

LOWER GROUND FLOOR PLAN

**Electrical Installation**

All new cable runs to be concealed, i.e. face wiring is to be used. Switches, sockets and other electrical equipment controls are to be positioned at a height usable by all as set out in a height of 450mm & 1200mm above finished floor level in accordance with Approved Document M1. All work to comply with the latest edition of the IEE Code Contractor to allow for extending existing circuits as necessary.

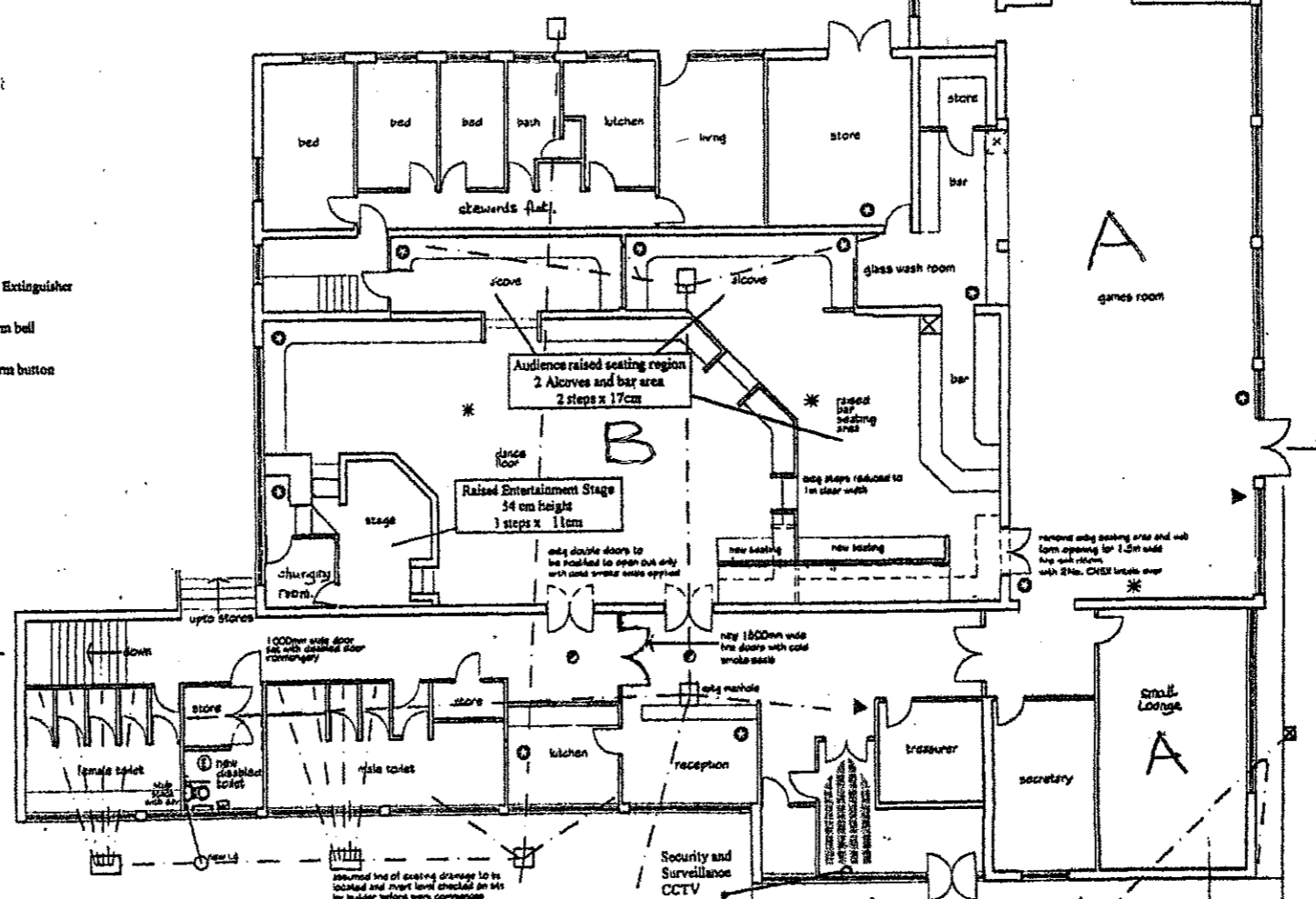
Energy efficient bulbs & fittings to be provided in areas indicated thus (1) one number light fitting installed which will take lamps having a luminous efficiency greater than 40 lumens per circuit-watt.

All electrical works to be carried out in meet the requirement of Part P of the Building Regulations by a person competent to do so. Prior to completion the Local Authority is to be provided with a copy of either:  
 - An electrical installation certificate issued under a competent person scheme or  
 - An electrical installation certificate as defined in BS 7671 signed by a person competent to do so.

**PROVISIONS FOR THE DISABLED**

**DOORS**

All external doors to be min leaf width of 830mm.  
 Main entrance door to hall to have level threshold with proprietary threshold and weather bar fitted to base of door.  
 All internal doors to be min leaf width of 830mm.



GROUND FLOOR PLAN

**PLUMBING**

50mm upvc wastes to all sinks, wash hand basins, to discharge via 75mm deep neat anti-vac traps to BS 3943 into soil vent pipe or air allowing valve as indicated. No branch to discharge into stack lower than 450mm above invert of fat of the base of the stack with 200mm bend at base.

Access plate to be provided at the base of each stack immediately above 111 min 200mm bend at the base.

Encase the soil vent pipes or air allowing valves with 2no layers of 12.5mm plasterboard + 5mm skim on sw framework & vent duct with 100x75 plastic vents at high & low levels.

**SMOKE ALARM**

Automatic smoke alarm connected to mains supply with battery back up to BS 5448 part 1 smoke alarms to be interconnected.

**Fire Doors**

All doors on escape routes to have Georgian Wire PP vision panel.  
 Fire exit doors to be exterior quality solid core plywood doors.  
 New door to be fitted with push bar panic escape equipment hinges bolts, self closing devices and emergency signage.  
 Existing fire exit doors to be refitted to ensure all doors are fitted with emergency signage.

**DRAINAGE**

New drainage to comply with Part H1 to H5 of the Building Regulations 2000 & BS8000 1989 to be laid in 100mm Hepworth Superstone to BS 45 laid in straight and even falls to minimum of 1 in 40, unless otherwise indicated, fitted with flexible watertight joints.  
 Drains to have class H hard consisting of 15mm regulating granular material bedding to BS EN 1245 and 150mm min cover of selected fill free from stone larger than 40mm lumps of clay over 100mm, lower, frozen material or other vegetable matter. Minimum and maximum depth of cover in Table B Ref H3.  
 Drains under buildings to be surrounded with minimum of 150mm granular or flexible material.  
 Drains within 300mm of the underside of the floor slab or within 1m of the building should be surrounded in minimum of 150mm concrete.

Where a trench containing a drain is built in the building, fill with concrete to the lowest level of the building or where more than 1m from the building fill with concrete to level equal to distance from building less 150mm. Form movement joints in drains surrounded with concrete to be compressible filler within 5m.

Spalls of prestressed concrete lintels to be used above all openings where drains pass thro' a wall or foundation. Maintain a 50mm clearance around pipes in openings. Joints in walls to be masked both sides with rigid slotted material.

Rainwater to be constructed in 215mm class B semi-engineering quality brickwork to BS 202 laid in English bond in 1:3 sand cement mortar. Plinth painted internally with concrete base to be min 150mm thick C28, surrounded with concrete with compressible filler within 5m.

Where verges create passage thro' flat roofs and showing in-trap, they are to be drawn concrete maintaining flexibility to above.  
 Heavy duty mopex covers in roads. Medium duty covers elsewhere.  
 Internal covers to be double seal 'ball down' with integral floor finish.

**INTERNAL STUDIOS**

Stud partitions to be constructed in order of the two following methods:

**Internal Wall Type A**  
 2no layers of 12.5mm Gyproc wall board (1) with each sheet having a minimum mass per unit area of 10kg/m<sup>2</sup> fixed each side of studs at 500mm c/c with 40mm x 45mm gyp rail to be 100% dry treated studs at 450mm c/c for 900mm boards + 400mm c/c for 1200mm boards.  
 All joints to be well sealed.  
 10x250mm battens to be fixed to upper, lower boards and 900mm c/c vertically between studs.

**Internal wall type B**  
 No layers of 12.5mm Gyproc wall board (1) with a minimum mass per unit area of 10kg/m<sup>2</sup> fixed each side of stud at 100mm c/c with 40mm x 45mm gyp rail to 1200mm boards.  
 With a 100mm layer of Insulac Acoustic Partition wall with minimum thickness of 25mm, density of 10kg/m<sup>3</sup> which has been reinforced, suspended with the wall cavity.  
 All joints to be well sealed.  
 100x50mm battens to be fixed to upper edge of boards and 900mm c/c vertically between studs.

Studs walls to be skinned with 5m Thistle board finish.  
 Gyroc Moisture Resistant board (are used in bathroom areas).  
 Fill all gaps around internal walls and avoid air paths between rooms.

**GENERAL NOTE**  
 BEFORE COMMENCEMENT OF WORK, POSITIONS OF ALL SERVICES INCLUDING EXISTING DRAINAGE ARE TO BE ASCERTAINED & ANY PROTECTIVE OR DIVERSION WORKS ARE TO BE CARRIED OUT AS NECESSARY.  
 ANY NECESSARY PROPPING AND STRUTTING IS TO BE CARRIED OUT TO ENSURE STABILITY OF THE STRUCTURE DURING BUILDING OPERATIONS. THE DRAWINGS ARE PREPARED TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIALIST DRAWINGS, CALCULATIONS & DETAILS WHERE APPROPRIATE. ALL MATERIALS & WORKMANSHIP ARE TO COMPLY WITH ALL BUILDING REGULATIONS, BRITISH STANDARDS & CODES OF PRACTICE.  
 ALL TIMBERS ARE TO BE DOUBLE VACUUM PRESSURE IMPREGNATED WITH PROTH PREVAC 80 OR SIMILAR APPROVED PRESERVATIVE, WITH ALL SITE CUTS, ENDS & HOLES etc TO BE TREATED WITH PROTH CUT END PRESERVATIVE LIBERALLY APPLIED BY BRUSH.  
 ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY BUILDER BEFORE WORK COMMENCES.  
 THESE DRAWINGS ARE FOR BUILDING REGULATION APPROVAL ONLY. ANY WORK UNDERTAKEN BEFORE APPROVAL IS TAKEN AT ALL AT THE RISK OF THE BUILDER AND CLIENT. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ANY WORK UNDERTAKEN AT THIS STAGE.

**NOTES**

- UPON COMMENCEMENT OF THE WORKS THE SIZE AND POSITION OF ALL EXISTING STRUCTURAL ELEMENTS AS SHOWN ON THE DRAWING ARE TO BE VERIFIED BY THE CONTRACTOR.
- EXISTING TIMBERS SHALL BE EXPOSED TO ALLOW COMPLETE TIMBER AND DAMP SURVEY AS NECESSARY. ALL TIMBERS SHALL BE TREATED OR REPLACED IN ACCORDANCE WITH THE SPECIALIST RECOMMENDATIONS. ALL TIMBER CONNECTIONS ARE TO BE EXAMINED BY THE CONTRACTOR TO VERIFY THEIR INTEGRITY AND MADE GOOD OR DEEMED NECESSARY BY THE INSPECTOR. WHERE WALL PLATES REQUIRED REPLACEMENT THE NEW TIMBERS ARE TO BE SECURED BY 30x75mm GALVANISED MILD STEEL STRAPS AT 1200mm MAX. CTR'S AND SCREWED TO EXISTING WALL WITH 50x 50mm LONG No.12 WOOD SCREWS IN PLASTIC PLUGS.
- ALL NEW TIMBERS SHALL BE STRENGTH CLASS C16 TO BS5108 PART 2 UNLESS NOTED OTHERWISE. ALL NEW TIMBER CONNECTIONS ARE TO BE FORMED USING JOISTS HANGERS AND OR FRAMING ANCHORS AND CLIPS SUPPLIED BY EXPANET OR SIMILAR.
- ALL EXISTING MASONRY SHALL BE EXAMINED BY THE CONTRACTOR. ANY CRACKED OR FLAKED BRICKWORK SHALL BE REPAIRED OR REBUILT TO THE SATISFACTION OF THE CLIENT. ANY LOOSE OR SOFT MORTAR SHALL BE RAKED OUT AND REPOINTED.
- ALL NEW STEELWORK SHALL COMPLY FULLY WITH BS5950. THE CONTRACTOR SHALL TAKE ALL NECESSARY SITE DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF FABRICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE EXISTING BUILDING WHILE CARRYING OUT THE PROPOSED ALTERATIONS. ALL TEMPORARY WORKS NEEDING PROPPING AND SHORING TO THE EXISTING STRUCTURE SHALL BE DESIGNED BY THE CONTRACTOR.
- ALL NEW BRICKWORK TO HAVE A COMPRESSIVE STRENGTH OF 21N/mm<sup>2</sup> G. BUILT IN 1:1 & CEMENT LIME SAND MORTAR UNLESS STATED OTHERWISE.
- CONCRETE BATTERINGS TO BE GRADE C25 10mm MAXIMUM SIZE AGGREGATE WITH 30kg/m<sup>3</sup> OPC.

**UPHOLSTERED SEATING** is to satisfy as a minimum standard:

- Crib ignition source 3 as described in BS 5832
- BS EN1021-1 1974 assessment of the ignitability of upholstered furniture part 1 (ignition source: smouldering cigarette (BS 5452 1918 section 4-extended)
- BS EN212-2 1994 ISO 8192-2 1988 modified assessment of the ignitability of upholstered furniture part 2 (ignition source: match flame equivalent (BS 1452: 1990 section 4-extended)

Any fabrics which have received a flame retardant treatment, are to be subjected to the water wash test detailed in BS 5651 independent certification to the above standards is to be provided by an accredited testing organization. A copy of a certificate from a NAMAS accredited test laboratory, issued within the last 2 years, must be provided to confirm compliance with the standard.

**TEXTILE FLOOR COVERINGS** to comply with BS5217. Low radius spruce (up to 35mm) when tested in accordance with BS 4790 (Flat metal not test).

**CURTAINS AND DRAPES** to meet the requirements of BS 5667 part 2.

**ARTIFICIAL FOLIAGE** and other decorative effects are to be fire retardant to the satisfaction of the fire Authority.

**VENTILATION**

New heaters to have mechanical ventilation for provide 3 No. air changes per hour to be operated by light switch with 20min over run.  
 doors to facets to have 300x300mm louvre panels to doors to provide background ventilation.  
 All mechanical ventilation systems to be ventilated through roof.

**NOTES:**

REV. A. UPDATED AS CLIENT COMMENTS 12/11/04

Description	Revision
Project	PROPOSED PLANS
Client	LN/20600001 - R.P.
	COUNDRON SOCIAL CLUB COVENTRY
Drawn	N.H.
Date	10/04
Scale	1/100 (where indicated on drawings)
<b>S. H. Architectural Services Ltd.</b>	
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Drawing number	COUNDRON-02
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