

Notes:

Structural:

Form new internal opening:

Form new 1000mm clear opening in existing masonry wall to existing WC as identified and install new Naylor P100 100 x 70 1100 long 30min FR concrete lintel providing min 30min fire resistance. Square and bond off jambs ready to accept new fire door and frame.

Form new door opening from existing window:

Carefully cut and remove existing external cavity wall below existing window to provide new emergency exit door to rear. Carefully remove existing window and brickwork for re-use.

Form new window from existing door opening:

Reduce existing door opening height to create window. Remove existing door and frame complete. Lay new continuous DPC at ground floor level & 150mm above finished floor level. Using bricks to match existing (external) and concrete blockwork (internally), tooth in to internal and external wall and tie together using stainless steel vertical twist ties at 450v & 750h.

Form new door openings in external walls:

New lintels over new openings to external walls to be Catnic CG 90/100 with min 150mm end-bearing. Continuous dressed cavity trays to be installed above with weep-vents.

Joinery:

New fire rated partition:

Form new 100mm separating partition walls built off existing concrete floor using british gypsum A20652 FireWall system with gypframe 94 EDC 0 extra deep flange floor and ceiling channels with gypframe 70s 60 C studs at 600mm centres and 1 nr 15mm fireline board to each face providing min 30min fire resistance. Tape and 3mm skim finish with 1 coat drywall primer. Include to provide 50mm isowol APR 1200 cavity. All joints taped and sealed. Where new studwork meets an existing column/ masonry wall, contractor is to ensure that continuous 30min fire barrier is provided.

New partitions:

12.5mm gypsum multiboard square edged to both faces with skim coat to timber stud. Boards to be jointed and finished in line with British Gypsum recommendations.

New vertical service column:

Construct new 150mm x 150mm vertical service column to location as shown on plans using min 4nr full-height 50mm x 50mm treated timber corner columns with intermediate noggings for stability at 500mm centres vertically. Clad in ply with white pendoc enclosing finish.

Architraves:

To all new and existing internal door openings, provide and install new splayed treated softwood architraves to BS 1186-3 Class 2.

Skirting boards:

Provide and install new 100mm x 19mm splayed softwood skirting board to BS 1186-3, prepared, primed and ready to receive decoration.

Doors & Windows:

Communal Entrance Door:

Replace existing communal entrance door with new aluminium framed leaf and frame by Total Glass using heavy gauge rebated 4mm aluminium section extruded alloy in accordance with BS EN 755-9:2001. PAS24/ PAS23 SBD accredited. Polyseter powder coated finish to BS EN 12206-1:2004. Thermal breaks to be included by use of separate aluminium extruded profiles and two polyamide profiles mechanically jointed to for a single compound profile. Door opening leaf to provide min. 1000mm clear opening and hung from min 3nr 3-part hinges secured by 11mm dia thread forming screws. Frame drainage to be in accordance with BS6262. Glazing to be 9.5mm laminated safety glass and insulated of 33mm nominal thickness. Fully adjustable integrated ASSA ABLOY CAM motion closer and aluminium threshold installed as standard in compliance with Equality Act requirements. 30mm x 40mm stainless steel tubular handles. Door to be secured with euro profile barrel lock with internal thumb-turn for quick-egress. U-value to be 2.4 W/msq K

New emergency escape doors:

New single leaf emergency escape doors to be constructed of same profile as above description with glazed panels to be replaced by solid. Locking mechanism to be of single barrel lock with internal thumb-turn operation for easy escape. Mon opening width of 800mm.

New internal fire doors:

New internal fire doors to be flush Permador wood-veneer 2040 x 926 x 44mm fire door (or equal approved).Intumescent heat strips and cold smoke seals to be rebated in to door leaf in accordance with BS 4787-1 to meet Part B compliance. Minimum three hinges with full reference to BS EN 1935. Door closers to be fitted in accordance with BS EN 1154. Min opening width of 800mm.

New fire door to DWC:

Fire door to DWC to allow for emergency double-swing operation with 3nr standard pivot-hinges to EN 1634. Double-action lock-case with two-way strike-plates, 2nr H131-105 emergency releases Royde & Tucker (or equal and approved). Locking operation to door to be: internal- handle-turn only. communal side: key operation. Contractor to ensure that upon completion, that door can be opened outward in the event of emergency access being required. Min opening width of 800mm.

To external emergency doors, emergency push-pad operation to be provided in accordance with BS EN 179 for quick egress.

No locks to be provided to internal fire door to new kitchen.

All new internal doors to provide min 800mm clear opening width unless stated otherwise on dwng.

All handles and locks to comply with BS EN 1906 Annex C and BS EN 12209 Annex A.

New windows:

New windows to be of double glazed UPVC, measued on site to fit opening, manufactured and installed by FENSA registered company. All gaps around frames and cavities to be sealed with polyurethane foam. Design to be certified SBD.

Electrical:

All electrical works to be undertaken, tested and comissioned compliance with BS 7671:2008 and IEE Regulations, requirements for electrical installations (17th ed) and all relevant british & european standard. Installation to be undertaken by contractors on the NICEIC roll of approved installation contractors. Earth bonding to be in accordance with BS 7671:2008. All works are to be undertaken by a 'registered competent person' and provide a BS 7671 installation certificate to the building control officer within 30 days of completing their works. Provide and install new control unit/ distribution board to BS EN 60439. Meter including RCD with minimum of two ways for lighting and six for power. Each way to be permanently labelled to identify circuit rating. MCB circuit protection to be provided.

Provide and install new separate ring main for new office area using single core cables to existing conduits. Where layout will not permit use of existing conduits, Contractor is to allow for twin and earth cables of adequate size chased into plaster with metal cappings. Contractor is to allow for making good and extending all finishes with plasterwork as a result of the following works.

Install power ring main complete with MEM Moulded Range white flush mounted switched fittings and Wylex or MK fused isolators as drawings.

Sockets and telephone points to be positioned between 400 to 1000 mm above finished floor level, light switches to be located between 900 to 1100 mm to line in with door handles for ease of location and light switch plates contrast visually with the background.

Lighting:

Existing lighting system to new office to be upgraded in accordance with the Non-Domestic Services Compliance Guide.

Fire Detection:

Extend existing fire detection system to provide Category L2 compliant fire detection system to building. Contractor is to ensure to allow for all associated fixtures, fittings and labour required to connect up to electrical service in addition to all required finishing and decoration works to any disturbed surfaces. Minimum quantity of smoke detectors to be installed in areas as identified on plans. To BS 5466 part 1, photoelectric 240v mains operated 9v zinc carbon battery backup with full function test switch, automatic reset and low battery warning.

Ventilation:

Supply and wire up to position as shown on plans/ agreed on site with CA new Xpelair fan with dynamic humidistat and fused spur unit in order to provide min 15litres/second in accordance with Approved document F. All ductworks, balancing and commissioning to be undertaken fully in accordance with manufacturers instructions.

Floor Coverings:

To be Polysafe Astral PUR with fire reaction to EN 13501-1 Class Bfl-S1 and enhanced slip resistance to EN 13845 Esf. Floors and treads to be leveled using latex screed. Lay flooring using Polyflor S51-A acrylic adhesive or similar approved. Ensure all joints are neat seam welded. Allow for works to be integrated with set-in skirting works and for seam weld at junction of skirting and sheet vinyl.

Level floor and supply and install Gradus Boulevard 1500 barrier matting to location shown on plans laid in accordance with manufacturers' instructions. Allow for Gradus black PVC-u ramp edge transition strip between vinyl sheet and barrier matting ref RT46/AF145, with mitred joints to corners all fixed in accordance with manufacturers instructions.

Heating:

Work to be undertaken by Certified Gas Safe engineers.

Remove existing radiators and store on site for re-use. Assess suitability and install in locations as identified on plans. Where necessary, provide new Myson Premier Round-top (or equal approved) with TRV operation. LST design where noted.

Sanitary Accommodation:

Allow to disconnect and carefully remove existing wash basin and ceramic WC pan and relocate to position as shown on plans.

Reference to be made to Approved document M diagram 20 regarding the installation heights of basins, mirrors and diagram 18 for layout arrangement including drop-down horizontal and vertical fixed grab-rails.

Above Ground Drainage:

Provide and install as applicable new soil and waste branches from fittings to SVP as follows:

- W.C. 100mm branch
- Basin 32mm waste

install new 75mm UPVC deep seal bottle traps to W.C. & Basin.

Emergency Signage:

Emergency directional signage to be of pictorial to EN standards and fixed between 1.7m & 2m from FFL, and fixed at a continuous height throughout.

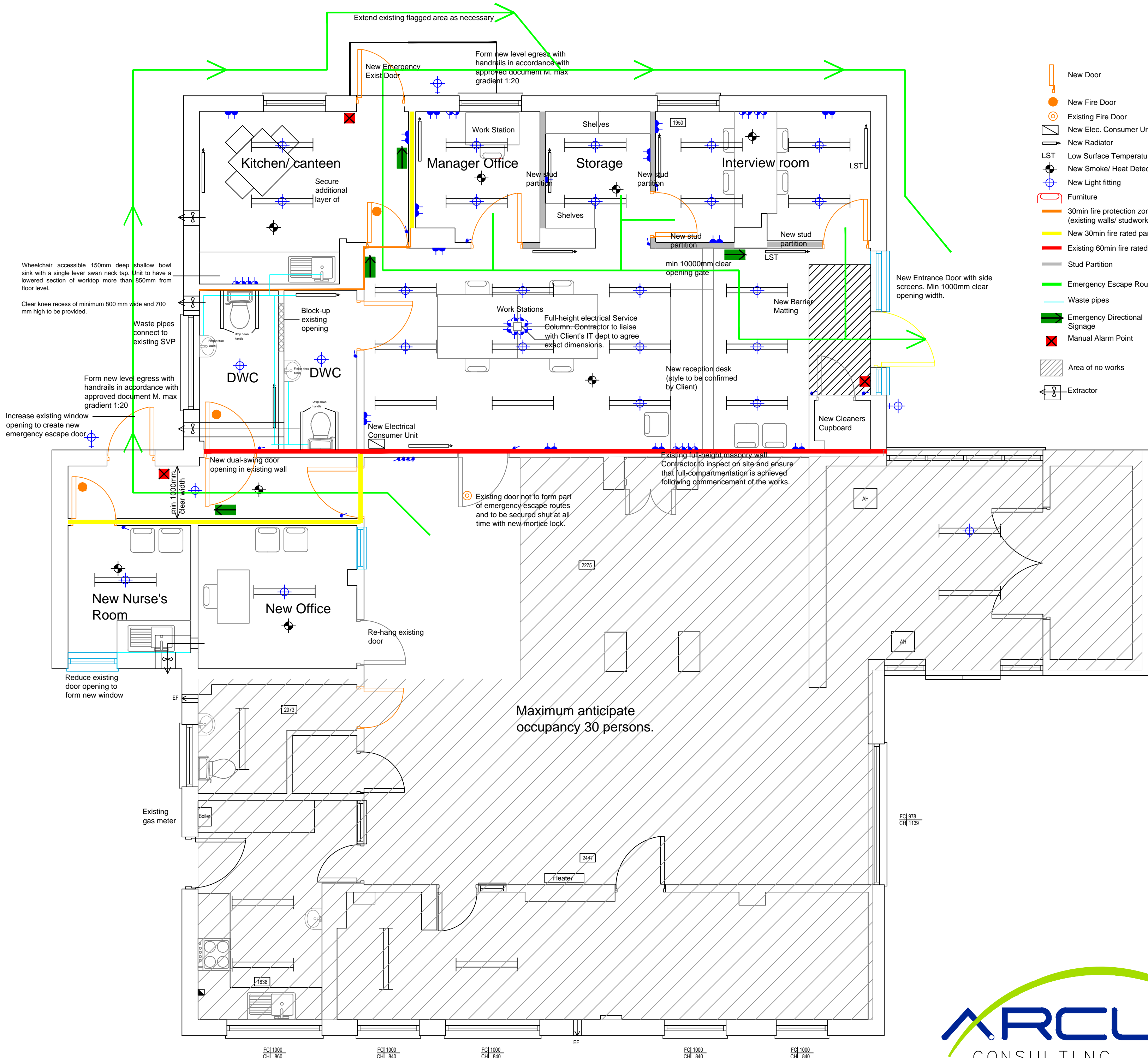
Fire Action Plan sign to be located adjacent to all emergency escape doors. All signage to comply with BS 5499-4 & 5

Decoration:

Two coats water based emulsion.

Post Completion Requirements:

Contractor to ensure that 2nr Energy Performance Certificates are provided to the Local Building Control Officer following completion of the works.



Proposed Floor Plan



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Client

RIVERSIDE

Project

OPEN ARMS COMMUNITY CENTRE
CHANGE OF USE/ RE-MODELLING PROJECT

Title

PROPOSED PLANS
BUILDING CONTROL APPLICATION

Scale	Date	Stage
1:50	17.10.13	A
Job No	Drawing No	Rev
P3113	003	2
Drawn	Approved	
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