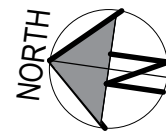


ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT APPROVED DOCUMENTS, RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE CONSTRUCTION SPECIFICATION AND IN ASSOCIATION WITH THE CLIENTS OWN REQUIREMENTS



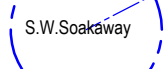
Traditional Strip Foundations (indicative only) - depths to suit ground conditions and obstructions but minimum 1000mm below ground level, 600mm wide foundations (450mm are the minimum); foundations constructed in accordance with CP2004 (1972) and CP110, Parts 1, 2 and 3 (1972) and subject to the complete satisfaction of the Building Control Surveyor, in accordance with foundation recommendations and structural engineer as necessary.

Roof with plastic, fibre glass resin or similar system coloured lead grey, provide drips and rolls top give lead roof appearance and with Polyester Powder coated aluminium composite metal sheet covering, fascia and soffit (Alumasc Skyline) by Alumasc Exterior Building Products or similar manufacturer

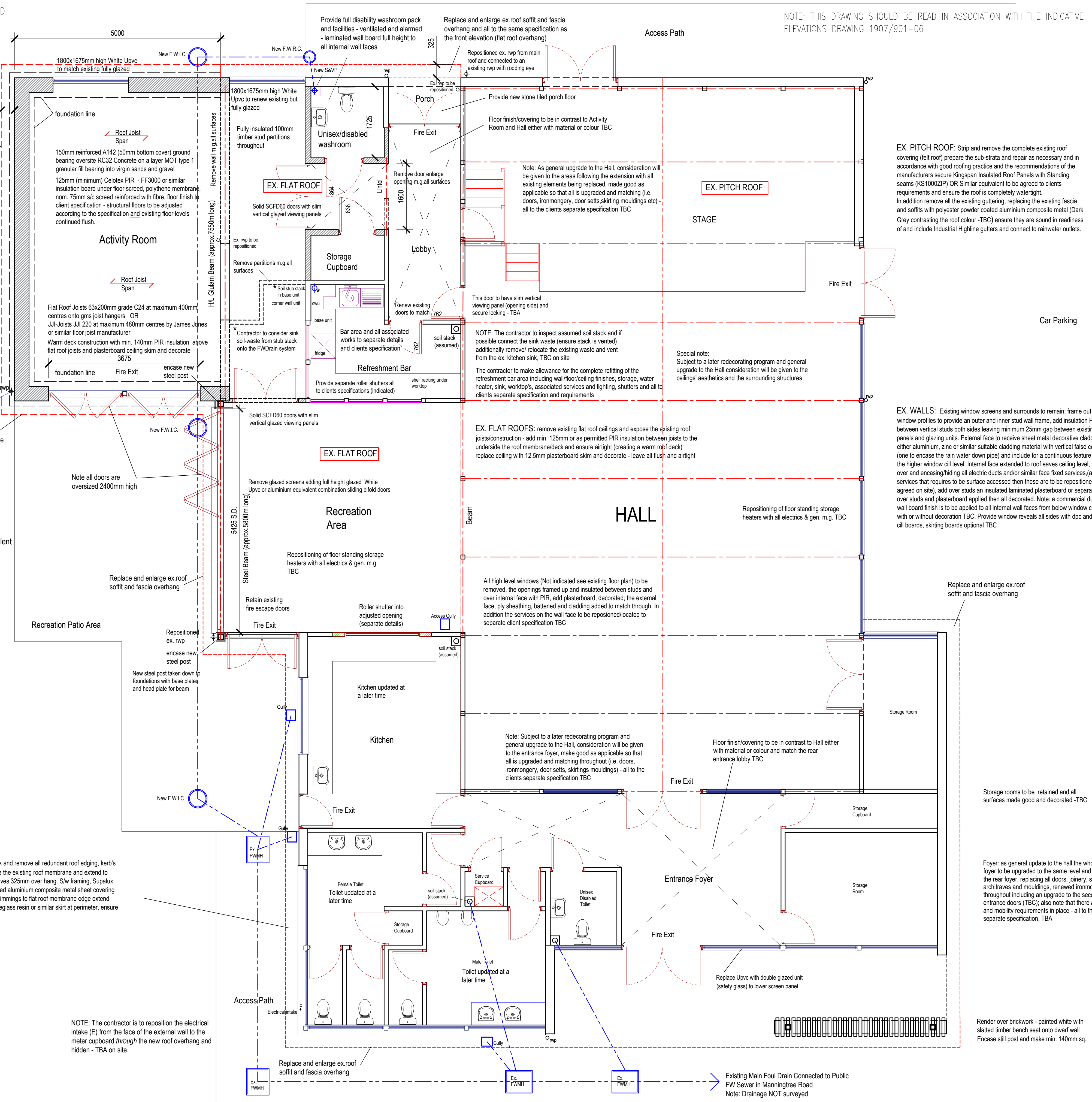
Timber Frame Wall: formed with a minimum of 4x150mm C24 Studs @400mm centres with a 9mm OSB sheathing board fixed at every stud and fully insulated internally and across the face of studs with 140mm PIR between studs & 50mm PIR or laminate board over studs, VCL membrane, 12.5mm plasterboard, skim plaster & paint and externally tongue and grooved vertical board cladding on timber frame walls to match the existing and decorated black (see elevations)

Contractor to make allowance for electric heat panels /storage heaters to new areas - TBC by client spec.

New soakaway, minimum 2 cubic m. positioned not less than 5000mm from any part of the structure.



LANDSCAPE TO SEPARATE DETAILS . TBA
The patio to be stoned paved or suitable equivalent



EX. FLAT ROOF EAVES: Strip back and remove all redundant roof edging, kerbs and the like at the roof perimeters, prepare the existing roof membrane and extend to provide the new added fascia and soffit eaves 325mm over hang. Slw framing, Supalux board background, Polyester Powder coated aluminium composite metal sheet covering (Light colour contrasting grey TBA). Add trimmings to flat roof membrane edge extend roof membrane skirting either in felt or fibreglass resin or similar skirt at perimeter, ensure complete water tightness.

NOTE: The contractor is to reposition the electrical intake (E) from the face of the external wall to the meter cupboard through the new roof overhang and hidden - TBA on site.

FLOOR PLAN ARRANGEMENTS

NOTE: THIS DRAWING SHOULD BE READ IN ASSOCIATION WITH THE INDICATIVE ELEVATIONS DRAWING 1907/901-06

EX. PITCH ROOF: Strip and remove the complete existing roof covering (felt roof) prepare the sub-straia and repair as necessary and in accordance with good roofing practice and the recommendations of the manufacturers secure Kingspan Insulated Roof Panels with Standing seams (KS1000ZIP) OR Similar equivalent to be agreed to clients requirements and ensure the roof is completely watertight. In addition remove all the existing guttering, replacing the existing fascia and soffits with polyester powder coated aluminium composite metal (Dark Grey contrasting the roof colour -TBC) ensure they are sound in readiness of and include Industrial Highline gutters and connect to rainwater outlets.

NOTE: The contractor to inspect assumed soil stack and if possible connect the sink waste (ensure stack is vented) additionally remove/ relocate the existing waste and vent from the ex. kitchen sink, TBC on site
The contractor to make allowance for the complete refitting of the refreshment bar area including wall/floor/ceiling finishes, storage, water heater, sink, worktop's, associated services and lighting, shutters and all to clients separate specification and requirements

EX. FLAT ROOFS: remove existing flat roof ceilings and expose the existing roof joists/construction - add min. 125mm or as permitted PIR insulation between joists to the underside the roof membrane/deck and ensure airtight (creating a warm roof deck) replace ceiling with 12.5mm plasterboard skim and decorate - leave all flush and airtight

All high level windows (Not indicated see existing floor plan) to be removed, the openings framed up and insulated between studs and over internal face with PIR, add plasterboard, decorated; the external face, ply sheathing, battened and cladding added to match through. In addition the services on the wall face to be repositioned/located to separate client specification TBC

Note: Subject to a later redecorating program and general upgrade to the Hall, consideration will be given to the entrance foyer, make good as applicable so that all is upgraded and matching throughout (i.e. doors, ironmongery, door sets, skirtings mouldings) - all to the clients separate specification TBC

EX. WALLS: Existing window screens and surrounds to remain; frame out over window profiles to provide an outer and inner stud wall frame, add insulation PIR between vertical studs both sides leaving minimum 25mm gap between existing Upvc panels and glazing units. External face to receive sheet metal decorative cladding either aluminium, zinc or similar suitable cladding material with vertical false columns (one to encase the rain water down pipe) and include for a continuous feature rail at the higher window cill level. Internal face extended to roof eaves ceiling level covering over and encasing/hiding all electric ducts and/or similar face fixed services, (any services that requires to be surface accessed then these are to be repositioned to be agreed on site), add over studs an insulated laminated plasterboard or separate PIR over studs and plasterboard applied then all decorated. Note: a commercial durable wall board finish is to be applied to all internal wall faces from below window cill height with or without decoration TBC. Provide window reveals all sides with dpc and window cill boards, skirting boards optional TBC

Replace and enlarge ex. roof soffit and fascia overhang

Storage rooms to be retained and all surfaces made good and decorated -TBC

Foyer: as general update to the hall the whole entrance foyer to be upgraded to the same level and matching with the rear foyer, replacing all doors, joinery, skirting, architraves and mouldings, renewed ironmongery throughout including an upgrade to the secondary hall entrance doors (TBC); also note that there are fire status and mobility requirements in place - all to the clients separate specification. TBA

Render over brickwork - painted white with slatted timber bench seat onto dwarf wall Encase still post and make min. 140mm sq.

Existing Main Foul Drain Connected to Public FW Sewer in Manningtree Road
Note: Drainage NOT surveyed

Disabled Parking

NOTES IF IN DOUBT PLEASE ASK

This drawing is the copyright of Design Partnership and cannot be reproduced in any form without express consent of the company.
Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE INCLUDING SITE DIMENSIONS (S.D.)

ALL STRUCTURAL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS AS APPLICABLE

NOTE: ALL STEEL WORK IS GRADE 355N/mm²

THE CONTRACTOR TO INSPECT AND OVERHAUL THE WHOLE FIRE PROTECTION ARRANGEMENTS INCLUDING ALARMS, NOTICES, APPLIANCES, EMERGENCY LIGHTING AND ESCAPE TO COMPLY WITH FIRE OFFICES REQUIREMENTS; (FROM ADVICE ON A SEPARATE F.O. CONSULTATION VISIT)

ELECTRICS: All parts of the electrical installations are to be carried out and installed strictly in accordance with the IEE current regulations with the work complying with BS 7671 and Part P (Electrical Safety), Approved Documents Electrical Works. Confirmation is required that the electrical installation works will be designed, carried out by a competent electrician and tested by a person competent to do so, who may be required to provide a Electrical Test and Installation Certificates on completion.

IN ADDITION: The contractor is to liaise with the client for ALL electrical installations throughout including the removal, replacements and updating for any requirement from the client specification and for any works in associated with services including removing, updating, repositioning adding all lighting and heating requirements throughout and any associated works in connection with services. The contractor is also to consider the mains intake and electric intake box/unit and advice accordingly.

REVISIONS

REV	DATE	BY	ACH	DESCRIPTION
A	21/12/2021			Notation added and generally updated for feasibility and client's requirements
	15/03/2022			
B	06/05/2022			Further updated for feasibility and client's requirements



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PROJECT
Extension and General Facade and Roof Upgrade, Renewals and Improvements
Stutton Community Hall, Manningtree Road Stutton Ipswich IP9 2TA

CLIENT
Stutton Community Association
Stutton Community Hall
Manningtree Road
Stutton Ipswich IP9 2TA

TITLE
PROPOSED PLAN

SCHEME 2

DATE Nov. 2021	DRAWN ACH	SCALE 1:50 Printed @ A1
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DRAWING NUMBER 1907/901-05	REVISION B
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