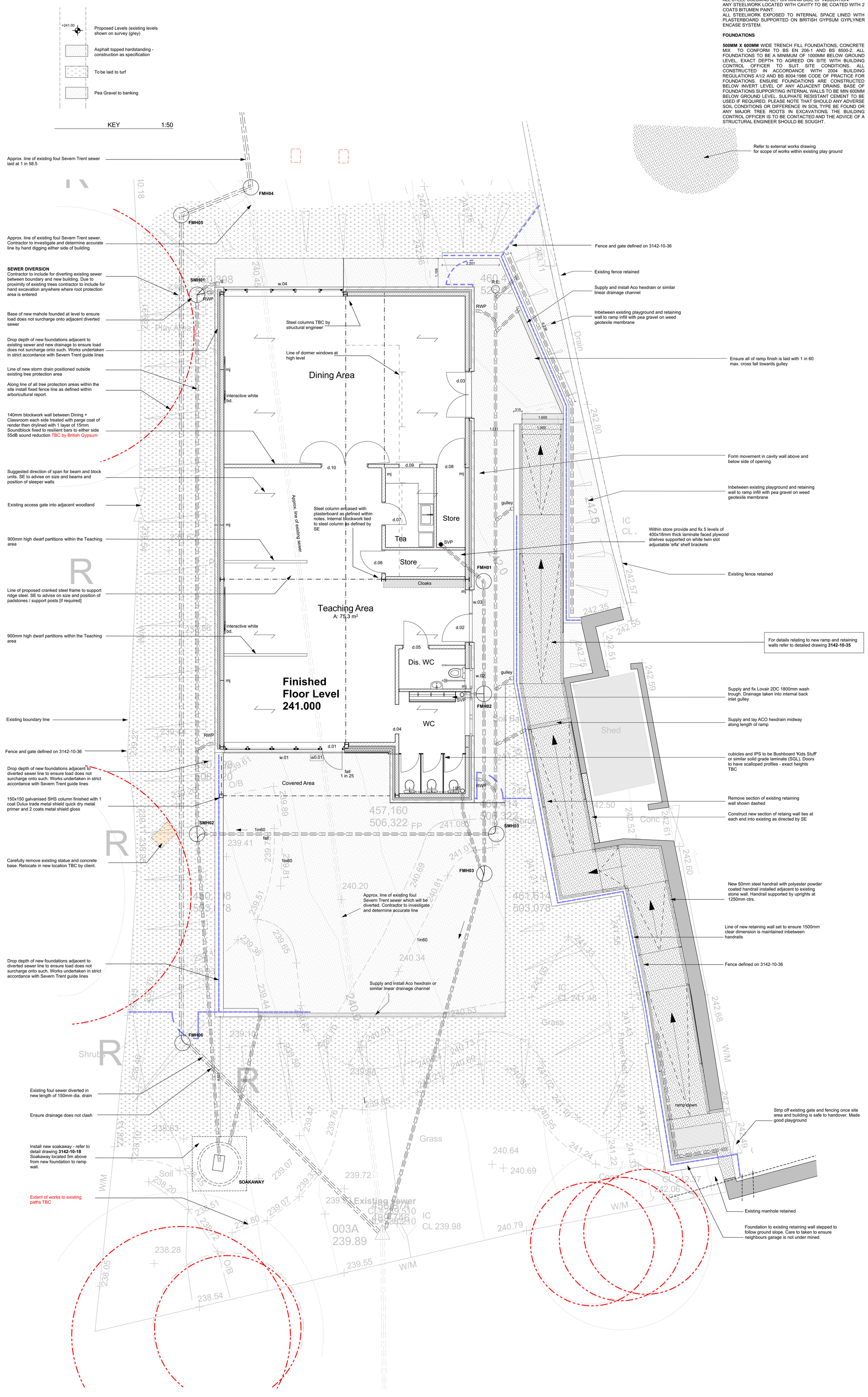

20 GA Plan 1:50

STEELWORK

SETTING OUT OF ALL STEEL COLUMNS TO BE CONFIRMED.
ALL STEEL COLUMNS SET ON WARM SIDE OF INSULATION.
ANY STEELWORK LOCATED WITH CAVITY TO BE COATED WITH 2 COATS BITUMEN PAINT.
ALL STEELWORK EXPOSED TO INTERNAL SPACE LINED WITH PLASTERBOARD SUPPORTED ON BRITISH GYPSUM GYPLYNER ENCASE SYSTEM.

FOUNDATIONS

500MM X 600MM WIDE TRENCH FILL FOUNDATIONS, CONCRETE MIX TO CONFORM TO BS EN 206-1 AND BS 8500-2. ALL FOUNDATIONS TO BE A MINIMUM OF 1000MM BELOW GROUND LEVEL, EXACT DEPTH TO AGREED ON SITE WITH BUILDING CONTROL OFFICER TO SUIT SITE CONDITIONS. ALL CONSTRUCTED IN ACCORDANCE WITH 2004 BUILDING REGULATIONS A1/2 AND BS 8004:1986 CODE OF PRACTICE FOR FOUNDATIONS. ENSURE FOUNDATIONS ARE CONSTRUCTED BELOW INVERT LEVEL OF ANY ADJACENT DRAINS. BASE OF FOUNDATIONS SUPPORTING INTERNAL WALLS TO BE MIN 600MM BELOW GROUND LEVEL. SULPHATE RESISTANT CEMENT TO BE USED IF REQUIRED. PLEASE NOTE THAT SHOULD ANY ADVERSE SOIL CONDITIONS OR DIFFERENCE IN SOIL TYPE BE FOUND OR ANY MAJOR TREE ROOTS IN EXCAVATIONS, THE BUILDING CONTROL OFFICER IS TO BE CONTACTED AND THE ADVICE OF A STRUCTURAL ENGINEER SHOULD BE SOUGHT.

SUSPENDED BLOCK AND BEAM GROUND FLOOR

REMOVE TOP SOIL & VEGETATION, APPLY WEED KILLER. THE UNDERSIDE OF BEAMS NOT LESS THAN 150MM ABOVE THE TOP OF THE GROUND. PCC BEAMS TO BE SUPPLIED AND FIXED TO BEAM MANUFACTURER'S PLAN, LAYOUT AND DETAILS (DETAILS AND CALCULATIONS TO BE SENT TO BUILDING CONTROL AND APPROVED BEFORE WORKS COMMENCE). MINIMUM BEARING 100MM ONTO DPC COURSE AND LOAD BEARING WALLS. PROVIDE CONCRETE BLOCKS TO BS6073 PT.1, WET AND GROUT ALL JOINTS WITH 1:4 CEMENT/SAND MIX. PROVIDE DOUBLE BEAMS BELOW NON-LOAD BEARING PARTITIONS. LAY 1200G DPM, WITH 300MM LAPS DOUBLE WELTED AND TAPED AT JOINTS AND SERVICE ENTRY POINTS USING MANUFACTURERS APPROVED TAPE, OVER BEAM & BLOCK FLOOR. LAY FLOOR INSULATION OVER DPM, **90MM** KINGSPAN KOOLTHERM K3 APPLIED AS A RIGID MATERIAL.
LAY 500G SEPARATING LAYER OVER INSULATION AND PROVIDE 75MM THICK REINFORCED SAND/CEMENT SCREED OVER AND PREPARE FOR FLOOR FINISHES AS REQUIRED. THE TOP SURFACE OF THE GROUND COVER UNDER THE BUILDING SHALL BE ABOVE THE FINISHED LEVEL OF THE ADJOINING GROUND.
ABOVE CONSTRUCTION ACHIEVES A U-VALUE OF **0.17**W/M2K.

CAVITY WALL CONSTRUCTION (BRICK FACED)

TO COMPRISE OF 102.5MM THICK BRICK WORK OUTER SKIN FL QUALITY WITH 100MM STRUCTURAL CAVITY WHICH IS TO BE PARTIALLY FILLED WITH **50MM** THICK KINGSPAN K8 CAVITY INSULATION BOARD WHICH IS TO BE TIED BACK TO **140**MM THICK TARMAC HEMLITE SOLID DENSE CONCRETE BLOCKWORK 3.5N/MM2 COMPRESSIVE STRENGTH USING WALL TIE RETAINING CLIPS AND NEW BLOCK WORK IS TO HAVE LAMDA VALUE OF BETWEEN 0.22 AND 0.32 WHICH GIVES MAX U-VALUE OF **0.27**W/M2K.

CAVITY WALL CONSTRUCTION (CLAD FACED)

TO COMPRISE OF 100MM THICK CONCRETE BLOCKWORK OUTER SKIN WITH 100MM STRUCTURAL CAVITY WHICH IS TO BE PARTIALLY FILLED WITH **50MM** THICK KINGSPAN K8 CAVITY INSULATION BOARD WHICH IS TO BE TIED BACK TO 100MM THICK TARMAC HEMLITE SOLID DENSE 3.5N/MM2 COMPRESSIVE STRENGTH USING WALL TIE RETAINING CLIPS AND NEW BLOCK WORK IS TO HAVE LAMDA VALUE OF BETWEEN 0.22 AND 0.32 WHICH GIVES MAX U-VALUE OF **0.27**W/M2K. TO EXTERIOR FACE FIX 50X50MM TREATED SW BATTENS AND 18MM COMPOSITE TIMBER WEATHERBOARD CLADDING BY DURA COMPOSITES LTD. FROM CONTINUOUS VENT AT BASE AND HEAD WITH INSECT MESH.

STEELWORK

ALL STRUCTURAL STEELWORK IS TO BE DESIGNED BY THE STRUCTURAL ENGINEER TO SUPPORT NEW AND EXISTING ELEMENTS OF STRUCTURE. STEEL LAYOUT SHOWN ON DRAWING IS INDICATIVE ONLY. REFER TO STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS. ALL STEEL WHICH IS LOCATED WITHIN A CAVITY, SET WITHIN WALL OR BELOW FINISHED FLOOR LEVEL **MUST** BE TREATED WITH 2 COATS RIW LAC BITUMEN BASED PROTECTIVE PAINT.

INTERNAL WALLS

ALL NEW INTERNAL WALLS TO PROPOSED NEW EXTENSION ARE TO COMPRISE OF 100MM & 140MM THICK [depending on location - refer to setting out dwg. **3142-10-21**] TARMAC HEMLITE SOLID DENSE CONCRETE BLOCK WORK BUILT OFF CONCRETE STRIP FOOTINGS REINFORCED WITH ONE LAYER MESH FABRIC TO TOP AND BOTTOM OF FOOTING WITH MIN 50MM COVER AND WALLS TO BE BUILT UPTO THE UNDER SIDE OF THE NEW FLAT ROOF DECK AND SEALED AT HEAD WITH INTUMESCENT/ACOUSTIC MASTIC. WALL FOUNDATION AND MESH REINFORCMENT TBC BY STRUCTURAL ENGINEER.

INTERNAL FINISH

ALL NEW BLOCKWORK TO CAVITY WALL CONSTRUCTION AND INTERNAL WALLS LINED WITH 12.5MM PLASTERBOARD AND SKIM ON GYPSUM ADHESIVE DABS.

MOVEMENT JOINTS

GENERALLY EXPANSION JOINTS IN CLAY BRICKWORK TO BE AT MAX. 12000mm CENTRES AND EXPANSION JOINTS IN BLOCKWORK TO BE AT 6000mm CENTRES. ALL MASONRY EXPANSION JOINTS TO COMPRISE A 15mm WIDE FOSROC EXPANDAFOAM JOINT SEALED ON THE EXTERNAL FACE USING FOSROC NITROSEAL MS100 ONE PART FACADE SEALANT, COLOUR TO MATCH RENDER. MASONRY EITHER SIDE OF MOVEMENT JOINTS TO BE BONDED TOGETHER USING 225MM LONG ANCON PPS SLEEVED WALL TIE BEDDED IN MORTAR JOINTS AT 225MM VERTICAL CENTRES.

DRAINAGE

BELOW GROUND DRAINAGE
WHERE DENOTED ON FLOOR PLANS, THE CONTRACTOR IS TO INCLUDE FOR EXCAVATING TRENCHES FOR NEW BELOW GROUND DRAINAGE FOR STORM AND FOUL WATER. UNLESS DENOTED OTHERWISE ALL FOUL DRAINAGE IS TO BE 100MM DIA HEPWORTH SUPERSLEEVE OR SIM. APPROVED LAID AT A MINIMUM GRADIENT OF **1 IN 40**. STORM DRAINAGE TO BE 100MM DIA. UNLESS DEFINED OTHERWISE HEPWORTH SUPERSLEEVE OR SIM. APPROVED LAID AT A MINIMUM GRADIENT OF **1 IN 60**. ALL DRAINAGE SURROUNDED WITH 150MM MIN PEA GRAVEL. WHERE LOCATED IN SOFT LANDSCAPE PROVIDE 600MM MIN. COVER OR WHERE LOCATED IN LIGHT ROAD PROVIDE 1200MM MIN. COVER. IN ALL OTHER CASES DRAINAGE ENCASED IN 150MM MIN. CONCRETE WITH MOVEMENT JOINTS AS RECOMMENDED BY DRAINAGE MANUFACTURER.

WHERE DRAINAGE PASSES THROUGH UNDERPINNING / FOUNDATIONS / WALL
PROVIDE UPVC SLEEVE WHICH ALLOWS 25MM ISOLATION FOR FUTURE MOVEMENT.
DRAINS ALSO PROVIDED WITH ROCKER JOINTS AT EITHER SIDE AS DEFINED ON DETAILED DRAWINGS

NEW INSPECTION CHAMBERS
WHERE DENOTED ON PLAN, INCLUDE FOR PROVIDING AND FIXING NEW HEPWORTH POLYPROPYLENE INSPECTION CHAMBER WHICH ARE TO BE 475MM DIA. INCLUDE FOR BASE UNIT AND DUCTILE ACCESS COVER. ALL INSPECTION CHAMBERS TO BE BED ON 150MM THICK CONCRETE BASE AND BACK FILLED WITH 150MM MIN. CONCRETE SURROUND. ALL ACCESS COVERS IN HARD LANDSCAPED SURFACE TO BE SQUARE RECESSED COVERS AND INFILLED WITH SURFACE FINISH MATERIAL. INSPECTION CHAMBERS SUBJECT TO VEHICLE LOADINGS FITTED WITH D400 HEAVY DUTY RECESSED MANHOLE COVER. ALL COVERS TO FOUL DRAINAGE TO HAVE AIR TIGHT COVERS

SOIL AND VENT PIPES
WHERE DENOTED [SVP] ON FLOOR PLANS, INCLUDE FOR PROVIDING AND FIXING 100MM DIA. UPVC SOIL AND VENTILATION PIPES WHICH HAVE SOLVENT WELDED JOINTS AND PROVIDE 200MM DIA. RADIUS BEND AT THE FOOT OF ALL PIPES. ALL SVP'S WITHIN GROUND FLOOR WC'S ARE TO BE FITTED WITH AIR ADMITTANCE VALVES. SVP'S AT HEAD OF FOUL DRAINAGE SYSTEM VENTED TO OUTSIDE THROUGH IN LINE TILE VENTS FITTED WITH FLEXIBLE DUCTING AT HEAD IN ACCORDANCE WITH MANUFACTURERS GUIDANCE.

STUB STACKS
WHERE DENOTED [SS] ON FLOOR PLANS THE CONTRACTOR IS TO INCLUDE FOR PROVIDING AND FIXING 100MM DIA. UPVC STUB STACKS WHICH HAVE A MINIMUM 200MM RADIUS BEND AT FOOT OF DRAIN. PROVIDE AND FIX SPIGOT ACCESS TO ALL STUB STACKS WHICH ARE TO BE COMPLETE WITH AIR TIGHT CAPS.

INTERNAL GULLIES
WHERE NOTED [GULLEY] ON FLOOR PLANS THE CONTRACTOR IS TO INCLUDE FOR PROVIDING AND FIXING BEW HEPWORTH 110X110MM HOPPER GULLIES WHICH ARE TO BE TRAPPED AND BEDDED ON 100MM CONCRETE PAD. ALL INTERNAL GULLIES ARE TO BE FIXED WITH AN AIRTIGHT CAP TO PREVENT SMELLS

RAINWATER PIPE GULLIES
TO ALL NEW AND EXISTING RAINWATER DOWNPIPES INCLUDE FOR PROVIDING AND FIXING HEPWORTH 110X110MM SQUARE TOP GULLIES AT THE FOOT WHICH ARE TO HAVE BLACK UPVC ROTATING TOPS AND GRIDS. ALL GULLIES ARE TO BE TRAPPED AND ARE TO HAVE A RODDABLE ACCESS. INCLUDE FOR REMOVING GRID BARS TO ALLOW FOR RAINWATER PIPE TO HAVE NEAT ENTRY INTO GULLEY. ALL GULLIES ARE TO BE BEDDED ON 100MM THICK CONCRETE PAD AND ARE TO BE BACKFILLED WITH PEA GRAVEL SURRUND.

RAINWATER GOODS
\INCLUDE FOR PROVIDING AND FIXING MARLEY BLACK PVC CLASSIC HALF ROUND GUTTERING WHICH IS TO BE CLIPPED TO FASCIA AS RECOMMENDED BY MANUFACTURER. ALL TO BE BLACK IN COLOUR. INCLUDE FOR STOP ENDS, RUNNING OUTLETS AND CORNER ANGLES OF GUTTERING WHERE REQUIRED. PROVIDE AND FIX NEW BLACK PVC DOWNPIPES FIXED WITH PROPRIETARY BRACKETS TO BRICKWORK AT CTRS. AS RECOMMENDED BY MANUFACTURER.

LOCATION / QUANTITY AND SIZE OF DOWNPIPES TBC BY MANUFACTURER

GULLIES TO BE HEPWORTH SUPERSLEVE 150X320mm SH3/2 BACK INLET GULLY COMPLETE WITH CAST IRON HINGED GRATE. GENERALLY ALL INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

HEATING

THE CONTACTOR IS TO INCLUDE FOR DESIGN, SUPPLYING AND INSTALLING NEW HEATING SYSTEM ALL AS DEFINED WITHIN NWT BUILDING SERVICES ENGINEER DRAWINGS AND SPECIFICATION. SYSTEM IS TO BE INSTALLED, COMMISSIONED AND TESTED BY AN APPROVED HEATING ENGINEER AND A CERTIFICATE ISSUED THAT THE INSTALLATION COMPLIES WITH THE REQUIREMENTS OF PART L OF THE BUILDING REGULATIONS AND ALL WORKS TO BE INACCORDANCE WITH THE LOCAL AUTHORITY BYE LAWS, THE GAS SAFETY (INSTALLATION AND USE) REGULATIONS 1998 AND THE IEE REGULATIONS.

PRIOR TO ANY WORKS COMMENCING ON SITE THE CONTRACTOR IS TO AGREE WITH THE CLIENT THE PROPOSED NEW ELECTRICAL AND HEATING LAYOUTS TO THE NEW PROPOSALS WITH TYPE STYLE OF ALL NEW FIXTURES AND FITTINGS ETC PRIOR TO ORDERING.

SBEM

CONTACTOR APPOINTED M & E SUB CONTRACTORS TO PROVIDE APPROPRIATE DOCUMENTATION TO ENABLE ARCHITECT APPOINTED CONSULTANT TO PRODUCE COMPLIANT SBEM CALCULATION.
NOTE: U VALUES STATED MAY BE MODIFIED ONCE RESULTS FROM SBEM CALCULATION IS PRODUCED.

FINISHES

CERAMIC TILES OR VINYL FLOOR COVERINGS SHOULD NOT BE LAID UNTIL THE SCREED HAS BEEN FULLY DRIED.

Rev ID	Date	Comment
A	25/04/2016	Internal layout and ramp route amended to reflect client meeting 23.04.16
B	03/05/2016	Notes amended
C	06/05/2016	140mm thick blockwork walls indicated, door d.06 repositioned, aco added

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Client.
Faber RC Primary School, Cotton

Project.
New Classroom & Dining Room

Scale 1:50
Issue Date 10/05/2016
Sheet Size A0
Drawn

Title.
Ground Floor Plan

Drawing Number 3142-10-20C / (Revision) Revison ID C

CAD file path:
X:\1 A CAPPER'S TEAM\1 RC SCHOOL\COTTON - FABER RCS\3142-10 FOUNDATION UNIT\3142-10 Tender 2.pln

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Contractors are to check all dimensions on site and refer any discrepancies to the Architects immediately. Do not scale from this drawing.