NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

Rev	Date	Reference	Drawn / Chk'd
P01	01/03/2021	P01 FIRST ISSUE	JP

Construction notes

All materials shall comply with relevant British Standards.
All workmanship to comply with British Standard Codes of Practice and manufacturers recommendations onstandard details.
All dimensions and levels to be checked on site by the contractor and any discrepancies reported to the Architect.
All carcassing timbers to be pressure impregnated with preservative.
DO NOT SCALE FROM DRAWINGS. IF IN DOUBT, CONSULT ARCHITECT BEFORE PROCEEDING

FOUNDATIONS
Existing foundations

DAMP PROOF COURSES
Existing damp-proof courses

GROUND FLOOR CONSTRUCTION:
Existing concrete ground floor slabs. Overlay with 65 screed reinforced with polypropylene fibres, on 1000 gauge polythene vapour barrier on 50 Celotex GA4000 insulation. 25mm upstand insulation around screed perimeters
In Bedroom 3 overlay existing floor slab with 1200 gauge polythene damp proof membrane below new Insulation

EXTERNAL WALLS:
Existing external walls.
Where indicated line internally with 70mm Gyproc Thermaline Super plasterboard-insulation laminate.
Where indicated remove existing infill panels between external wall timbers and replace with new panels comprising inner and outer layers of lime plaster on timber lath nailed to battens on existing wall timbers with infill of sheeps wool insulation between inner and outer finishes.
To bedroom 3 remove external weatherboarding - repair wall timbers re-clad with new treated softwood weatherboarding on Tyvek Housewrap membrane.

GROUND FLOOR INTERNAL WALLS
Room perimeters: 215mm thick dense concrete blockwork with 100mm blocks laid flat and built off existing floor slab. Take walls up to underside of first floor deck and cut tight between floor joists. Seal at abutments with mineral wool packing to form fire and/or sound seal. Plaster finish to both sides.

Partitions: 100mm dense concrete blockwork built off existing floor slabs. Between bathrooms 2 and 3 take up to underside of first floor deck, cut tight between floor joists and seal at abutments with mineral wool packing to form sound seal. Plaster finish to both sides

FIRST FLOOR INTERNAL WALLS
Room Perimeters: 2 layers 15mm Gyproc SoundBloc plasterboard on Gypframe RB1 Resilient Bar both sides of Gypframe 70 S 50 'C' Studs at 600 centres. 50mm Isover Acoustic Partition Roll to voids. total thickness 162mm.
Walls around staircase to be carreid up to underside of roof finish and sealed with mineral wool packing.
Partitions: 15mm plasterboard both sides of Gypframe 70 S 50 'C' Studs at 600 centres.

FIRST FLOOR CONSTRUCTION
Overlay existing floor boards with 18mm thick softwood tongued and grooved flooring grade chipboard on 19 Gyproc plank on 25 mineral wool with min. density 60kg/m³.
Line underside of floor with two layers 15mm plasterboard.
100mm mineral wool insulation in voids between floor joists.

STAIRCASE
Clear tread width min 800mm. Handrail height 900mm above stair nosings. Equal rises of max 170mm, and treads of 250mm.
No opening in balustrading to be greater than 100mm and it should not be readily climbable.
Minimum headroom of 2m above stair nosings maintained throughout.

ROOF CONSTRUCTION
Existing roof finish and supporting structure. Line existing plasterboard ceiling with additional layer 15mm plasterboard

RAINWATER GOODS
Marley Alutec Traditional black half-round 100mm eaves gutters on fascia brackets connected to matching 76mm diameter down-pipes.

WINDOWS & GLAZING
See window schedule and details for windows
SAFETY GLAZING
Any glazing within 800mm of the floor level (windows) or within 1500mm of the floor level (doors), must be capable of breaking safely, i.e. disintegration with small detached particles or, separate pieces that are not sharp pointed, all in accordance with British Standard BS 6206

VENTILATION OF ROOMS
Bathrooms: Provide mechanical extract fans with humidistat control, extracting 15 litres per second and ducted to outside air as indicated on drawings. Ducts passing through walls between bedrooms to be sealed round with intumescent collars. Ducts to be insulated with proprietary wrapped insulation system.

ACCESS
A level or ramped approach is to be provided to the principal entrance which is to be firm and reasonably level (not greater than 1:20) with no cross fall greater than 1:40.
Paths forming the route of access to the principal entrance should be at least 900mm wide.
The front or principal entrance door to have a minimum clear width of 775mm (use a minimum door size of 838mm), and shall be fitted with a level access threshold with a maximum 15mm step.
Paving up to the door to be raised to threshold level, provide drainage protection at front edge of sill.
Internal doors all to have a minimum clear width of 775mm (use a minimum door size of 838mm).

SECURITY
All external door sets and easily accessible windows shall prevent unauthorised access.
Any such doors and windows are to be certified to PAS 24: 2012 or equivalent.
All in accordance with approved document "Q" schedule .1. of the Building Regulations.

INTERNAL PLUMBING
100mm internal diameter soil and ventilating pipes to terminate at ground floor level with large radius bend connection to drains and having rodding access above ground floor level.
Carry svp as shown up through roof and terminate min 1.0m above any openable window within 3m horizontal distance and fit PVC terminal.
Stub stacks (where shown) to have mechanical air inlet valve fitted to top.
The plumbing shall conform in all respects to BS 5572. 40mm diameter pvc wastes for baths, sinks and shower trays up to 3m branch length.
50mm diameter PVC wastes for baths, sinks and shower trays up to 4m branch length.
32mm diameter PVC wastes for washbasins up to 1.7m branch length.
40mm diameter PVC wastes for washbasins up to 3m branch length.
All wastes from fittings to have 75mm deep seal traps.
Where shown, use 50mm diameter combined waste pipes and/or stub wastes for multi-waste connections.
W.C branch connection may connect into svps at ground floor level if the w.c connection is min. 450mm above the invert of the drain.

Hot and cold water plumbing system to be installed to comply with current WRAS regulations and guidelines.

UNDERGROUND DRAINAGE
Below ground drainage to comply with BS 8301:1985 UPVC drains & inspection chambers installed in accordance with manufacturer's recommendations. Pipes generally to be 110mm diameter laid to 1:80 falls.
Bed/surround pipes in min. 100mm granular material where pipes (not under a road) have less than 0.6m cover, providing paving slabs above pipes with min. 75mm granular material between.
Where pipes pass through walls provide protective sleeve and coupler both sides and to comply with Part H1 (A1) of the Building Regulations. Where pipes pass under buildings, bed/surround in min 100mm granular material.
Oversite concrete to be reinforced with a 1.0m wide strip of BRC A142 mesh over the line of the drainage below.
Inspection chambers 450 and 250 dia with covers to suit traffic conditions set at ground level and bedded on concrete collars around top of chambers.
Secure cover frames to chambers with stainless steel screws.

ELECTRICS & ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a suitably qualified person.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a competent/authorised person.
Switches and socket outlets to be provided between 450 and 1200mm above floor level.

HEATING
Space heating and water to be provided by propane gas fired balanced flue boiler installed in roof space. Any unvented hot water storage system shall be installed by a competent person.
Heating provided by low pressure hot water system supplying radiators bedrooms and circulation area, and electrically powered floor mats in bathrooms.
Provide the following minimum space heating system controls: -
Thermostatic valve controls to all radiators on a single zone, a separate water heating zone controlled by cylinder thermostat.
Digital timing controls to each zone controlling the periods when the heating system operates, programmable for up to three periods on each day of the week.
Boiler control interlocks.
Weather compensator to the boiler
Systems controlled by thermostats should fire only when a space heater or cylinder thermostat is calling for heat.
Systems controlled by thermostatic valves should be fitted with flow control or other devices to prevent unnecessary cycling.
Hot water must be limited to 48ºC to baths, hot water specification to be supplied by specialist.
Electric heating mats to bathrooms floors with room thermostat control and digital timing controls to each setting the periods when the heating system operates, programmable for up to three periods on each day of the week.
Commissioning certificates for all systems to be issued by a competent/authorised person.

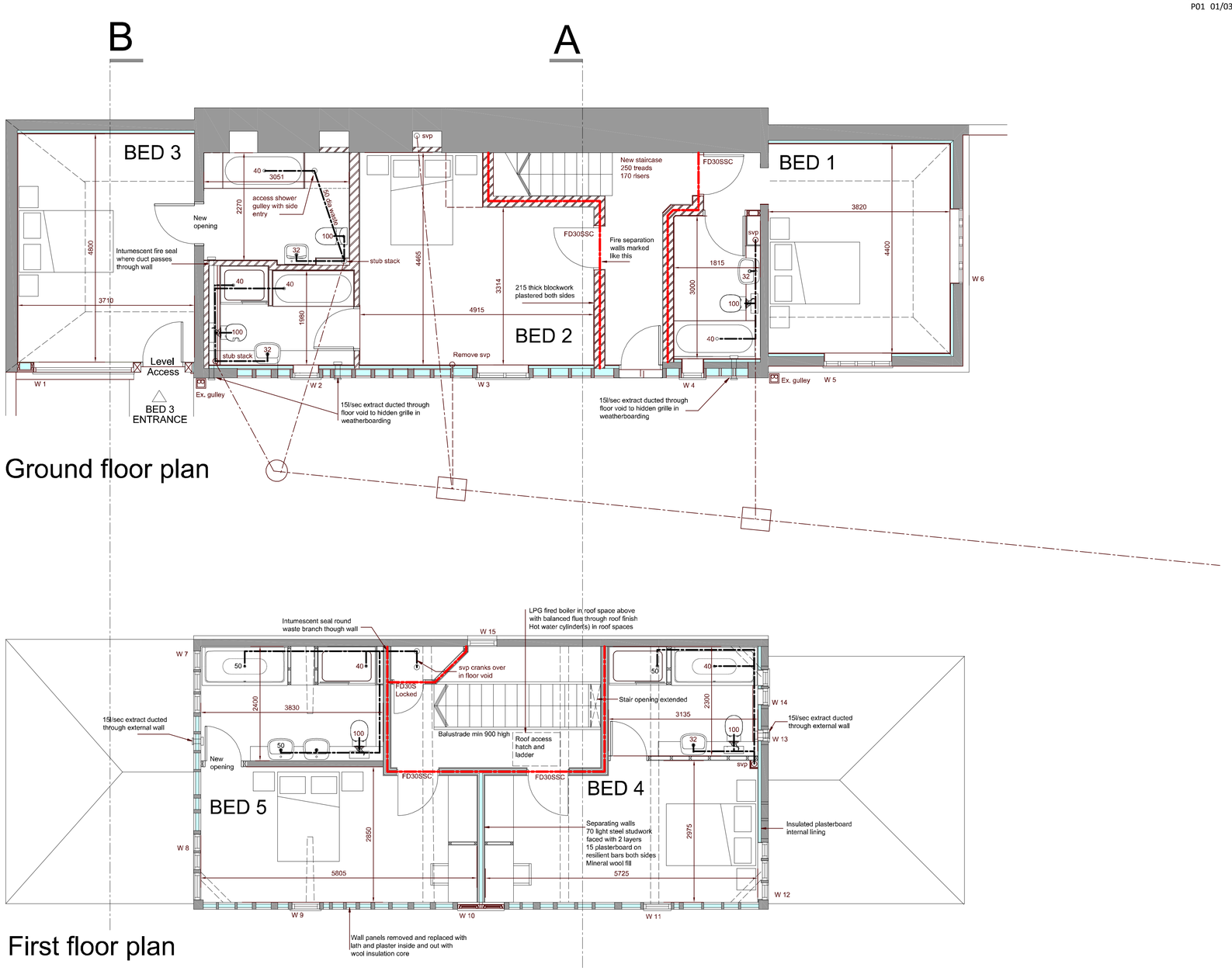
INSULATION OF PIPES & DUCTS
Provide insulation to pipes and ducts unless the heat loss from the pipe contributes to the useful heat requirement of the room or space. This applies to pipes in loft spaces, sub floors, etc.
All to comply with BS 5422.

LIGHTING
Install energy efficient fixed lighting outlets. Efficacy greater than 40 lumens per circuit watt to all areas.
Emergency escape lighting to be incorporated into system to be designed and installed by specialist to BS 5266 Pt. 1. Emergency lighting provision to include all areas of the building and outside external doors.
Emergency lighting to operate for 3 hours on failure of the lighting circuits and mains supply.

FIRE ALARM SYSTEM
Fire alarm system as Category L3 system to BS 5839 Part 1 to meet requirements of Fire Officer/Building Control. Fire alarm break- glass to be provided adjacent to each external door.

SMOKE DETECTORS
All smoke detectors to comply with BS 5446 Part 1. Smoke detectors to be permanently wired into Fire alarm system. Do not fix smoke detector within 300mm of any wall or ceiling light, or directly above any heater/radiator.
Detectors to be positioned in main circulation areas/escape routes and individual bedrooms.

FIRE SIGNAGE
Provide fire exit signs over each final exit door. Signs to comply with BS 5499: Part 1.



Ground floor plan

First floor plan

Scale - 1:100 @ A1
0 5m

Client
Suffolk Country Inns

Project
The Angel Inn - The Stables

Title
Proposed floor plans

Drawing Ref.		Revision
5161-0125		P01
Scale - unless otherwise stated	Status	Issued For
1:50 on A1 sheet	S0	Construction

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