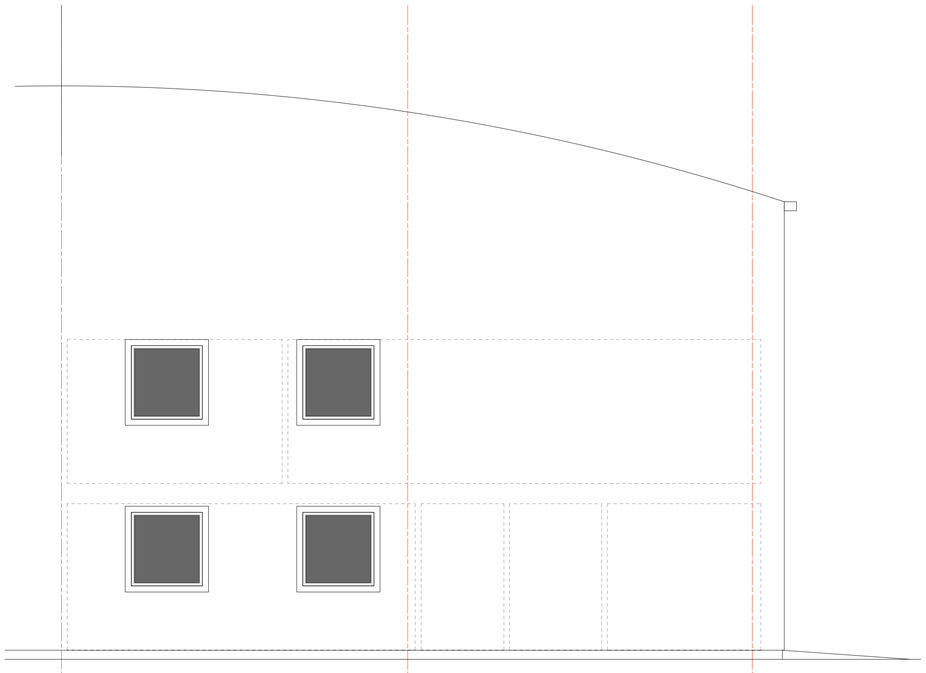
NOTE DO NOT SCALE THIS DRAWING - USE DIMENSIONS
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors.

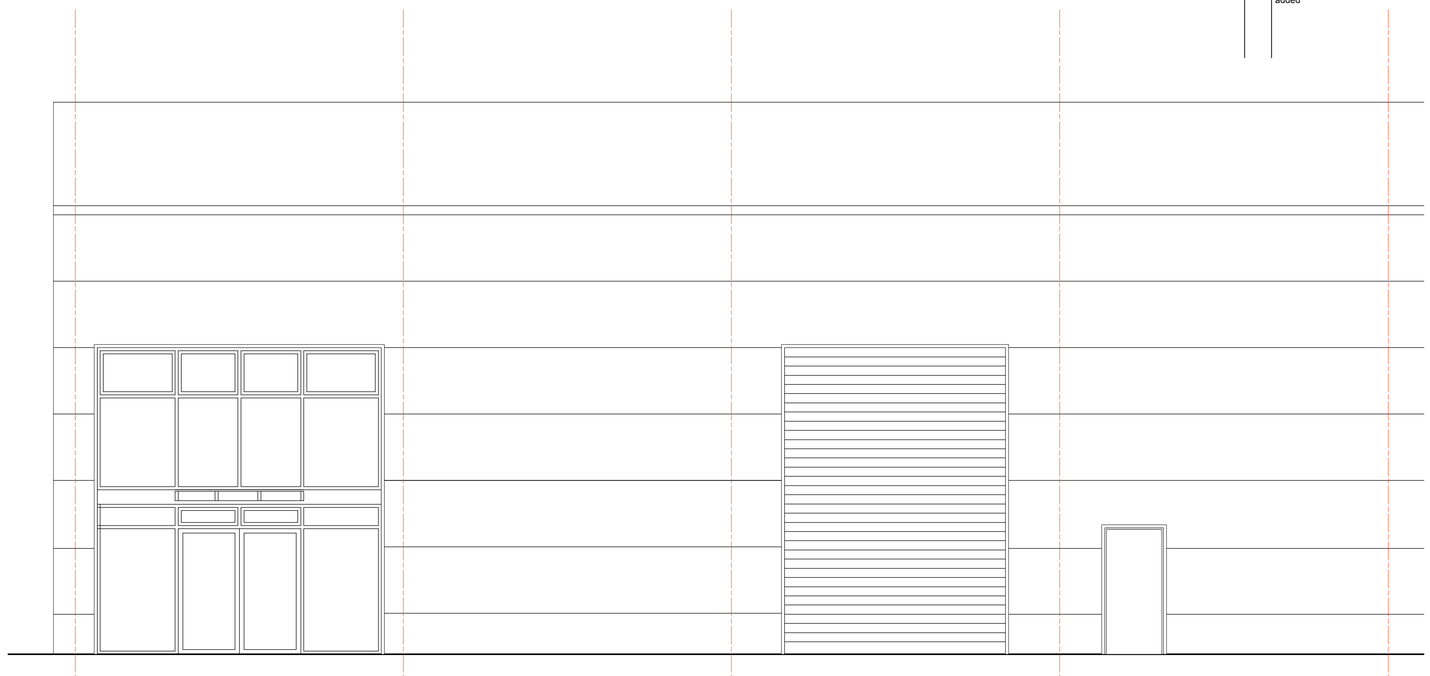
This drawing is to be read in conjunction with all relevant consultants and specialists drawings.

REVISIONS

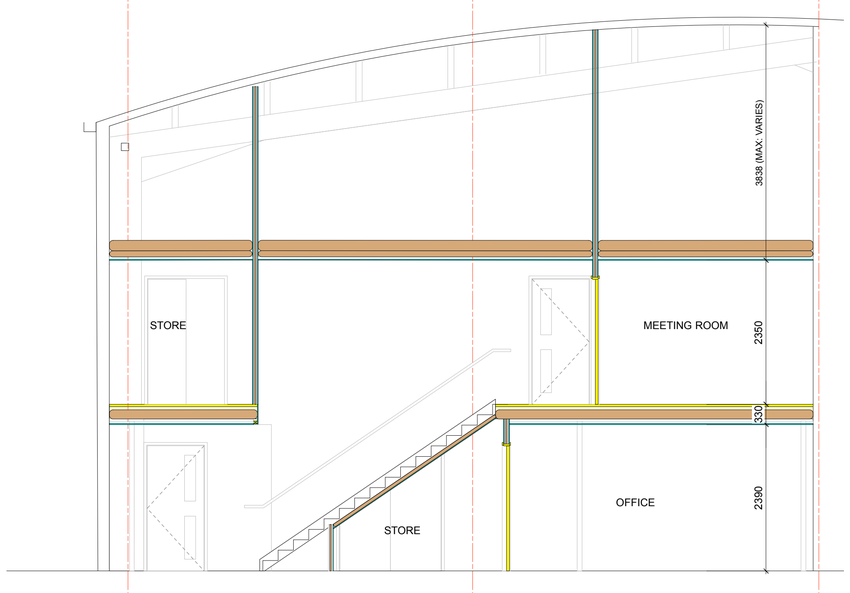
Rev	Notes	By	Checked	Date
A	East Elevation showing new windows added	MH		7/10/16



SIDE (EAST) ELEVATION Scale 1:50



FRONT (NORTH) ELEVATION Scale 1:50



SECTION A-A
Scale 1:50

GENERAL CONSTRUCTION NOTES
Project incorporates the creation of a new floor into an existing commercial unit. This to include forming of entrance at ground floor with office and canteen and associated wc and accessible wc to the ground floor and stair to first floor for accommodation which comprises office space and meeting room. Balance of building used as workshop/storage.

All works to be constructed in accordance with Accredited Construction Details (published by Communities and Local Government) June 2007. The contractor is to produce a report demonstrating that the construction checklists in the ACD manual have been completed and show satisfactory results and are signed by a suitably qualified person.
All works and materials to comply with The Building Regulations 1991 (latest Revision) and all British Standards and Codes of Practice.
All timber unless otherwise stated to be C16 - SC3 graded
All dimensions indicated are to plastered faces.
All setting out dimensions to be checked on site before work commences.
This drawing to be read in conjunction with Structural Engineers details, calculations and sketches.

Ground Floor (Ground Bearing Slab)
Existing concrete slab to support the first floor structure.

First Floor
Mezzanine in accordance with Mezz floors UK drawings and calculations. This includes SHS columns bolted to the floor supporting UB beams with 150l6 Ayreshire beams set between. Floor decked with 40mm blockboard. Drawings and calculations from Mezz floors UK included with the application. Stanchions and floor structure to be fire protected 1hr FR.

Wall Construction:
Internal Walls
Wall between mezzanine area and workshop: Built off ground floor slab, full height to u/s roof cladding (max 8600 approx - varies), B.Gypsum 146-I-80, 600 c/cs, restrained where adjacent to mezzanine floor. Head restraint taken from purlins using timber cross members. Faced office side 1x62.5 thermal board and 2x12.5 plasterboard, workshop side 2x12.5 plasterboard. Earthwool or eq. 100 thick to voids. Allow for deep base channel and deflection head. Firestop where partition cut around purlins. Firestop to party and external walls. All to 1hr FR
First floor partitions:
To stairwell: Built off mezzanine floor, to u/s portal frame (max 5000 approx - varies), head restarint by fixing to portal frame, B.Gypsum 92S50 600 c/cs, faced both sides 1x12.5 plasterboard, 25 acoustic quilt within voids. Allow for deep base channel and deflection head. Firestop to external wall. Close up void over portal frame in FR construction/curtain. All to 30mins FR
To Meeting room: Built off mezzanine floor, to u/s roof cladding (6200 approx), head restraint taken from purlins, B.Gypsum 92S50 boxed, 400 c/cs, faced both sides 1x12.5 plasterboard, 25 acoustic quilt within voids. Allow for deep base channel and deflection head. Firestop to external wall. Firestop where partition cut around portal frame. All to 30mins FR.
Ground floor partitions:
Generally: Built off concrete slab, to u/s mezzanine floor soffit (2400 approx), B.Gypsum 70C50 600 c/cs, faced both sides 1x12.5 plasterboard, MR within wet areas (kitchennette, wc and accessible wc), 25 acoustic quilt within voids. Allow for deflection head. Firestop to party and external walls. All to 30mins FR.
External walls: Independant metal stud lining system faced with 1x12.5 plasterboard, height to master ceiling construction, tied back to main wall purlin rails.
External Windows and Doors
Retain the existing. Note that the alumuminium screen at the entrance creates a compartmentation onto the front screen at the locations indicated on the section. This will retain the divisions of the existing structure.
New external window:
uPVC 1200x1200 o/a comprising top hung vent on friction stays with limiter, sealed double glazing units comprizing low E toughened externally, laminated internally, argon filled and internal beading, all to achieve U=1.8 (whole window). Colour Grey externally. Flashings forming reveals/cill to match cladding.

Internal glazing
Screens overlooking workshop: Pilkington 23 Pyrostop 60-101and on workshop side, clear toughened safety glass with 8mm air gap between, in hw frames as Certifire CF 328, to achieve 60mins FR integrity/insulation
Screen to entrance lobby: Pilkington Pyroshield 2 safety clear glass (wired) in hw frame as Certifire CF718, to achieve 30mins FR integrity

Roof Construction:
Existing retained.

Ceilings
Ceiling below mezzanine floor soffit to comprise B.Gypsum fireline board 2x12.5mm to achieve 60min FR to protect the structure. 140mm Rockwool or similar equal approved within void for sound reduction and insulation to achieve 0.22 W/m2K.
Where required ceiling can be hung on Gypsum mf ceiling or similar equal approved.
Ceiling to first floor to comprise mineral fibre lay-in tiles in exposed grid u/s membrane 2350 above FFL. Above ceiling install 270mm Rockwool or similar equal approved roll cross (100 + 170mm laid at right angles) to give 0.16W/m2K.

B: FIRE SAFETY
Fire Alarm
New fire alarm system to be installed throughout the new building with detectors and sounders to meet the requirements of category L2 of BS 5839-1. This to include smoke detection on the first floor landing area and entrance. Heat detectors installed in the workshop area and staff amenity at first floor. Fire alarms to be located in storage cupboard and the entrance foyer.

Emergency Lighting
Non-maintained emergency lighting to be installed throughout the new building to meet the requirements of BS 5266, part 1 2011 and should operate on both the failure of the mains power or the failure of the lighting circuit.

Steel Frame
Steel stanchions and beams supporting the first floor to be decorated using Nullifire S707-60 intumesent painted finish to provide one hour fire protection to steels. Clarification to be sought to establish that the main steel structure meets one hour fire protection.

Fire Doors
All internal doors, with the exception of the WC/access WC, are to achieve 30mins or 60mins fire resistance as indicated, and all new doors to be FD60 rated with vision panels and fitted with self closing devices as indicated, intumesent strips and smoke seals fitted. Doors to be fitted with latching devices. Where locks are required to secure areas, provide a cylinder with thumb turn operation from inside to avoid the possibility of persons being trapped within the building in the event of a fire.
The final exit doors from the stair enclosure is to be fitted with suitable panic hardware to allow 'free swing' operation when the building is in use.
Alternatively, the final exit door could be fitted with standard sashlock fitted with a thumb turn operation internally.

Access Stair
The underside of the stair flight is to be lined with 12.5mm British GypsumWallboard and skim coat plaster on sw framing to achieve Class O spread of flame and min. 30mm fire protection.

Gas supply pipe to be surrounded in casing of two layers of gypsum 12.5mm Fireline board on timber battens to achieve 60 min fire resistance.

F: VENTILATION
Ventilation
WC's - Mechanical ventilation to be Vent Axia Centrif Duo or equivalent, ceiling mounted unit with a suitable wall grille to match the cladding, extracting at a rate of not less that 6 litres per second, wired into the light switch to operate intermittently and with a 15 minutes over-run.

Rooms generally shall be mechanically ventilated. Provisionally to comprise vent axia (HR200V) or similar approved ducted heat recovery units.
Ventilation via nominal 150mm diameter flexible ducting. Unit self contained and installed above the ceiling or in cupboard. Ducting routed to roof. All installed in accordance with the manufacturers recommendations and data. Alternative solutions to be agreed with the Building Control Officer prior to installation.

Extract duct to terminate in wall or roofvents. Allow 10mm gap under doors where rooms have mechanical ventilation.

G: HYGIENE
Hot water supplied to required appliances via boiler in the rest room.

Ground floor wc to be to unisex diabled standard to incorporate doc M pack all in accordance with diagrams 18,19 and 20 of Part M. Installation to include alarm call system which gives a signal outside the wc that can be heard and seen to facilitate assistance. System activated by pull cord within the toilet.

H: DRAINAGE AND WASTE DISPOSAL
Internal Plumbing
All in accordance with BS5572: 1978. Pipe work to be UPVC all by OSMA or similar approved.
32mm diameter waste to wash hand basins
40mm diameter waste to kitchen sink.
100mm diameter waste to wc
Traps to have 75mm deep seal.
Length of waste pipes:
1700mm max for 32mm pipe.
3000mm max for 40mm pipe.
4000mm max for 100mm pipe.

J: COMBUSTION APPLIANCES AND FUEL STORAGE SYSTEMS
Heating
Due to the occupancy and use of the building, heating throughout the building to vary between worksop and rest of the building. Heating to the first floor via radiators fed from the gas boiler in the rest room. Ground floor areas to reception and disabled standard toilet linked to boiler while workshop to receive background heat if necessary.Full details to be provided by M&E consultant/installer.

K: PROTECTION FROM FALLING
Common Staircase
steel stair 2720mm FFL to FFL in 2no. flights each 8no. risers 170mm and going 250mm. 1200mm width between walls, 1000mm clear between handrails, headroom 2000mmm min measured vertically above the pitch line. Guarding/handrails to be continuous both sides of the stair 900mm above the pitch line. Check all staircase dimensions on site before stair is manufactured.

L: CONSERVATION OF FUEL AND POWER
No changes being made to external envelope of building, except for incorporation of new window to kitchennette as above (U=1.8 whole window)

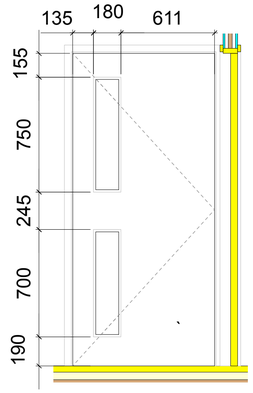
M: ACCESS
Existing access to building is unchanged and comprises a level approach. Internal doors generally to have 800mm minimum clear width, except standard wc which has 770.

P: ELECTRICAL SAFETY
All electrical installations are to be designed, installed, inspected and tested by currently registered person competent to do so. All the relevant electrical work will meet the requirements of BS7671 and all electrical certificates will be submitted by a person competent to do so at the completion of the project with all relevant information provided to the end user.

Thoughtout the building, T5 high frequncy light fittings are to be installed with appropriate illuminated signage above fire exits with external bulkhead lighting.

External lighting to have a system which automatically extinguish when there is enough daylight and not required at night. All switches, power outlets, telephone points and the like, are to be positioned between 450mm.

TYPICAL DOOR
VISION PANEL
Scale 1:20



ThurlowArchitects
the studio
61 hardwick lane
bury st edmunds
suffolk, ip33 2rb
t: 01284 706805
info@thurlowarchitects.co.uk
www.thurlowarchitects.co.uk
RIBA Chartered Practice

client:
Optimise Heat and Steam Ltd.

project:
Internal Alterations
Unit B5, Risby Business Park,
Risby, Bury St Edmunds, Suffolk.

drawing title:
Section and Elevation
and Construction notes

project no:	dwg no:	rev:	drawn:	scale:	date:
7122	102	A	MH	1:50	07/14

drawing status: **building regulations**