

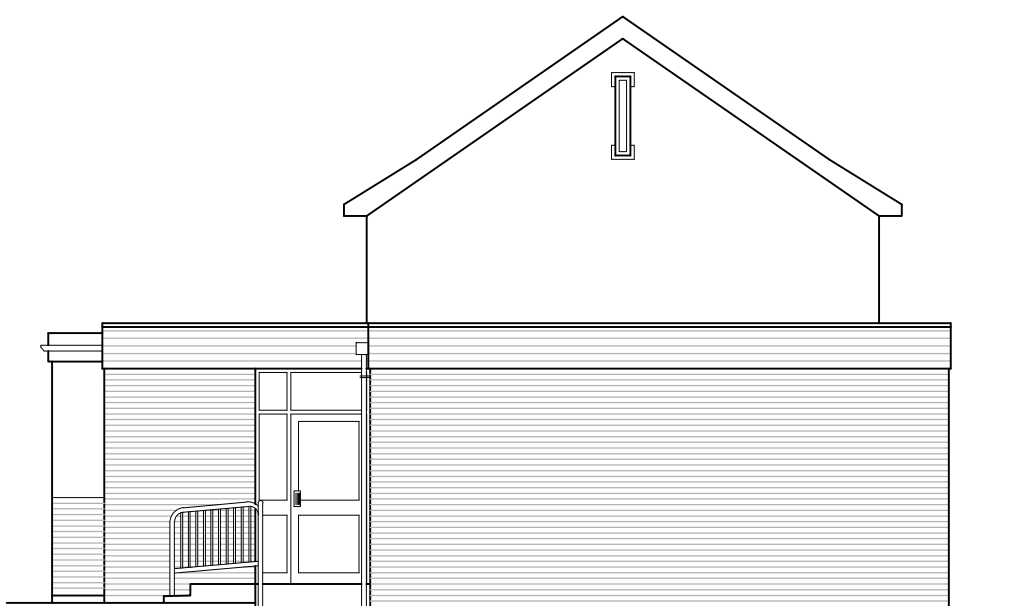
Rev. A1216/01 Dig. No. Project



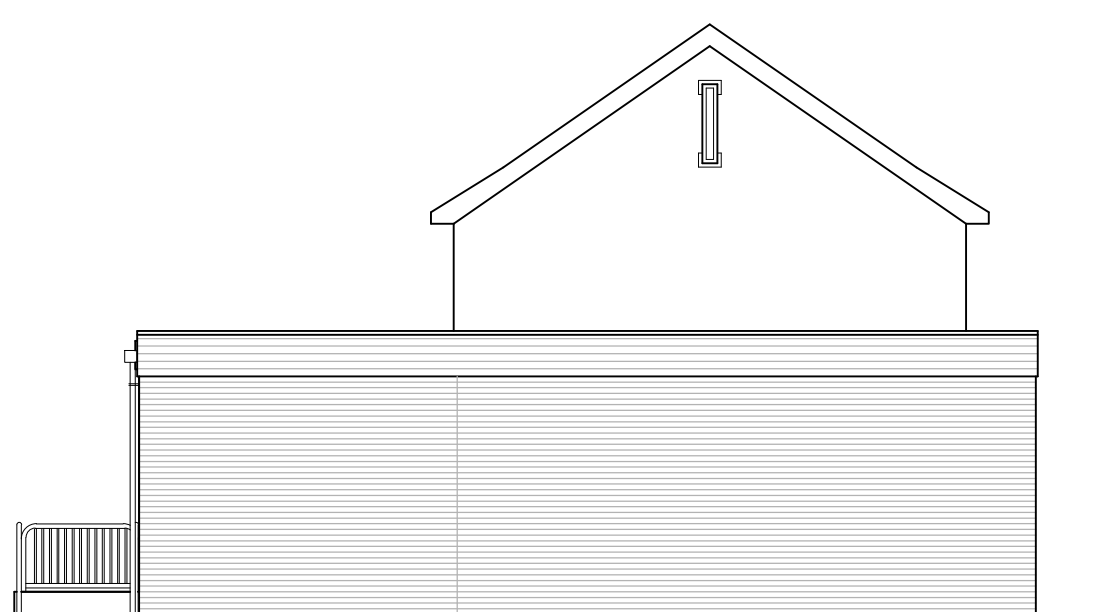
Existing Part Front Elevation
Scale 1:100



Proposed Part Front Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

CONSTRUCTION SPECIFICATION GENERAL NOTES

All dimensions must be checked on site and not scaled from the drawings. All dimensions are given in millimeters. Verify all dimensions on site before commencement of any work. All work to be carried out in accordance with the current Codes of Practice and British Standards. All work to be performed to the satisfaction of the Local Authority Building Control Surveyor. All materials and workmanship are to be in accordance with the current British Standards, Codes of Practice and Agreement Certificates. It is the Contractors responsibility to ensure compliance with Building Regulations and the current codes of practice. Any discrepancies or omissions are to be reported on discovery.

DRAINAGE

Storm Water Drainage

Down pipe to discharge into uPVC back inlet gulleys connected into either existing surface water drainage system if agreed with Building Control Officer or to new soakaway located minimum 5.0m from building. Underground pipe work to be 110mm uPVC bedded on (min 100mm) and encased in granular material to approval. Pipe work to be laid to minimum 1:40 fall.

Foul Water Drainage

Underground pipework to be 110mm uPVC bedded on (min 100mm) and encased in granular material to Building Control Officers approval. Pipework to be laid to minimum 1:40 fall. If required - New Inspection Chambers (generally minimum 450 dia internal size) to be preformed Universal Inspection Chambers. New Inspection chamber is to be connected onto existing drainage to enable new drainage runs. Foul drainage pipe under extension to be incased in 150mm concrete surround, with lintel supports above pipe penetrations through new cavity wall with min. 50mm gap around pipe.

Waste pipes and fittings shall be in accordance with BS 3380 and be installed in accordance with BS 5572. Sink, to have a maximum length of 1650mm, all wastes to have deep seal traps to BS 3943 and minimum falls of 2 degrees .

FOUNDATIONS

Concrete strip foundations (Grade C30), unless specified or agreed otherwise, sized as shown on drawings (generally 600 x 300mm to cavity walls), minimum 975mm below ground level and to approval of Local Authority Building Control Officer.

GROUND BEARING CONCRETE FLOOR SLAB

50mm fast drying modified screed on 100mm ground bearing concrete slab on 100mm Celotex GA4100 insulation board (25mm upstand to perimeter to prevent cold bridging) on 1200 gauge DPM over-lapped with DPC to perimeter on minimum 150mm well consolidated clean hardcore blinded with sand. Floor to achieve 'U' value of 0.18W/m2K.

CAVITY WALL CONSTRUCTION

Outer Skin

Brickwork to match existing . Weepholes to perp joints @ 2000mm c/c at ground level..

Cavity

50mm clear cavity, 75mm Celotex CW4075 or similar approved insulation batts (refer also to wall tie specification). Lean mix concrete cavity fill up to ground level.

Inner Skin

100mm 7N/mm dense concrete block work with 13mm plaster and skim finish.

Cavity wall to achieve 'U' value of 0.21W/m2K.

WALL TIES

Stainless steel wall ties bedded minimum 50mm into bed joint of each leaf with retaining clips to hold insulation boards fixed @ maximum 750mm c/c horizontally and 450mm c/c vertically and additional ties within 225mm of reveals to unbonded openings.

WALL STARTERS / CONNECTORS

Furlex or similar approved stainless steel wall connectors fixed to manufacturers recommendations. Break through into existing cavity where applicable to maintain continuous cavity and install vertical DPC.

NOTES

1. All dimensions in millimetres unless otherwise stated.

DPC

Lay horizontal DPC in continuous lengths with minimum 100mm laps and full laps at angles. DPC width at least full width of masonry leaf. DPC level to be minimum 150mm above GL. Vertical insulated DPC's installed to jambs of openings. Standard horizontal DPC's to lintels over window and door openings where required.

CAVITY CLOSERS

Cavities to be closed at eaves, cills and jambs with Thermabate insulated cavity closers or similar approved installed in accordance with the manufacturers recommendations. 25mm check rebate to all reveals

LINTELS

External cavity wall openings to be spanned with Catnic CG110/100 or similar approved , sized to Local Authority Building Control Officer approval with 150mm minimum end bearings.

NON-LOAD BEARING STUD PARTITIONS

Stud partition to comprise of 75 x 50mm sw studs at 400mm horizontal centres with cross noggins at 600mm vertical centres finished both sides with 1 layer 12.5mm ply and 1 layer of 12.5mm waterproof plasterboard and 3mm skim. Stud partition to incorporate 75mm mineral wool infill between studs.

ROOF CONSTRUCTION

Warm flat roof (tied into existing flat roof)

1.5mm EPDM rubber roof covering (to be checked for suitability on site) on 150mm Celotex XR4000 on 1000 gauge VCL on 18mm external grade ply with firings to fall. on150x50 C24 treated S.W. joists at 400mm centres. New Joists to be bedded into new cavity wall and strapped down @ 1200mm centres at one end and secured to existing flat roof joists at other end. Also provide noggins at ceiling level to fix plasterboard and light fittings. Ceiling to receive 15mm plasterboards. Board joints sealed and plastered with a lightweight skim to achieve a U value of 0.15W/m2K.

WINDOWS

Supply and fix new internally sealed double glazed uPVC windows, Colour and style to match existing.

Glazing to comply with BS 6262. Double glazed units too include Low-E coated glass and to meet with the performance requirements of approved document L of the current Building Regulations and dimensional tolerances of BS 5713. All windows to have toughened safety glass as defined in BS 6202in accordance with approved document N of the current Building Regulations. Max 'U' value 1.6W/m2K or better. Include all furniture, fittings, plastic window boards and mastic seal and making good to reveals.

SINGLE DOOR SPECIFICATION

Door, to be of fd30 1/2hr fire resistant standard, solid core door from formica plain colours range, colour TBC.

Ironmongery for door, to consist of 3No. prs High load hinges 100mmx85mm, 1No. 150mm High kick plate, 1No. Bathroom mortise latch and lock, bathroom indicator externally, disabled thumb-turn internally, 1No. finger guard with retractable roller blind style mechanism

JOINERY

Skirting to be 19x100mm Chamfered S.W. section.

Architraves to be 19x75mm S.W. Chamfered section.

Window cills to be 225x20mm S.W. section with rounded edge.

PAINTING & DECORATING

Internally apply 1 mist and 2 full coats emulsion to walls and ceilings. Knot, prime and stop and apply 2 coats undercoat and 1 coat gloss to wood surfaces.

NEW TOILET

Supply and lay new vinyl floor polysafe Standard, on FBall F74 Adhesive. Dress up wall, over CF cove former and finish with proprietary capping strip.

Supply and fit 3No. 1350mm IPS system , 250mm deep. Colours (TBA)

Suppy and fix 3No. 1350mm high cubicles. Colours (TBA)

Install new Sola 300 Back-to-Wall rimless toilet pan with concealed cistern, single flush with extended duct lever. (3No. total)

Install new semi recessed vanity unit 600mm high with 1No. - 2 taphole, Armitage Shanks Sandringham 21 semi-recessed washbasin and 2No. - 1 taphole, Armitage Shanks Sandringham 21 semi-recessed washbasin. Installed as per M&E specification.

Supply and fit 2No white metal soap dispenser 260mm (h) x 100mm (w) x 95mm (d)

Supply and fit toilet lockable roll holders to each cubicle, colour to be agreed.

Install Altro whiterock panel above vanities as splash back. Colour to match vanity top and sealed with colour match sealant. Height as pre panel width

Install 450X650mm Individual wall mirrors above WHB's, screw fixed to wall with polished s.s. dome caps.

WASHDOWN AREA

New steel gully/grating with integrated trap to be set into floor at low point (see plan for location) and connected to foul drainage.

Fit cove former around entire room and lay Altro Walkway, colour cloud, coved up wall to and including pvc capping. All joints welded. Seal drain to floor covering with clear silicone.

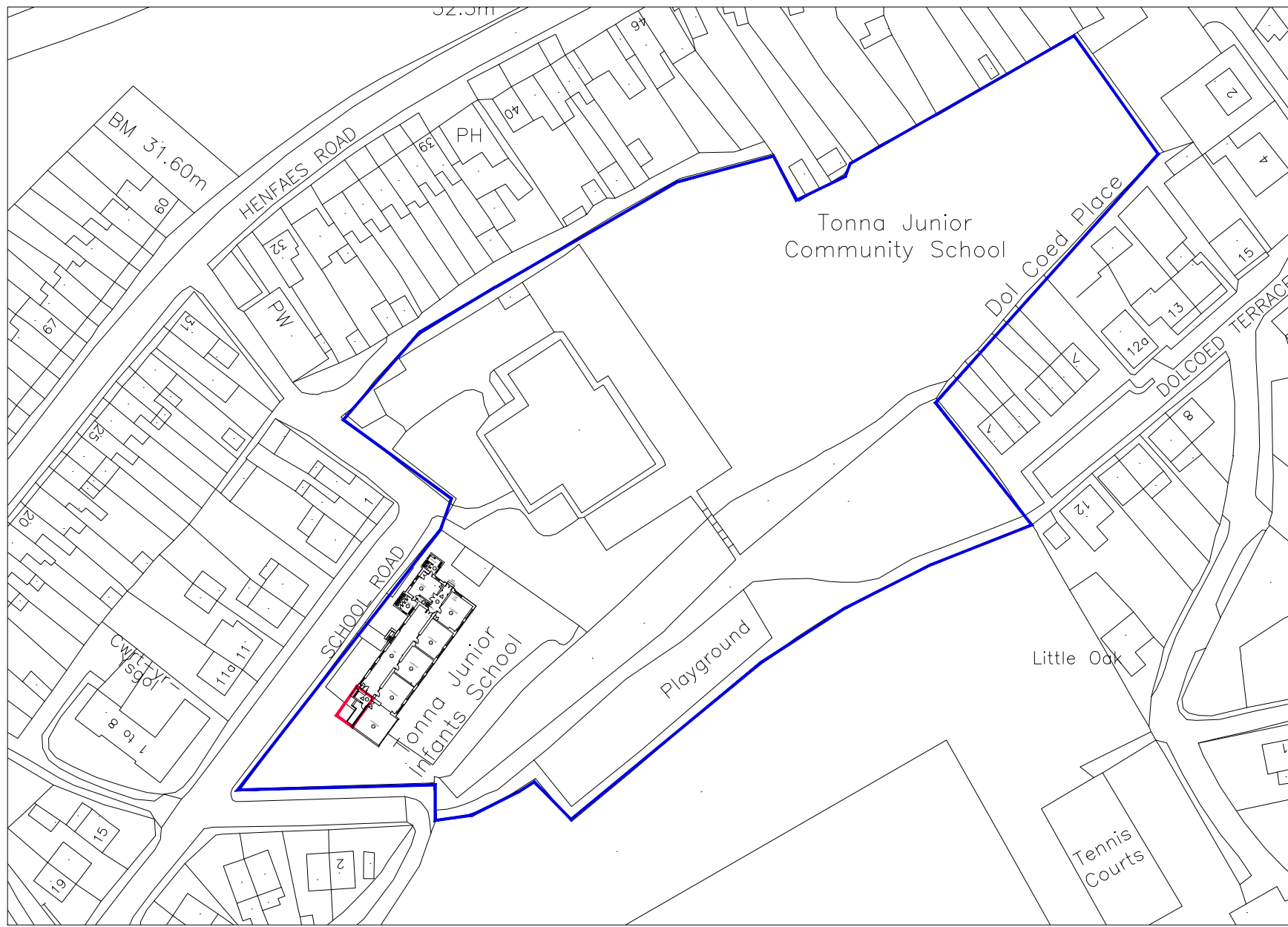
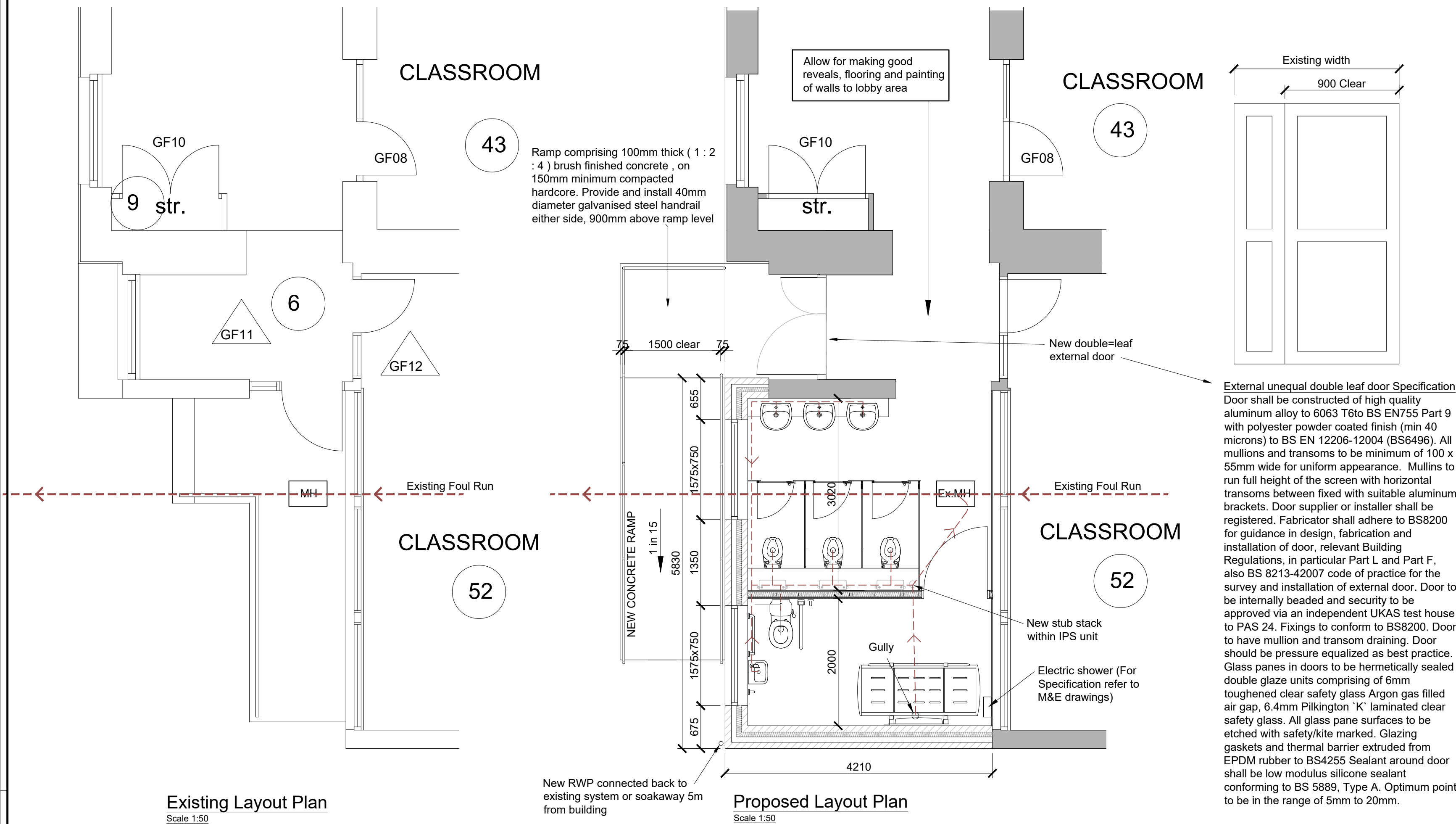
Provide and fix altro white rock from top of pvc capping to ceiling level, butted together, including end strips corners and jointing, seal to bottom and top with mould resistant silicone to match. colour, pastel range, citron.

Pressalit Nursing Bench R8538021 to be supplied and installed by G T Mobility Ltd, Swansea.

Supply and install Armitage Shank Doc. M contour peninsular care pack ref s6959 but with a WC pan suitable for primary school use, rather than a full size pan. All grab rails and the like to be blue in color include for the provision of all supply and waste pipework and connection to the existing services.

Fix to wall:- Above radiator 3No. rows of pre made white contiplas shelves 600mm long x 200mm wide, carried on spur brackets and runners. Circular towel rail adjacent to shower bed. 2No. aluminium coat hooks to wall adjacent to door way.

Box in any exposed pipe work with pendock up to ceiling level and supply lockable cupboards for 2No. water heater. (see Mechanical drawing for further details)



Location Plan
Scale 1:1250

Rev	Details	Dr	Ch	Apr	Date
PROPERTY & REGENERATION Nicola Pearce BSc(Hons) DipTP MRTPI DIRECTOR OF ENVIRONMENT AND REGENERATION THE QUAYS, BRUNEL WAY BAGLAN ENERGY PARK SA11 2GG www.npt.gov.uk					
Project Tonnau Primary School Proposed Toilet Extension for Nursery / Reception					
Drawing Title General Details					
File No.		Property Ref. No.			
Drawn	J.Hughes	Checked		Approved	
Date	Oct20	Date		Date	Oct20
Scales As Shown					
Drawing No. A1216/01					Rev.