

STUDIO WINTER

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our ref: 15/1395 Alterations to the Public Hall, Liskeard
your ref:

Construction Notes (Rev B - Revisions Highlighted)

Ground Floor Generally:

[as noted on drawings]

Cavity Closers:

Thermabate or 6mm thick Masterboard at eaves & Cavity Trays finned cavity closers to doors & windows.

Mortar: Blockwork:

Mix II below DPC and mix III above DPC.

New Masonry Partition: Lift Shaft:

100mm thick 7N dense concrete block laid vertically off new concrete slab with external faces to receive 13mm thick sand/cement render with skim coat plaster & decorated with skirting to match.

New Stud Partitions Generally:

47x97mm C16 vertical studs at 600mm c/c with 47x97mm horizontal noggins staggered at 1200mm vert. c/c with 47x97mm C16 double sole & head plates, sealed with acoustic sealant at head & sole with 2x12.5mm thick Gyproc SoundBloc boards screwed to studs at max. 150mm c/c with 100mm thick Knauf Earthwool Acoustic (min. density 10kg/m³) full fill cavity insulation, skimmed & decorated with timber skirting & architraves of profile to match existing in building (to achieve 60min fire rating).

New First Floors: Adjacent Stage:

22mm thick flooring grade t&g chipboard glued & screwed at max. 150mm c/c perpendicularly & staggered to 47x145mm C16 floor joists at 400mm c/c (hung on restraint type joist hangers from 47x145mm C 16 wall plates screwed to adjacent walls) with ceiling below of 2x12.5mm thick Gyproc FireLine boards screwed at max. 100mm c/c with 100mm thick Knauf Earthwool Acoustic (min. density 10kg/m³) full fill cavity insulation, skimmed & decorated (to achieve 60min fire rating).

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New First Floor: Lift Floor Extension:

22mm thick flooring grade t&g chipboard glued & screwed at max. 150mm c/c perpendicularly & staggered to 47x145mm C16 floor joists at 400mm c/c (hung on restraint type joist hangers from 47x145mm C 16 wall plates screwed to adjacent walls) above existing floor construction / void to same.

New Steps:

min. 280mm going and 150-70mm rise, 50mm dia handrails with projection 300mm past steps.

New Suspended Ceiling: Main Entrance Hall & Refreshment Room:

RockFon Artic 600x600x15 (A24) or equivalent set at height to be agreed on site.

New Suspended Ceiling: Kitchen 2:

RockFon Hygienic Plus 600x600x20 (A24) or equivalent set at height to be agreed on site.

New Suspended Ceiling Long Room:

Gyproc GypLyner ceiling hung under existing with min. 50mm cavity with 50mm thick Isowool 1200 in cavity continuously with 2x12.5mm thick Gyproc SoundBloc boards screwed to frame at max. 100mm c/c skimmed & decorated.

Ventilation: Mechanical:

[to contractor design]

Flashings: Generally:

To be Code 5 lead installed in accordance with the Lead Development Association guidance.

Services: Electrical Installation Generally:

All new light switches, socket outlets etc. to be fixed between 450mm and 1200mm above finished floor level, to NHBC standards and current IEE wiring regulations.

All electrical installations to be designed, installed and tested by a competent person in accordance with Approved Document P.

Works to be issued with BS7671 certificate by a competent person in accordance with Approved Document P.

Emergency lighting to be to BS5266:1. Escape routes to have exit signs in accordance with H&S (Safety Signs & Signals) Regs 1996 with symbols / pictograms of BS5499:1.

Emergency alarm pull cord for accessible WC to be provided within WC.

Existing fire alarm recently installed by:

Briggs Fire & Security
Unit 5 Rogers Industrial Estate
Yalberton Road
Paignton
TQ4 7PJ
0800 1707004
info@briggsfs.com

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Services: Plumbing Generally:

WC's to have 100mm dia. u-PVC waste to connect to soil vent pipe (SVP). SVP's to be wrapped in min. 50mm mineral wool insulation and encased in double layer 12.5mm thick plasterboard on 50x75mm C16 stud frame with 75x50mm C16 sole & head plates & 75x50mm C16 horiz. noggins at max. 1200mm vert. crs., as indicated on plan. Wash hand basins to have 38mm dia. wastes with 75mm dia. deep sealed bottle trap connection to 100mm dia. waste, anti-syphon valves to be fitted to wash hand basins as indicated.

100mm dia. Trapped WC waste, 40mm dia waste to basin sink, all to have 75mm deep seal bottle traps, plumbing to be provided for washing, anti-syphonage fittings to be fitted to all traps.

Hot & cold water feeds & sink waste to new bar sink position to be provided below counter level for future connection/installation by others.

Hot & cold water feeds, sink waste termination & new electrical DB to be provided in new Kitchen 2 sink in positions TBA for future connection/installation by others.

Services: New Space & Water Heating Generally:

Extension of existing system, & to be system by registered installer, with radiators, installation to be carried out by BBA approved installer, notices for and the commissioning certificate to be provided adjacent to the electricity consumer units or equivalent position.

System is to comply with section 2 of the Non-Domestic Heating Compliance Guide and that information relating to the operation and maintenance of the heating and hot water systems must be provided to the owner of the building.

All primary distribution pipework to be lagged.

Hot water to sinks to be heated wholesome water. Cold water to basins & sinks to be wholesome water. Thermostatic controls to hot water taps to be installed to limit temperature to max. 48 deg Celsius. Flow reducers are to be non-adjustable, safety devices are to be non-adjustable. Pipework to minimize transfer time between hot water storage & outlets.

Utilities:

Utilities to be adapted to connect to new installations with new MCB's to suit.

Kitchen & Bar Counter:

Kitchen & bar counter to be part M compliant.

Document Provision:

Copies of all completion testing, installation & commissioning certificates / records to be provided to employer / occupier on handover.

Provisional Sums:

1. £10,000 for contingencies
2. £20,000 for platform lift supply by specialist
3. £5,000 for supply of light fittings
4. £50/sq.m for supply only of wall/floor finishes & adhesives