blinding on
- 150mm DOT 1 well compacted hardcore in layers GR

Use similar insulation to achieve required U Values

Floor finishes to clients specification - floor to align w existing.

New Internal Stud Partition Walls

Internal partition walls to be formed from 50 x 75mm vertical C16 SW timber studs fixed to sole and head plates at 400mm centres with staggered nogging.

Studs to be doubled up at openings and faced on both sides with 12.5mm plasterboard with a minimum mass of 10kg/msq such as gyproc sound bloc or simstap and taped and sealed with 3mm skin coat. Provide moisture resistant board to WC sides. Voids between studs to be filled with snag fitting 75mm mineral wool insulation such as British Gypsum isowool 1200 (minimum 25mm) to approved document E.

Boxing

S.V.P.s and extract ducts to be boxed out with 12.5 mm plasterboard and skim on 75 x50mm timber framing with S.V.P. to be wrapped in Rockwool insulation quilt, boxing fitted with 12mm plywood access panels with brass screws and cup washers.

WALLS

External Cavity Walls to be constructed as follows:-

- 100mm facing brick with plinth detail to match existing
- 100mm down storm fluff cavity insulation
- 100mm medium density concrete block
- 12mm plasterboard on adhesive dabs
- 3mm skim

DPC, Cavity Trays & Closures

ALL internal and external walls are to be built on a pitch polymer Damp-proof course sandwiched in fresh cement mortar with a minimum 150mm of tapered joints. DPC's in external walls to be a minimum of 100mm above external ground level with weak mix concrete cavity wall with played edge to shed water externally. Provide weep holes every 4th perpand. DPC's and floor DPM to be lapped to form a continuous membrane. Any Damaged or Ripped DPM to be repaired! Vertical DPC around window and door openings to be provided by thermabate insulated cavity closures or similar or alternatively return brickwork and provide insulated DPC's between the wall and the concrete. Cavity trays to be provided at ALL locations where bridging of cavity occurs with weep holes at 900mm centres.

IMPORTANT – The wall cavity is to be sealed off below wall plate level with non-combustible material; to separate roof timbers from wall structure.

WALL TIES

Wall ties to be stainless steel double type 2 type to BS 6972 General Purpose Wall Tie Double type Tie to BS 6967 (Masonry General Purpose) placed every 450mm vertically and 750mm horizontally. Reduce to 300mm vertically if within 225 of any opening.

Location of structural steel beams are shown on plan where

WINDOWS & DOOR

Generally

External windows and door to be hardwood framed double glazed units painted 'sage green' with sealant to match window colour around frame both internally and externally. Take site dimensions of openings before manufacture and installation.

Windows to be double glazed low emissivity glass with 16mm gap between panes to achieve a U value of 1.6W/m²K or a centre pane U value of 1.2W/m²K and have a window energy rating of band C (Unless stated otherwise), and all units to be fitted with draught seals.

External door to have a minimum overall U Value of 1.8W/m²K.

Internal doors to client specification.

Accessible level door thresholds into the building

The door threshold should have a proprietary raised threshold storm proof weather seal which should not exceed 10mm from high to low level. The threshold should have been chamfered or rounded edged to allow safe unobstructed wheel chair access into the building

Safety

Glazing shall be carried out strictly in accordance with Approved Document N1 and BS6206 and safety glass must be provided in all windows, doors and side panels (if the glazed area is less than 500mm above side panel) (up to 1500mm above) to ensure glazing is etched with a kite mark for inspection. Guarding is to be provided where sill height is less than 800mm above finished floor level unless emergency egress window in roof slope. Bathroom and En Suite windows to be safety glazing.

HEATING

Provide electric radiators where indicated and agree position with client on site

VENTILATION

Mechanical extract fans are to be provided in the W.C. and decontamination room with a flow rate of 100 l/s. Fans are to be installed by suitably located humidistat and to discharge into open air. Provide each fan with a 15min overrun facility.

ELECTRICAL

Electrical installation to be designed, installed, inspected and tested by appropriately qualified persons. Ensure all electrical installations to manufacturers' instructions and that recessed light fittings are suitably protected, provide fire hoods if required.

Design

Ensure full installation to adhere to the 'Fundamental Principles' for achieving safety given in BS 7671:2001 Chapter 13 and to IEE regulations, including earth fault loop impedance and pipework. The contractor must ensure that the raling and condition of the existing equipment/supply can carry the additional loads or are improved so that they can, and the correct protective devices are used, and that earthing and earth-potential bonding is satisfactory.

Low energy lighting

Provides 100 % low energy lighting

Accessibility

All sockets and switches for use to be located between 450mm and 1200mm above finished floor level. All switches to be fitted with an assistance alarm.

Certification

Contractor to ensure that all work is carried out by suitably competent and qualified persons and a BS 7671 (IET) COMPETENT CERTIFICATE must be issued on completion

FIRE SAFETY
A Fire alarm and detection system is to be installed in accordance with BS 5939-1:2002. (Due to the inner room layout, detection will be required in the access room - the waiting room area).
Emergency lighting is to be installed to all escape routes and accommodation rooms.
Fire escape signage to fixings a route.

ROOF
Natural slate to be fixed with tanalised tiling battensat gauge to suit slate size and pitch on breathable roofing membrane with min 25mm gap between rafters.

150 x 50 mm SW rafters at 600 ctrs fixed to beams with restraint tie fixings at each end.

Insulate roof with 100mm celotex GA4000 insulate between rafters and 50mm underneath rafters.

Line underside with 12,5mm palsterboard and skim

Section 1

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