Drainage & Other Service Pipes

All work to be carried out in accordance with Part H of the current Building Regulations, BS.EN:725

All service penetrations to be sealed to prevent vermin ingress within beam and block flooring

100mm internal diameter (unless specified otherwise) PVC-u drainage pipes laid in 100mm granular fill to BS.882 to crown of the pipe. Note: Fully surrounded to a depth of 100mm where below buildings

Where passing through external walls, provide pre-cast concrete lintel to give minimum 50mm clearance to all pipes. All branch connections on "Y" junction to main drain run to have suitable rodding access

Rainwater Drainage

To discharge via Deepflow type upvc gutter and 68mm diameter rainwater downpipes unless specified otherwise. Refer to separate material schedules for exact colours and patterns

Waste Drainage

100mm dia. UPVC soil stack to receive 100mm dia. branches from WC's, 40mm from sinks and baths 50mm from showers, and 32mm from basins. When 40mm waste run exceeds 3m or 32mm waste run exceeds 1.7m, pipe size to be increased or anti-siphon traps used. All wastes to have cleaning eyes at bends and 75mm deep seal traps, except toilet which is to be 50mm min. Showers to have top entry access traps

SVP's to be taken to ridge vents, positioned a minimum 3m horizontally or 900mm vertically from any adjacent window or door openings. Alternatively, soil pipes to terminate at an internal air admittance valve, as indicated on the drainage layouts

Air admittance valves to be located internally in areas with adequate ventilation, and are to be accessible for maintenance and removable to allow blockage clearance

Invert of soil stack at base to be minimum 450mm below the lowest connection.

Casing to SVP and extract ducts to be 2 layers of 15mm 'Soundbloc Rapid' plasterboard fixed to 50mm Lafarge 'CORMET' C-studs framing, and insulated with 50mm acoustic partition roll. Provide access for rodding as required.

SVP's passing through compartment floors to be fire-stopped at floor junction with continuous compressible mineral fibre mat.

Room Ventilation

Kitchen to have mechanical extract ventilation capable of extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting at a rate of 30 litres per second), which may be operated intermittently

Utility rooms to have mechanical extract ventilation capable of extracting at a rate not less than 30 litres per second. Where there is no openable window, fan is to overrun by 15 minutes

Cloakrooms/separate WC's to have windows providing minimum 5% of floor area as rapid ventilation opening, or in cases of internal rooms mechanical extract ventilation capable of extracting at a rate not less than 6 litres per second which is to be linked to light switch with 15 minutes overrun

Bathrooms to have mechanical extract ventilation, providing minimum 30 litres per second air movement. In internal bathrooms operation is to be linked to light switch with 15 minutes overrun

All fans are to be ducted to outside air. Where vertical ducts pass through insulated roof spaces then condensation control to be provided. It is assumed a 4" wide x 2" deep rectangular duct is to be used within floors

Internal Partitions

Blockwork.
Walls of 90kg/sq m density finished with 12.5mm plasterboard on dabs with 2mm skim finish.

Studwork
Non-loadbearing partitions within flats to be LAFARGE or similar metal stud partition comprising:

70mm metal studs lined with 12.5mm Wallboard (nom. 97mm thickness).

25mm glass fibre quilt suspended between studs to achieve 42db sound reduction.

This partition achieves 30min. fire resistance.

Lintels & Steelwork

All galvanised steel lintels in loadbearing to specialist specification and design. Lintels in external walls to be insulated, galvanised and fitted with perforated base plate to BS 5977 Part 2 1983.

All lintels to be laid on a full mortar bed and to have an end bearing of at least 150mm each end.

Windows, Doors and Frames

Windows

To be proprietary UPVC or factory finished timber as elevational treatment schedule, with a maximum "U" value of 1.4W/sq.mK unless noted otherwise.

All windows have opening vents to give minimum 1/20th of floor area ventilation and trickle vents, providing minimum 8000sq.mm free air to habitable rooms and 4000sq.mm to all other rooms.

Where applicable First floor emergency egress windows to have openable area not less than 0.33sqm min 450 x 450 with the bottom edge no higher than 1100mm above FFL.

All windows to be fitted with sealed double glazed units with obscure glass to bathrooms.

Glass thickness shall be determined and fixed in accordance with relevant British Standard Codes of Practice. Low level glazing is to be safety glass that conforms to BS.6262:1982 and Part K of the Building Regulations

Doors

External door to achieve 1.6W/m2K in compliance with reg L1B.
Entrance door to provide minimum 838 clearance and fitted with mobility threshold and to provide level access to outside.

External doors to be fully compliant with requirements of Pt Q of the Building Regs. and are to meet security standards of BS PAS 24:2012 or better, be fitted with a letter plate with max opening of 260 x 40 designed to prevent/restrict access and fitted with door viewer unless side glass is provided.

Electrical

Accessible Switches & Socket Outlets

Switches and socket outlets for lighting and other equipment in habitable rooms to be located at appropriate heights between 450mm & 1200mm above finished floor level.

75% of new fittings installed are to accept only low energy fitting within the new extension with agreement of building inspector.

Where fitted downlighters to be specified with fire rated hoods.

Mains powered with battery back up Smoke detectors to be fitted where indicated on the drawings. ◯ SD

All electrical installations to be carried out by competant person and to meet the requirements of Approved document P (Electrical Safety) and to be designed, installed and tested by a person qualified to do so. Prior to completion issue to the Local Authority an electrical installation certificate in accordance with BS 7671:2001.

Electrical contractor to provide all relavent information pertaining to the operation and maintenance of electrical equipment installed.

If not incorporated in build make provision for distribution of high speed communications throughout at a later date.

Heating

If fitted new condensing boiler to satisfy requirements of Pt L theBuilding Regs. All radiators to be fitted with TRV's and to be controlled with S plan programmer.

The heating and hot water system should be inspected at completion of installation, to establish that the specified and approved provisions for efficient operation have been put in place. A certificate confirming this must be provided by the sub-contractor responsible

The owner and/or occupier of each new dwelling are to be provided with a suitable set of operating and maintenance instructions for the heating and hot water systems

CDM Notes

As required under CDM2015 the client has responsibility to ensure risk of injury to a minimum.

Prior to commencement of any work the contractor is required to consider in conjunction with the client and designer the risk of injury associated with the works.

The following risks have been identified at design stage:
- Injury or death due from vehicles using the restricted access from the main road to the site and on the site itself.
- Digging in areas that could have buried services such as gas, water & electrical
- Operating machinery that could overturn or strike other people
- Crush injuries or being buried by sudden collapse during excavation of trenching and from falling if the trenches are left open.
- Possible contact with sewage when installing the drains which could result in Weils disease or Leptospirosis.
- Slips, trips materials falling & injury to others due to stacked & stored materials & rubbish.
- Overloading of scaffold when loading out bricks, blocks & mortar.
- Dermatitis & cement burns, crushing or electric shocks when mixing mortar cement on site.
- Breathing in harmful construction dust & eye injuries when cutting/drilling blocks or stone.
- Falls from working at height, trips and materials falling, breathing in harm construction dust.
- Slips, trips & falls working on hop ups to plaster injuries such as back pain when lifting plasterboard & bags of plaster.
- Injuries from making contact with moving parts when using power cutting tools, being struck by nails, fragments or rebounds when using compressed gas or cartridge operated tools.
- Risk of fire when using naked flames.
- Electrocution & fire when installing electrical fittings.
- Irritation to eyes or senitive skin when using paints, solvents, resins & glues.

Refer to the Pre Construction & Construction Phase Health & Safety Plan for the project provided by the Client and/or Principle Contractor.

DOOR SCHEDULE

REF NO.	EXT/INT	DOOR LEAF	WALL CONST.	LINTEL REF:	NOTES.
D1	INT.	838x1981	BLOCK	CONCRETE	
D2	INT.	1000x1981	BLOCK	CONCRETE	DDA COMPLIANT
D3	INT.	838x1981	BLOCK	CONCRETE	
D4	INT.	838x1981	BLOCK	CONCRETE	
D5	INT.	838x1981	BLOCK	CONCRETE	
D6	INT.	1 PR 1200 X1981	BLOCK	CONCRETE	
D7	EXT	1 PR 1200 X1981	CAVITY	CG90/100	GLAZED FRENCH DOORS DOOR OPENS OUTWARDS
D8	INT.	838x1981	BLOCK	CONCRETE	
D9	EXT.	838x1981	TIMBER	TIMBER	
D10	EXT.	838x1981	TIMBER	TIMBER	
D11	EXT	3000 X 2050	CAVITY	STEEL BEAM + PLT	

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JOB:
Extension to Pavilion
Nine Acres Playing Fields
Charlbury

DRAWING:
Notes

DRAWN: | CHECKED:
SCALES: 1:100@A2 | DATE: 30.11.18
JOB No. | DRAWING No. BR6 | REV.