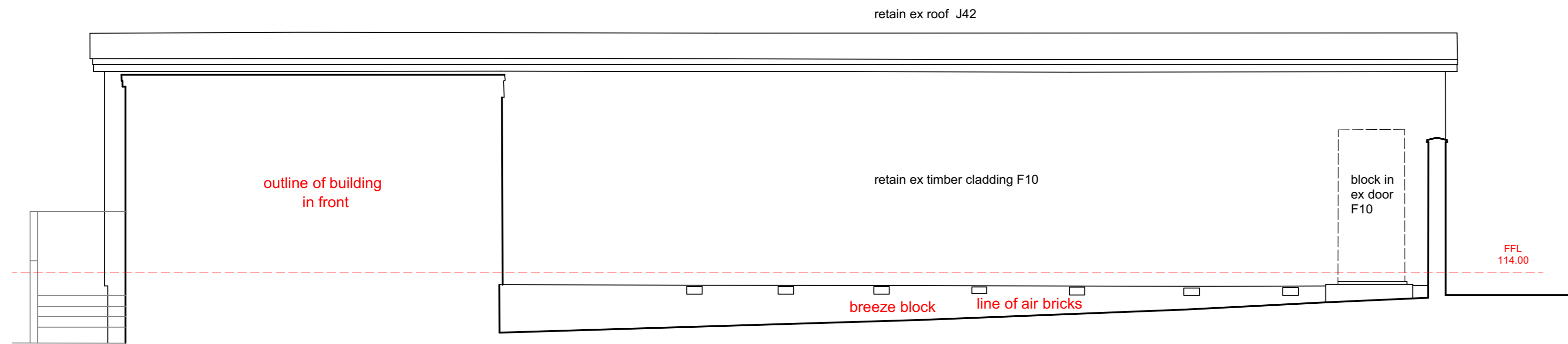
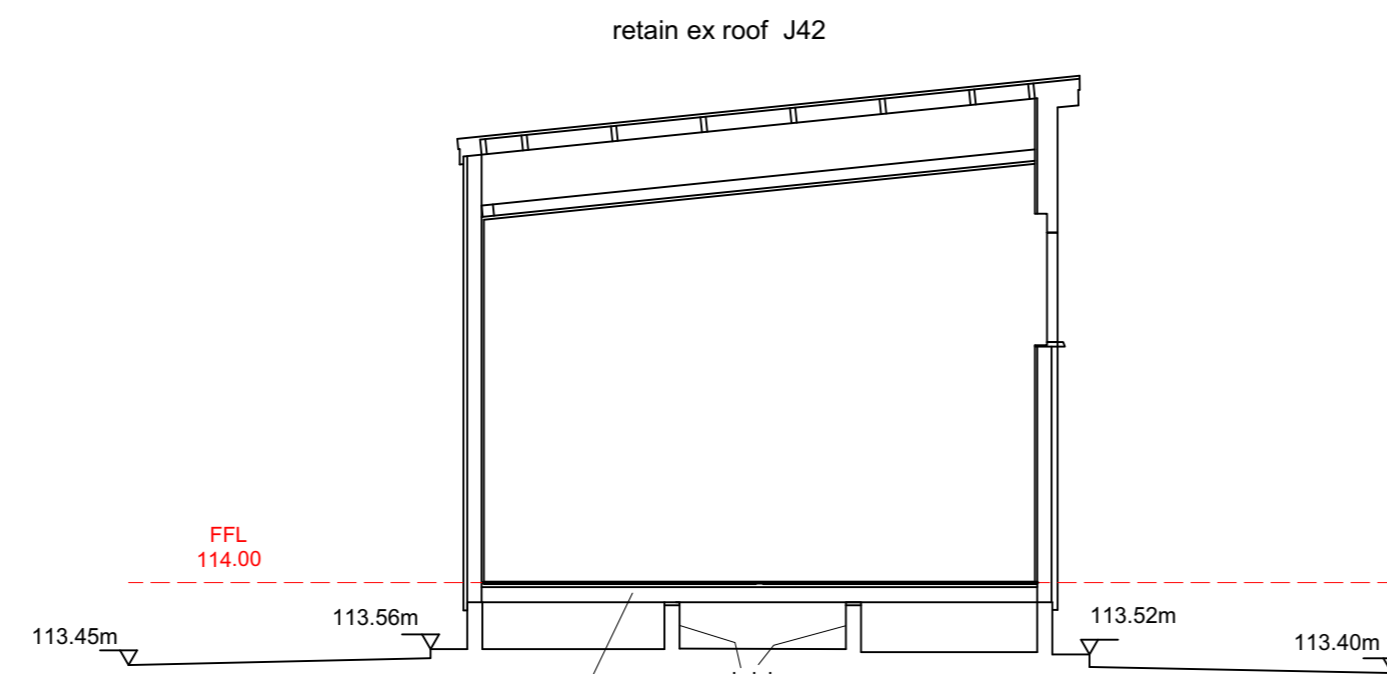


- notes / key:
1. do not scale
 2. all dimensions in mm & to be checked on site prior to off site fabrication or on site construction
 3. refer to specification NBS references for full construction requirements & preliminaries
 4. refer to SE drawings, details, specifications & calculations for structure
 5. only use current & revised drawings
 6. construct in accordance with manufacturers details & recommendations
 7. refer to Surveyor's existing plans, elevations & sections to fully identify existing walls, windows & doors, layouts, arrangements, etc
 8. all work to conform to current Building Regulation requirements
 9. give required notices to Building Control at key work stages
 10. conform to CDM Regulations
 11. refer to CDM Document for roles & responsibilities
 12. red text underlined indicates revisions to previous issue of drawings



Datum 110.00m

Proposed North West Elevation / Section



Datum 110.00m

Proposed Section A-A

OUTLINE SPECIFICATION

Generally:
All works are to be carried out in strict accordance with the Building Control Notes. Materials and products are to be supplied and installed fully in accordance with manufacturers recommendations and the Local Authority. Health and Safety; the work is to be carried out in strict accordance with the Construction (Design and Management) Regulations 2015 under Contractor's responsibility. Alternative and similar products and materials can be used on condition they are equal to the performance of products and materials specified. All contractor designed elements and materials to be fire resistant and non combustible. All work to comply with Part B of the Building Regulations.

Alterations:
Retain existing structure. Make alterations in accordance with the drawings & specification.

Structure & Foundations:
Retain existing foundations. No new foundations required. Structure to SE drawings, specification, details and calculations.

New External Walls:

F10
No new external walls, except filling in ex rear door & altering openings for 4no front door openings.

Existing External Walls:

F10
Retain existing external walls & external uPVC and timber cladding. Remove existing rear timber door & block up & finish with timber cladding. Make good & repair where necessary. Allow for painting all timber cladding with 2 cts of paint or stain to match existing.

Internally, add 25mm x 40mm sw battens at 400mm cts fixed to existing p/b wall. Battens to form cavity for cables, piping & services. Use battens to form level base for 72.5mm thk Kingspan K118 insulated plasterboard / vapour barrier
U value: 0.30 W/m2k

Internal wall finishes:
Generally: tape & 2.5mm plaster skim coat ready for painting.
WCS: Cubicle waterproof panelling
Showers: Cubicle waterproof panelling
WHBs: Cubicle waterproof panels

New Internal Partition Walls:

K10
British Gypsum Gyp Wall Classic metal stud partitions. 15mm thick Gyproc Wall Board either side of 70mm thick metal studs with 25mm thick Isover acoustic cavity insulation. 100mm thick. Allow for additional thickness for tape & plaster skim coat or wall panels. All partitions to provide at least 43 dB sound resistance and 30 mins fire resistance between rooms.

New Cubicles to Showers & WCs & WHBs, etc:

K32:
New waterproof & hardwearing cubicle system on all 4 sides for partitions between showers, wcs & cleaner & services cupboards. In addition, panels behind WHBs. System designed & supplied by Venesta, or similar to client approval.
Range: Award
Material: Solid Grade Laminate
Ht: 2100mm
Depth: refer to plan
Width: refer to plan
Hardware: Indicator bolts, hinges, u channels, pedestals, & fixings
Accessories to each shower: Indicator bolt, hinges Coat/towel hook
Accessories to each wc: Indicator bolt, coat hook & wc roll holder
Accessories to service cubicle: Indicator bolt, hinges coat hook

Client to confirm colours. Fitted by contractor.

Existing Roof & New Ceilings

J42
Externally, retain existing felt roof. Undertake water proof test. Make good & repair if necessary. Allow for cleaning all existing gutters & downpipes.

Internally, remove existing plasterboard ceiling. Add 100mm thick Rockwool insulation between existing ceiling joists & 170mm thk above joists. Joists to SE details. Allow for 12 additional new joists C24 47x195mm @ 600mm cts. Ensure span no greater than 4000mm. Keep attic space ventilated. Fix 15mm thk British Gypsum Gyproc Wallboard Duplex to u/s of rafters. Tape & plaster skim ready for painting. Roof construction to achieve U value of at least 0.16W/m2k

Ensure all membranes are fully lapped and taped with suitable flashings.
Retain & reuse existing gutters & downpipes.

External Windows & Doors

L10:
Retain 4 existing windows where shown. Remove existing glass and replace with new toughened glass double glazing with obscure glass. Remove 4 existing windows & replace with solid & secure steel doors by Latham Steel Doors or similar to client approval. Doors to have associated ironmongery & locks. Windows to be openable. Windows to achieve U Values of 1.4W/m2K or better. Trickle vents to new windows for background ventilation.

New Internal Doors:

Refer to cubicle system

New Concrete Ramp & Steps

M10:
Form new concrete ramp & steps to BC notes & SE details. Allow for reinforcement concrete with non slip finish.

New Metal Balustrade / Railing

L30:
Design, supply & fix stainless steel balustrade / posts / railing with associated fixings side fixed to ramp & steps to BC notes by Logic Balustrades or similar & approved. Allow for SS square side fixed posts with SS wire rope.

New Floor

M50:
Remove existing timber flooring & joists. Replace with new timber floor boarding on new floor joists on new dpc on retained & existing brick sleeper wall to SE details. Allow for C24 44x120mm joists @ 400mm cts. Ensure the span between sleeper walls is no greater than 2300mm. Add galvanised joist hangers at junction with external wall. Allow for additional joists at perimeter & below partitions to support drylining & partition studs above. Boarding to be 18mm thk T&G waterproof smooth finish boarding on vapor control layer membrane. 80 mm thk Kingspan Kooltherm K103 rigid insulation between floor joists on battens fixed to joists. Maintain existing air bricks & ventilation.
U value: 0.25 W/m2K.

Finish: waterproof, slip resistant, hard wearing altro vinyl flooring & skirtings or similar. Colour & type to Client approval.

Drainage and Waste Disposal:

R11 & R12
Existing drainage to be properly identified and checked on site. Add new drainage connected into existing drainage and man hole. All in accordance with Local Authority requirements and Part H. Above ground drainage to have traps and pipework sizes to fully conform with Part H.

New Heating and Hot Water:

S90 & S91 & T90
Design, supply & fit new hot water and heating system. Allow for one new radiator per Changing Room. Allow for additional radiator to Changing Room 1 & 2. Size to meet heating requirements. Radiators to have thermostatic controls and pipework to be insulated. Provide price options for either Air Source Heat Pump or mains gas system boiler with associated hot water tank. Any new heat producing appliances to comply with part J. All gas appliances to be fitted by a registered gas installer who is a member of GAS SAFE. Installation certificates to be issued on practical completion to Building Control and Client.

Electrics and Lighting:

New plug sockets set at 450 and light switches to be 1200mm above FFL. Allow for white plastic new sockets and light switches. Allow for 1 double socket per Changing Room. Allow for additional double socket to Changing Room 1 & 2. All 4 changing rooms to have separate mechanical ventilation with new extracts to provide 30Litres/second. Allow for surface mounted lights to ceilings. Allow 3 lights per Changing Room. Allow for 6 additional lights to Changing Rooms 1 & 2. Allow for 4 surface mounted external lights with sensors. All lights to be water resistant. All lights to client approval. Allow for 2 carbon monoxide detectors. Allow for 1 warm air hand dryers to all four Changing Rooms plus 2 additional dryers to Changing Room 1 & 2. All new electrics to be executed by a qualified electrician and an installation certificate issued on completion.

Fire Alarm:
Provide Grade D Category LD3 mains operated fire (smoke & heat) detection with battery override in accordance with manufacturers recommendations. Allow for 1 detector in Changing Room 1 & 2.

Fittings

N13:
Supply & fit sanitary fittings:
Changing Room 4:
Disabled WC [Changing Room]: Ideal Standard Doc M Pack left hand.
Soap dispenser: Ideal Standard wall mounted 500ml.
Shower:
Baby change: Horizontal folding wall mounted baby changing table by Washroom Hub or similar.
Bin: Provided by client.

Other Changing Rooms:
WCS: Ideal Standard Concept close coupled back to wall bowl & cistern & lid
Wash Hand Basins: Ideal Standard Concept Space Cube 550mm with short projection & 1 tap hole, with short pedestal, wall mounted on to additional frame in partition walls.
Taps: Ideal Standard Sandringham 21 self closing pillar tap.
Soap dispenser: Ideal Standard wall mounted 500ml.
Bins: Provided by client

Showers: Ideal Standard Anti Vandal fixed shower head & taps
Cleaner: Ideal Standard Alder heavy duty cleaners sink, supports & taps
Benches: Provided by client

Painting and Decorations:
Generally all plasterboard ceilings, walls and partitions to have base coat and 2 finishing coats. All timber to be knotted and primed with base coat, primer and 2 finishing coats. Colours tbc by client.

External Works

On completion of works make good existing pot hole at car park entrance gate.

6/20/05/24 BC & TENDER	
client: Westfield Parish Council	
project: Changing Rooms Westhill Club, West Hill Road Westfield Somerset BA3 3TE	
title: Proposed Sections	
date: 15/02/24	scale: 1:50 @ A1
job: 0547	drawing: 108
	revision: 6
<small>limited company no. 4273284 www.mjwarchitects.com</small>	