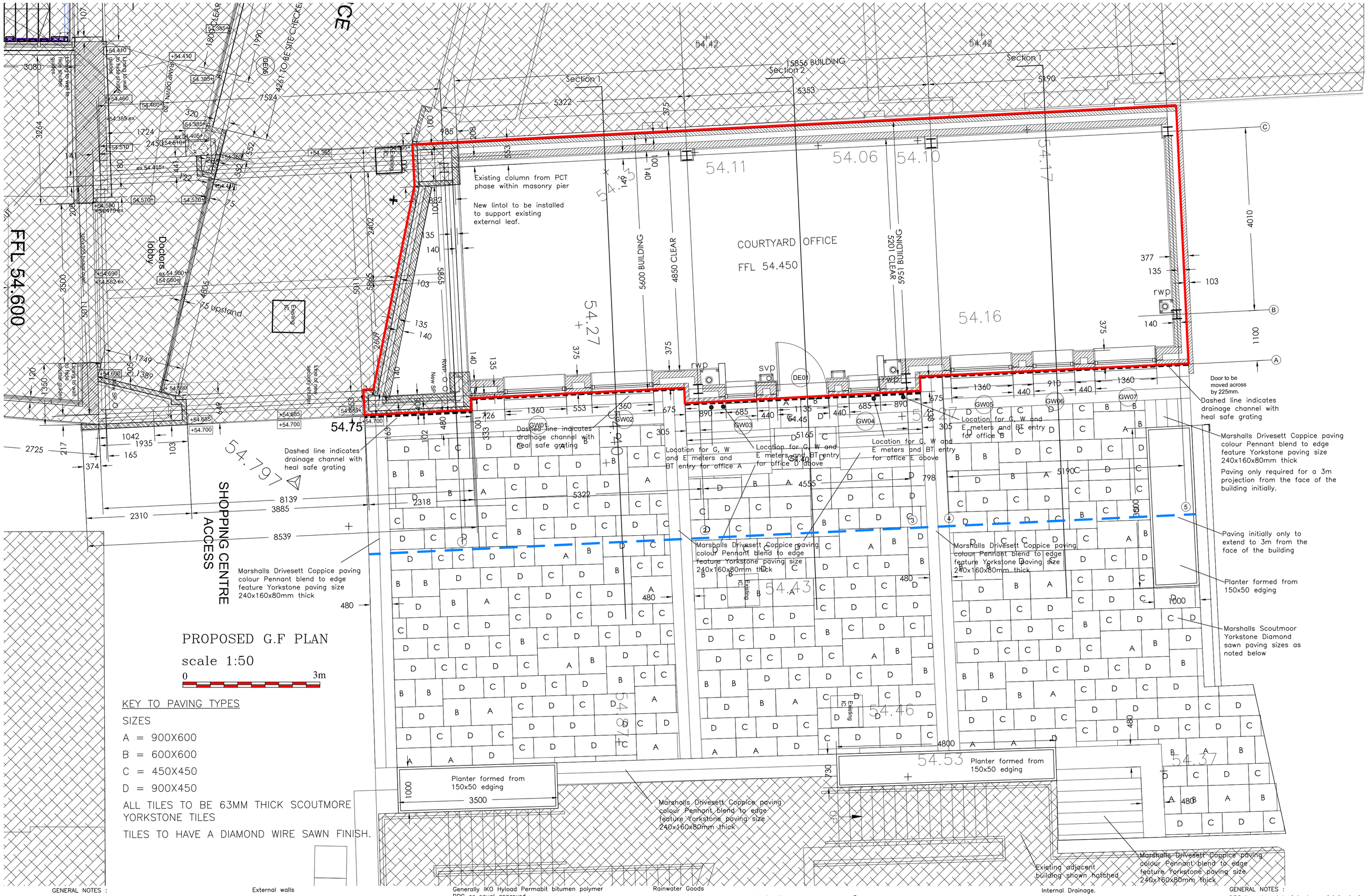


KEY TO PAVING TYPES

SIZES

A = 900X600

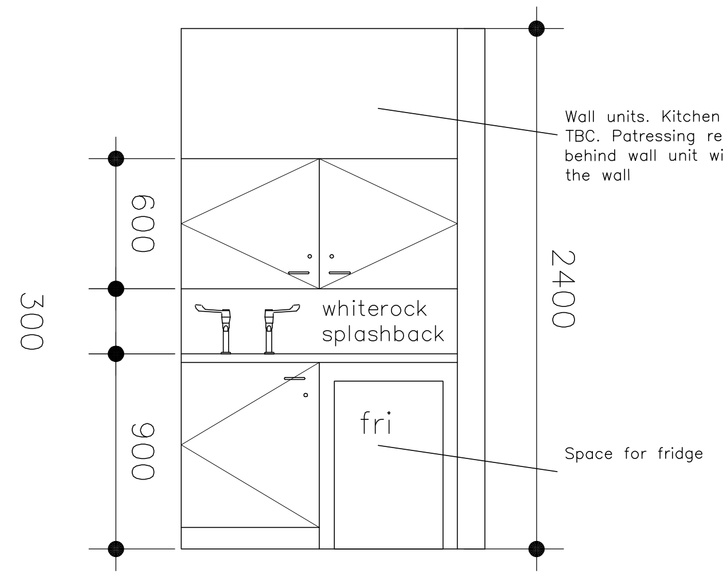
B = 600X600

C = 450X450

D = 900X450

ALL TILES TO BE 63MM THICK SCOUTMORE YORKSTONE TILES

TILES TO HAVE A DIAMOND WIRE SAWN FINISH.



Tea Point elevation 1:20

GENERAL NOTES :

Existing structure

Existing structure including foundations, columns, beams, walls and lintels carrying new and altered loads are to be confirmed by reference to structural engineers details / drawings for adequacy and or any additional / strengthening works to existing as may be required.

Ground Floor Construction

Floor slab to Structural Engineers details. Floor slab to be laid over insulation Kingspan K103 or equal approved on Visqueen high performance DPM (2000 gauge) on sand blinding on well consolidated hardcore to Structural Engineers specification. The insulation boards should be loose laid and joints lightly butted. A strip of the insulation board (minimum 25mm thick) should be placed vertically around the perimeter of the floor slab in order to prevent cold bridging. Insulation to be provided to achieve a U value of 0.22 W/m²K based upon a P/A factor of 0.62

First Floor Construction

Floorsorba27 acoustic flooring boards nom 2400x600x27mm laid in a staggered bond pattern with all joints glued on 22mm caberfloor on timber joists designed and sized by the Structural Engineer. Allow for min 85mm air gap. Timber 'mini' joists below designed by Structural Engineer with min 100mm Soundsorba insulation quilt between the joists resting on 2 layers of 15mm acoustic / fire plasterboard (min 25kg/m²) with sealed and staggered joints, fixed with steel resibars fixed back to 'mini' joists. Perimeter isolation tape must be fitted to isolate the Floorsorba27 boards from directly touching the perimeter walls. Min 1 hour fire resistance to be achieved.

Ventilation;

All new rooms are to have min 1/20th area equivalent openable window for adequate purge ventilation. All new windows require trickle vents

Mechanical Ventilation

Kitchen (cooker hood extracting to outside) 30 l/s.

Kitchen (no cooker hood or cooker hood does not extract to outside) 60 l/s.

External walls

Cavity Wall Construction

375mm overall width. Outer leaf 102.5mm facing brickwork, 135mm overall cavity, 75mm Celotex CW4000 partial fill cavity insulation (min 50mm residual cavity). 140mm blockwork inner leaf 7N/mm². U Value min of 0.26 W/ m²K.

Or

375mm overall width. Render on 100mm dense block outerleaf, 135mm overall cavity, 75mm Celotex CW4000 partial fill cavity insulation (min 50mm residual cavity). 140mm blockwork inner leaf 7N/mm², (Render system Permarock Silicone Ultra K render system.)

Render – Colour: white – external RAL 9010 internal mall – curcuma 90

Walls to be built with 1:1:6 cement mortar – colour tbc

Wall ties to be stainless steel Anchon ST1 to suit cavity width to BSI PD 6697:2010 spaced at 450c/s vertically and 900mm horizontally staggered, 225mm from corners, reveals, Lateral restraint ties for movement joints to be Anchon building products ref PPS, PPV and SPV in stainless steel at 450cts with debonding sleeves as required or equal approved. All specialist tying arrangements to structural engineers details.

Movement joints at centres recommended by the brick / block manufacturer and as indicated on Structural Engineers detailed drawings. Two part polysulphide sealant. Colour tbc

Provide horizontal strip damp proof course to both leaves, minimum 150mm above external ground level. New DPC to be made continuous with existing DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. All cavities to be closed at parapet and around openings using thermabate or similar proprietary non–combustable insulated cavity closer. Provide vertical DPC's around openings & abutments. All cavity trays must have 150mm upstands and suitable cavity weep vents (min 2 at 900 c/s)

Generally IKO Hyload Permabit bitumen polymer DPC or equal approved.

Cast Stone

Strings, Cills, Copings, Cornice, Corbils, Quoins, Balustrade to be Haddonstone or equal approved. Cornice (including dentil feature where identified on elevations) with once weathered coping over including all necessary structural reinforcement and cast–in fixings all Bespoke. Balustrade to comprise all necessary piers, caps, balustrade and rails from the standard range. String course – ref Q370.

All installed in strict accordance with manufacturers printed instructions and assembly recommendations.

Copings

Once weathered , throated cast stone coping bedded on IKO Hylood permabit DPC on proprietary cavity closer. Coping fixed to top of wall / PFC with Anchon stainless steel frame cramps with 6mm loose dowels at coping joints. DPC lapped over fixings (min 150mm)

Lintels

Lintels to have a minimum bearing of 150mm on each end. All lintels to external cavity walls unless otherwise noted to be Catnic type or equal approved. DPC trays and weepvents to be provided above all externally located lintels.

Concrete lintels – Naylor or equal approved to be used over all internal openings in blockwork walls.

Roof Construction

Sika – Trocal type S single ply membrane (RAL7015), 1.5mm thick, loose laid and mechanically fixed on 120mm Kingspan TR26 FM insulation on a vapour control layer on metal deck on purlins on structural frame to S. Engineers details. Falls 1 in 60 (1°)

Service walkways in trocal WBP (colour black). All in strict accordance with manufacturers printed instructions.

Overall roof construction to achieve a U value of 0.18 W/m²K

Rainwater Goods

Externally fixed rainwater goods to be Alumasc PPC cast aluminium, colour black. Downpipes to be square section.

Windows

Bespoke hardwood imitation sash double glazed windows, slender fit with slim style beads and projecting frame to achieve a U value of 0.18 W/m²K.

Internal walls

Gyproc 92 C stud frame faced both sides with 2 layers 12.5mm Fireline board to achieve 1hr FR. Wall to include deflection head as required. Walls to be taped and filled. Exact spec TBA with client/tenant

Wall linings to external walls to be dot and dab with 1 layer 12.5mm plasterboard/skim joints taped and filled.

Fire Safety:

60 min fire resistance to steelwork provided by 2 layers 15mm gyproc fire rated board, all fixed in accordance with manufacturers recommendations with 3mm plaster lightweight skim finish.

Smoke alarms and detectors are to be installed as necessary. smoke alarm unit to bs 5446: part 1: 1990 & is to be fitted min 3m from light fittings and walls.

Alarms must be connected to a separately fused mains electricity supply with a transformer (if needed) and where more than one unit is fitted they must be interconnected. The installation must comply with the current iee regulations.

Carbon Monoxide alarm to be installed adjacent to boiler area to comply with Part J to BS EN 50291 kitemarked

Heat detector within in the kitchen also required. BS EN14604:2005 kitemarked

All defined elements of structure (floor loading) will require 60 minutes fire resistance

Sound:

All new partition walls to be infilled with mineral wool or lined with an acoustic plasterboard.

Doors

Bespoke hardwood doors. (see elevations).

U VALUES OF BUILDING ELEMENTS:

It is the contractors responsibility to demonstrate compliance with Approved Documents L2A of the current Building Regulations through the provision of all appropriate SBEM calculations illustrating Target CO_2 Emission Rate (TER) and final Building CO_2 Emission Rate (BER). The Contractor must provide a TER calculation for approval by Building Control prior to any work starting on site.

For initial design purposes, it has been assumed that U values to building elements will be as noted below, however it will be at the discretion of the Contractor to confirm these values in order to demonstrate compliance with the required TER and BER calculations.

• Ground floor slab : W/m²K	0.22
• External masonry walls : W/m²K	0.26
• External roof construction : W/m²K	0.18
• Glazed doors & windows : W/m²K	1.6
• External personnel doors : W/m²K	1.6

Airbarriers/seals to be installed at contractors discretion throughout building in order to minimize air infiltration through the building fabric in accordance with the requirements of Approved Document L2A of the current Building Regulations.

NOTE

New paving is only initially to extend out 3m from face of new building line unless otherwise agreed.

All existing and proposed drainage runs to be as indicated on the Structural Engineers drawings.

Internal Drainage.

Any internal drainage:

Wastepipes – 38mm sink, 32mm whb, 100mm soil and vent to WC. All with anti–vac trap.

Part J: Heat Producing Appliances:

All gas installations are to be installed by a competent person who is a member of a competent persons scheme – GAS Safe Registered Engineer.

A certificate shall be issued to show compliance to the local authority.

Safety glass to BS 6206 should be provided in all critical locations ie within 800mm of floor level or within 300mm of a door.

All switches and sockets including telephone sockets should be located between 450mm and 1200mm above finished floor level.

Part P: Electrical Safety

All electrical installation is undertaken and commissioned by a Part P registered installer who is able to self certify the installation with their professional body (ie NAPIT/NICEIC/ELECSA)

Lighting:

The lighting system and its associated controls should have an initial efficacy averaged over the whole building of not less than 50 luminaire–lumens/circuit–watt.

CERTIFICATES

Upon completion the following commissioning information will be required

Electrical installation certificate (Registration with NICEIC/Elecsa/Napit)

Commissioning certificate for any new gas appliances

HETAS commissioning certificate (where applicable)

Rainwater goods;

New rainwater gutters and fall pipes are to match existing and to discharge into existing rainwater drainage system existing gutters to be modified as appropriate.

All external works are to be discussed and agreed with the client before commencement.

GENERAL NOTES :

DPC in external leaf to be maintained at a minimum 150mm above external ground level. In areas of sloping ground or where the ground level risers adjacent entrance doors DPC to be stepped to maintain min 150mm clearance above ground level.

DPC's in external wall to be laid on full even bed of mortar with 100mm lap at joints and full lap at angles. Brickwork / blockwork above dpc to be laid immediately on even bed of mortar with finished joint thickness even and as close to normal as practicable.

The contractor shall allow for complying with all the regulations, british standards codes of practice etc relevant to the works.

Do not scale. all setting out dimensions to be site confirmed prior to works commencing.

this drawing is to be read in conjunction with all other architectural and structural engineers drawings.

this drawing is for obtaining planning and building regulations approval only.

this drawing is to be read in conjunction with the structural engineers details, calculations and notes.

all dimensions are to be checked on site and any discrepancies notified prior to commencement of works.

contractor to ensure that work is only undertaken in accordance with the approved plans.

no part of building (ie, foundations or gutters etc) is to overhang the boundary. the applicant is to obtain the neighbours written permission in respect of boundary encroachment before works commence refer to party wall act 1996.

MATERIALS

all materials shall be the best of their respective kinds conforming where possible to the current bs. they shall be handled, stored and fixed strictly in accordance with the manufacturers recommendations.

removing rubbish and cleaning the contractor shall clear away rubbish and debris as it accumulates from time to time, and shall clean down the building on completion before giving up possession of whole or part of the building.

health and safety / cdm regulations the contractor is to allow for compliance with all current health and safety /cdm regulations all in accordance with their role as principle contractor.

preliminary issue

Do not scale. All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings.

SCHEME REFURBISHMENT
FIVE VALLEYS, STROUD
for STROUD REGENERATION LIMITED

COURTYARD GF OFFICE 1:50@A1

Date: 11/07/23

Job Number: **DPL-STR-C01A**

EST. 1992
Dransfield
PROPERTIES LIMITED