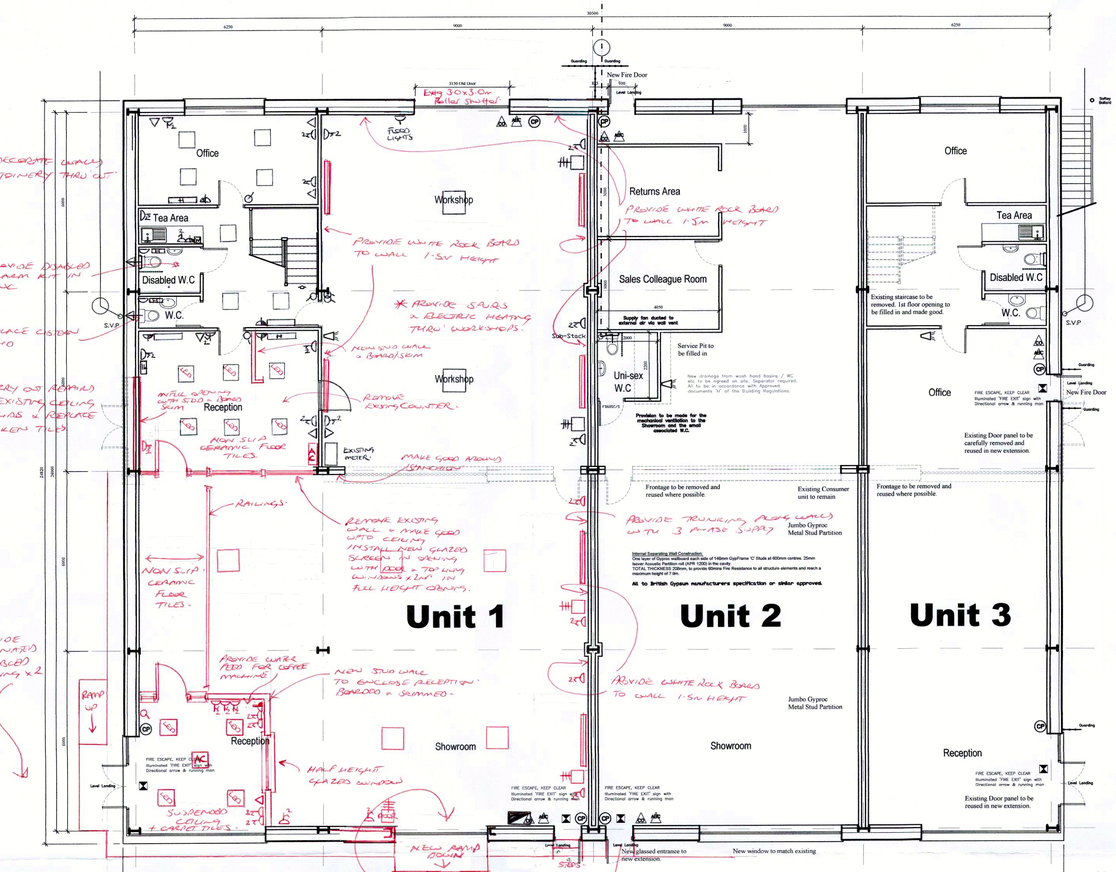
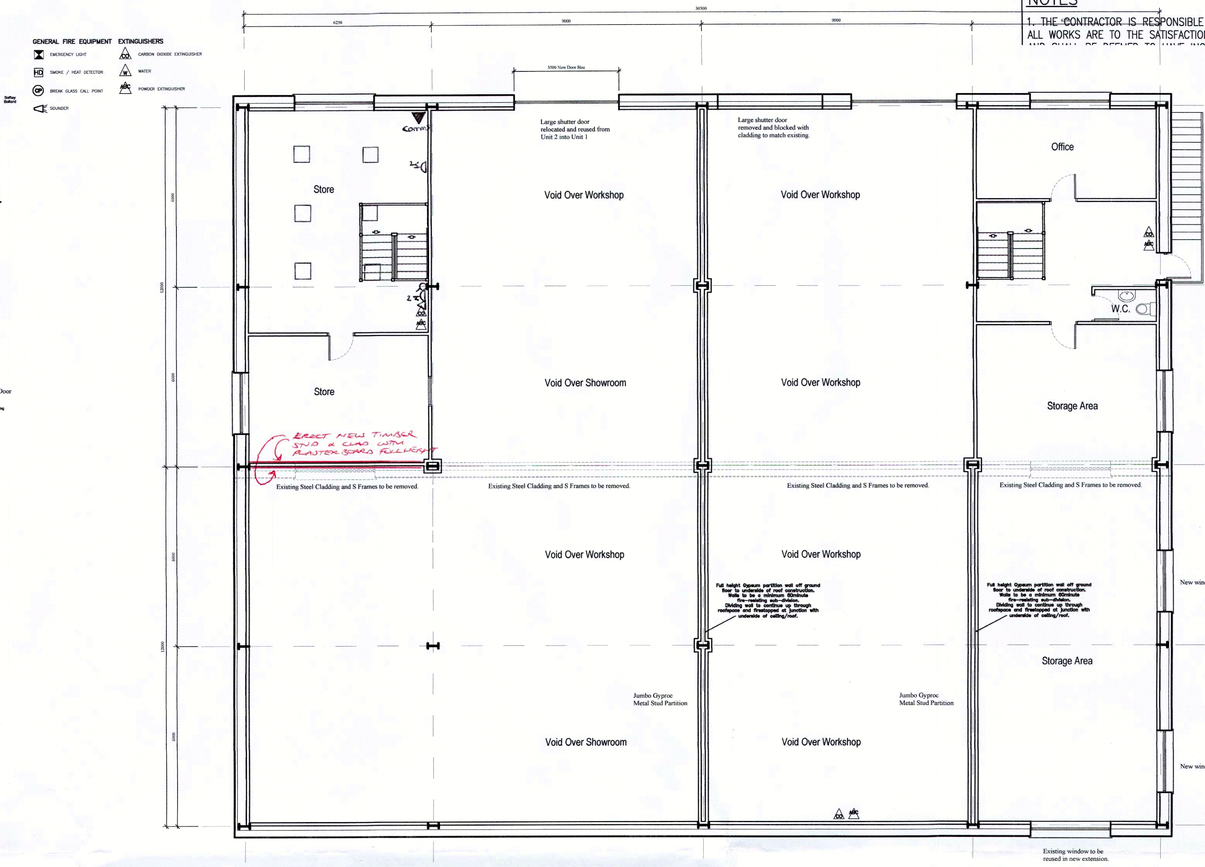




GENERAL FIRE EQUIPMENT EXTINGUISHERS

- EMERGENCY LIGHT
- SMOKE / HEAT DETECTOR
- BREAK GLASS CALL POINT
- SOUNDER
- CARBON DIOXIDE EXTINGUISHER
- WATER
- POWDER EXTINGUISHER

LEGEND

- 2 GANG SWITCHED SOCKET - 450mm AFL
- SPURS FOR HOBBS/APPLIANCES - 450mm AFL
- LIGHT SWITCH - 1350mm AFL
- AT POINT.
- THREE PHASE ISOLATORS.
- CONSUMER UNIT.
- FIRE ALARM.
- 600X600mm FLUSH LED CEILING LIGHTS.
- AIR CONDITIONING UNIT TO EXT ENVIRONMENT.

SOCKETS/LIGHTS SHOWN BLACK ARE EXISTING & REQUIRE TO BE UPGRADED UP TO NEW SYSTEM.
SOCKETS/LIGHTS SHOWN RED ARE NEW FITTINGS TO BE WIRED UP INTO NEW SYSTEM FROM NEW METER.

WORKSHOP OVERHEAD LIGHTING TO BE DESIGNED TO SUIT.

WALL MOUNTED ELECTRIC PANEL HEATER.
1.8m WALL MOUNTED FLUORESCENT LIGHT

GENERAL CONSTRUCTION NOTES

STEEL & PAD FOUNDATIONS
As Per Structural Engineers Details and Calculations.

FOUNDATIONS (unless otherwise stated)

All foundations to be positioned centrally under walls. The minimum depth of dig should not be less than 700mm or 1000mm if in clay soil. The concrete shall be to grade Gen. 3. Note should be taken of NHBC guidance 4.3 in relation to foundations in close proximity to trees.
Details of footings are based on an assumed ground bearing capacity of 70Kn per metre square and are subject to site inspection during the excavation of the works.
450 x 225mm and 600 x 225mm continuous mass strip foundations to external walls as indicated.

WALL CONSTRUCTION BELOW GROUND LEVEL

To all walls the construction will consist of either Class A 7 Newton concrete blocks with weak mix concrete fill to the cavity up to ground level or within 225mm of the dpc or Tarmac or similar quality trench blocks may be used as an alternative construction. Weep holes should be left in the external brickwork at ground level or just above at every 2 metres approx. to allow for any moisture in the cavity to escape.

FLOOR SLAB

As Per Structural Engineers Details and Calculations.
Floor to be insulated (similar to existing) 100mm Flooring Grade insulation (to be Kingspan or equal) not polystyrene, with external perimeter insulation upstand of thickness to achieve minimum thermal resistance path of 0.75m2K/W all on 1200G Visqueen DPM linked to horizontal DPC.
'U' value to be 0.25W/m2K or better. NOTE: DPM position to be checked with insulation manufacturer.

WALL CONSTRUCTION ABOVE GROUND / Dwarf wall below Steel Cladding (to match existing)

215mm external walls comprising 102.5mm facing brickwork tied to 100mm lightweight loadbearing blockwork internal skin tied with stainless steel wall ties at 450mm centres vertically and 900mm centres horizontally staggered. Openings to receive IG lintel Type to suit solid wall construction.
Minimum end bearings to lintels spanning up to 1200mm, to be 100mm and spanning over 1200mm to be 150mm end bearing.

EXTERNAL CLADDING

To match existing walling system wall system or similar approved. To be fitted as per manufacturers instructions. Where required Internal leaf within showrooms /offices to be cladded with 2No. layer of 12.5mm Gyproc Fireline board. All elements of structure to be 60 minutes. Wall all to give 'U' value of 0.35 W/m2K or better.

LINTELS & STEEL BEAMS

All steel beams to be encased with 1 hour fire resistant material comprising 1no. layer of Glasroc Firecase s board screwed to Gyproc Steel strapping and angles.

HORIZONTAL DAMP PROOF COURSE

Visqueen 2000 reinforced plastic laid continuously 150mm above the ground floor.

VERTICAL DAMP PROOF COURSE

To all vertical returns an insulated damp proof course such as Damcor or Thermabate shall be used to reduce the risk of cold bridging. All windows and door frames are to be set back in reveal sufficient enough so as to cloak the vertical insulation by at least 30mm to reduce the risk of cold bridging and mould growth forming.

FIXED LOW LEVEL GLAZING

Where the design incorporates low level glazing, less than 800mm above internal floor level such as a window, which is fixed (not openable), glazing and the framing will need to function as guarding where the difference in floor levels exceeds 600mm. The glass should be designed to resist the forces referred to in the British Standards above. Alternatively, suitable guarding, that resists the forces referred to and complies with Part K with respect to height and non-climbability must be provided. Balcony glazed guard manufacturer to supply details of design support / construction.

FLASHING

Code 4-lead flashing is to be used where required to form an effective weather seal.

EXTERIOR DOORS

UPVC/Steel with 16mm gap double-glazed 'Low E' sealed units conforming to BS6206 and achieving an average U-value 2.20 W/m2K or better. All openings shall be fully draught sealed.
Large doors / Vehicle Access doors to have a U-value 1.50 W/m2K or better.

WINDOWS

UPVC/Aluminum windows fitted with 16mm gap double-glazed 'Low E' sealed units achieving an average U-value 2.20 W/m2K or better. All openings shall be fully draught sealed. Bedroom windows to be Escape Windows. See later note on Fire Safety.

SAFETY GLAZING REQUIREMENTS

All glazing in critical locations i.e. where there may be a risk of personal injury from coming into contact with the glass by falling against etc. shall conform to the requirements of the Approved Document N of the Building Regulations 2000. And shall also conform to BS6206 toughened safety glass standard.

FOUL DRAINAGE

New foul drains are to be constructed from 100mm dia Polydrain or similar plastic type underground drainage pipes and fittings laid to a 1:40 fall on a smooth firm trench bed and surrounded in 150mm pea gravel for protection.
Where any new pipes have to pass through walls then a 50mm clearance should be left around the pipes. The opening in the wall should be protected with a ridged material and concrete pre-stressed lintels placed over the opening to support the brickwork/blockwork above. The opening around the pipe is to be filled with fibre glass.
Where pipes are laid under the floor then they are to be encased in 150mm of weak concrete for protection.
New inspection chambers are to be of plastic construction and fitted with suitable steel covers and frames, which must be so designed, that children cannot gain access to the chambers. Size of the inspection chambers will be dependent on the depth to invert but in most cases will not be less than 430mm diameter.
Note: where the depth to invert may exceed 1200mm then inspection chambers larger than 430mm diameter will be required and the guidance in the Approved Document H will be followed concerning this. Allowance will also be made for the installation of step irons to any chamber more than 1200mm deep.
An100mm soil vent pipe will be provided at the head of the drain runs. The vent pipes are to terminate at least 900mm above any window opening and the open end will be fitted with a wire balloon cage.

The drains shall discharge to the existing foul water drain already on the site via an existing manhole.

WASTE PIPES

The following sizes of waste pipes are to be used during construction: -

Sink, and shower wastes 40mm diameter up to 3.000M maximum length. Hand basin wastes to be 32mm diameter up to 1.700m maximum length. Where wastes are combined the minimum diameter shall be 50mm
All appliances shall be fitted with 75mm deep seal traps.

SURFACE WATER DRAINAGE

For all underground pipework 100mm dia Polydrain or similar plastic pipes are to be used and laid to a 1:40 fall on a smooth firm trench bed. The pipes are to be surrounded in 100 mm of pea gravel for protection. The drains shall discharge to new soakaways sited at least 5m from any building and the size to be determined by percolation test

MAIN ROOF - pitch as drawing

As Per Structural Engineers Details and Calculations. Roof covering to be Kingspan Insulated roofing cladding to match existing or similar approved. To be fitted as per manufacturers instructions.
Roof all to give 'U' value of 0.25 W/m2K or better.

HEATING SYSTEM

Wall mounted air collector with timers to utilize off peak power with additional manual convector facility to provide heating during extended hours. (See Heating Engineers Details) Water heating provided by Instantaneous water heaters.

LIGHTING

Minimum efficiency of lamps to be minimum 95% of the installed lighting capacity in circuit comprising light fittings incorporating lamps of the types listed below:
High pressure sodium
Metal Halide
Induction Lighting
Compact fluorescent (all 35mm dia. lamps[T8] lamps provided with low-loss or high frequency control above 11W)
Compact Fluorescent (all ratings above 11W)
Other to be of any type and rating with an efficacy greater than 50 lumens per circuit Watt.

Note
Heating and lighting to comply with Building Regulations Part L2 for the conservation of fuel and power.

Emergency lighting to comply with BS5266.
Fire Alarm system to also include 'Visible' Flashing warnings etc for the benefit of those working in the inspection pits and those hard of hearing in excessive noise.

APPROVED DOCUMENT PART M

Access & use of the building:
Floor finishes to be slip resistant and if patterned pattern not to be mistaken for steps or changes in level.
Internal doors to allow opening force at leading edge of door not to exceed 20N, if fitted with a latch the opening furniture can be operated with one hand using a closed fist eg lever handle. internal door clear widths to be measured from face of ironmongery & door/frame projections.
Internal doors to have 300mm unobstructed space at least 300mm on pull side between leading edge of door and return wall. Internal door frame to contrast visually with the surrounding wall. Internal door leading edge of a door likely to be left or held open to contrast visually with the other door surfaces and its surroundings.

Internal Doors
- Internal doors on ground floor to provide minimum 800mm clear openings
- Main entrance doors to provide minimum 1000mm clear opening width

Note: clear opening widths measured from door leaf face (when open) to frame/dorstop on other side of opening

- opening force at the leading edge to be max. 20N
- if fitted with a latch the opening furniture should be operable with one hand using a closed fist
- all opening furniture should contrast with the surface of the door
- the door frame contrasts with the surrounding wall
- the leading edge of a door likely to be left or held open contrasts visually with the other door surfaces and its surroundings

THRESHOLD
Level threshold (maximum 15mm upstand) to be provided at main entrance with approach from where a visitor would alight from their parked vehicle maximum 1 in 60 gradient, minimum 1500mm wide and of firm surface

CORRIDORS
Corridors to be unobstructed throughout its length e.g. no fire extinguishers, radiators etc.

ELECTRICALLY OPERATED DOORS
Electrically operated sliding doors to have fail safe to opening position in the event of power failure or alarm activation

VENTILATION

Minimum 8000mm sq. background ventilation to main rooms and 4000mm sq. to WC provided by controllable window ventilators.
Extractor fan in w.c. to be ducted to external air. extractor to w.c. to provide 15 litres per second.

FIRE DETECTION SYSTEM

Full Fire Detection & Smoke/Heat Alarms (to comply with BS5839: Part 1)
Smoke/heat alarms to be mains fed to be interconnected and to be positioned as indicated on plan. To be fitted in accordance with manufacturers instructions and to BS5839: Part 1.

ELECTRICAL WIRING

All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P of the Building Regulations 2000 has been complied with. To satisfy this requirement, a person competent to do so shall issue an appropriate BS 7671 electrical installation certificate for the work.

GENERAL NOTES

Do not scale this drawing.
All dimensions to be checked by the contractor prior to commencement of the works.
Contractor to ascertain the position of all existing services prior to commencement of the works.
This drawing to be read in conjunction with all relevant Structural Engineers details.
Building works to be undertaken in accordance with the approved documents issued by the local authority & all conditions stated by local authority are to be implemented.
Notional boundary position indicated is to be checked on site for accuracy prior to commencement of works.

DEMOLITIONS

Demolitions to be carried out in accordance with provisions of BS6187.

BUILDING REGULATIONS.
All building works and allied trades to comply with Building Control / Fire Officers.
Ignorance or current legislation requirements is reason for failing to comply. Any modifications to design or change of materials can result in failing to comply.

CONTINUITY OF INSULATION AND AIR TIGHTNESS.

The external envelope of the building should be constructed with a reasonable avoidance of thermal bridging to the insulation layer. All joints, apertures and gaps within the building elements (apertures around the doors and windows, floors, roofs and walls) should be suitably weather and airtight and reduced unwanted thermal leakage and ingress of water at these junctions.

DETAILS CONTAINED WITHIN DOCUMENT.

Construction details shown within this document should be adhered to, showing reasonable conformity with the current building regulations legislation. Or the adoption of design details set out in the TSO Robust Construction Details.

The builder (or other suitable qualified person that has had continuous monitoring of the proposed construction) should confirm that the design details specified here in have been adhered to. Confirmation by a report submitted to the local authorities showing that reasonable provision for thermal continuity and air tightness within the building has been adopted and signed by the appropriate person.

WORKMANSHIP AND MATERIALS.

Workmanship to comply with British standard code of practice of workmanship BS 8000 (workmanship on building sites).
All materials used must strictly comply with manufactures recommendations and with British standards practice codes for the storage and installation of such proprietary materials.

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORKS ARE TO THE SATISFACTION OF THE ENGINEER,

© Copyright

Molsom & Partners
9 Ashlawn Drive,
Boston. Lincolnshire.
PE21 9PT
01205 365451

Client :
Hampsons

Job Title :
Proposed Extension to Units
Wardentree Park,
Spalding.

Drawing Title :
Proposed Floor Plans & Notes
UNIT 1 - PRELIMINARY FIT OUT PROPOSALS 22/7/16

Scale : 1:100

Date : June 2015

Drawn by : MD

Drg No :
8639 / 04C

A1