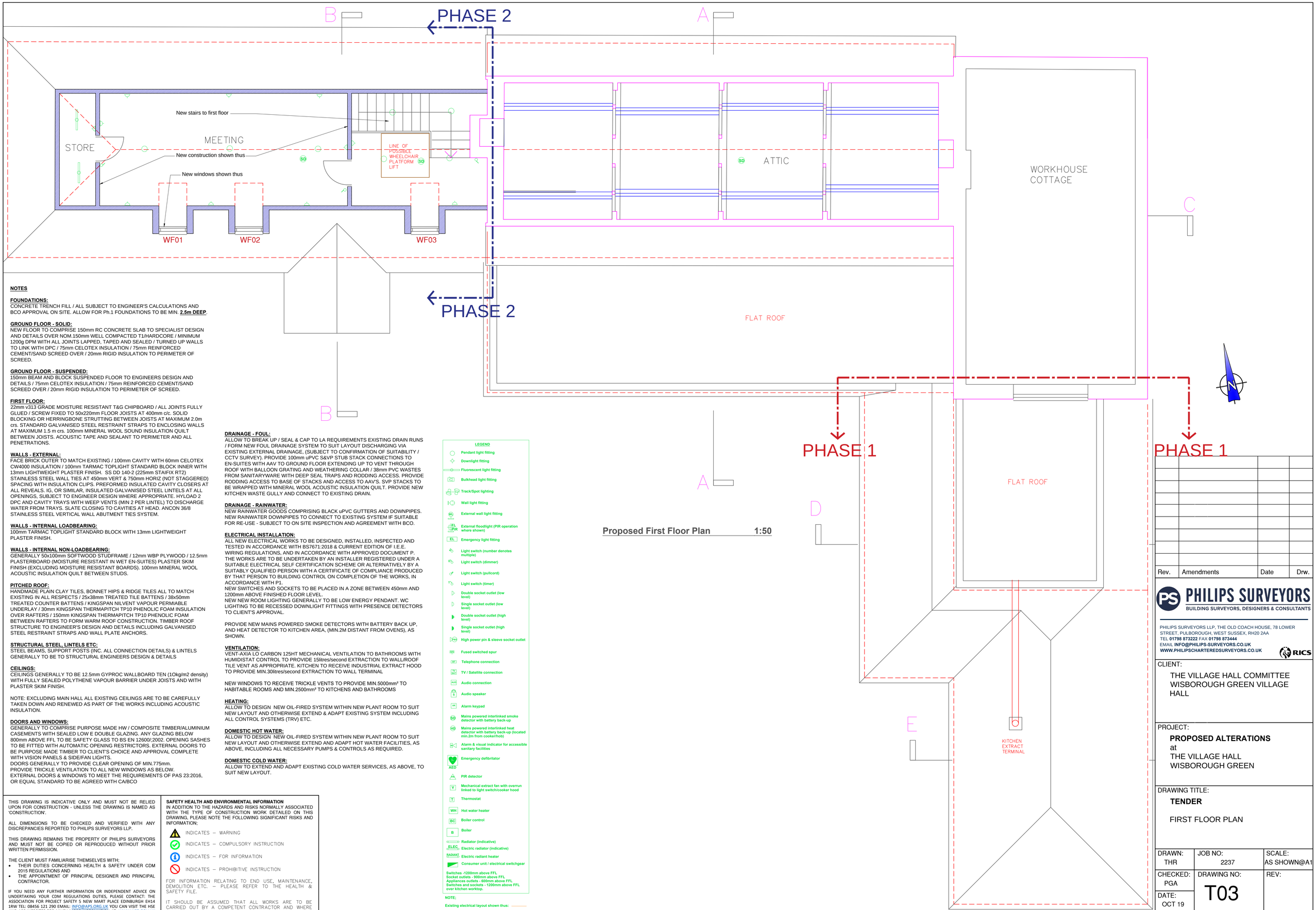

Proposed First Floor Plan 1:50

NOTES

FOUNDATIONS:
CONCRETE TRENCH FILL / ALL SUBJECT TO ENGINEER'S CALCULATIONS AND BCO APPROVAL ON SITE. ALLOW FOR Ph.1 FOUNDATIONS TO BE MIN. **2.5m DEEP**.

GROUND FLOOR - SOLID:
NEW FLOOR TO COMPRISE 150mm RC CONCRETE SLAB TO SPECIALIST DESIGN AND DETAILS OVER NOM.150mm WELL COMPACTED T1/HARDCORE / MINIMUM 1200g DPM WITH ALL JOINTS LAPPED, TAPED AND SEALED / TURNED UP WALLS TO LINK WITH DPC / 75mm CELOTEX INSULATION / 75mm REINFORCED CEMENT/SAND SCREED OVER / 20mm RIGID INSULATION TO PERIMETER OF SCREED.

GROUND FLOOR - SUSPENDED:
150mm BEAM AND BLOCK SUSPENDED FLOOR TO ENGINEERS DESIGN AND DETAILS / 75mm CELOTEX INSULATION / 75mm REINFORCED CEMENT/SAND SCREED OVER / 20mm RIGID INSULATION TO PERIMETER OF SCREED.

FIRST FLOOR:
22mm v313 GRADE MOISTURE RESISTANT T&G CHIPBOARD / ALL JOINTS FULLY GLUED / SCREW FIXED TO 50x220mm FLOOR JOISTS AT 400mm c/c. SOLID BLOCKING OR HERRINGBONE STRUTTING BETWEEN JOISTS AT MAXIMUM 2.0m crs. STANDARD GALVANISED STEEL RESTRAINT STRAPS TO ENCLOSING WALLS AT MAXIMUM 1.5 m crs. 100mm MINERAL WOOL SOUND INSULATION QUILT BETWEEN JOISTS. ACOUSTIC TAPE AND SEALANT TO PERIMETER AND ALL PENETRATIONS.

WALLS - EXTERNAL:
FACE BRICK OUTER TO MATCH EXISTING / 100mm CAVITY WITH 60mm CELOTEX CW4000 INSULATION / 100mm TARMAC TOPLIGHT STANDARD BLOCK INNER WITH 13mm LIGHTWEIGHT PLASTER FINISH. SS DD 140-2 (225mm STAIFIX RT2) STAINLESS STEEL WALL TIES AT 450mm VERT & 750mm HORIZ (NOT STAGGERED) SPACING WITH INSULATION CLIPS. PREFORMED INSULATED CAVITY CLOSERS AT ALL REVEALS. IG, OR SIMILAR, INSULATED GALVANISED STEEL LINTELS AT ALL OPENINGS, SUBJECT TO ENGINEER DESIGN WHERE APPROPRIATE. HYLOAD 2 DPC AND CAVITY TRAYS WITH WEEP VENTS (MIN 2 PER LINTEL) TO DISCHARGE WATER FROM TRAYS. SLATE CLOSING TO CAVITIES AT HEAD. ANCON 36/8 STAINLESS STEEL VERTICAL WALL ABUTMENT TIES SYSTEM.

WALLS - INTERNAL LOADBEARING:
100mm TARMAC TOPLIGHT STANDARD BLOCK WITH 13mm LIGHTWEIGHT PLASTER FINISH.

WALLS - INTERNAL NON-LOADBEARING:
GENERALLY 50x100mm SOFTWOOD STUDFRAME / 12mm WBP PLYWOOD / 12.5mm PLASTERBOARD (MOISTURE RESISTANT IN WET EN-SUITES) PLASTER SKIM FINISH (EXCLUDING MOISTURE RESISTANT BOARDS). 100mm MINERAL WOOL ACOUSTIC INSULATION QUILT BETWEEN STUDS.

PITCHED ROOF:
HANDMADE PLAIN CLAY TILES, BONNET HIPS & RIDGE TILES ALL TO MATCH EXISTING IN ALL RESPECTS / 25x38mm TREATED TILE BATTENS / 38x50mm TREATED COUNTER BATTENS / KINGSPAN NILVENT VAPOUR PERMIABLE UNDERLAY / 30mm KINGSPAN THERMAPITCH TP10 PHENOLIC FOAM INSULATION OVER RAFTERS / 150mm KINGSPAN THERMAPITCH TP10 PHENOLIC FOAM BETWEEN RAFTERS TO FORM WARM ROOF CONSTRUCTION. TIMBER ROOF STRUCTURE TO ENGINEER'S DESIGN AND DETAILS INCLUDING GALVANISED STEEL RESTRAINT STRAPS AND WALL PLATE ANCHORS.

STRUCTURAL STEEL, LINTELS ETC:
STEEL BEAMS, SUPPORT POSTS (INC. ALL CONNECTION DETAILS) & LINTELS GENERALLY TO BE TO STRUCTURAL ENGINEERS DESIGN & DETAILS

CEILINGS:
CEILINGS GENERALLY TO BE 12.5mm GYPROC WALLBOARD TEN (1Okg/m2 density) WITH FULLY SEALED POLYTHENE VAPOUR BARRIER UNDER JOISTS AND WITH PLASTER SKIM FINISH.

NOTE: EXCLUDING MAIN HALL ALL EXISTING CEILINGS ARE TO BE CAREFULLY TAKEN DOWN AND RENEWED AS PART OF THE WORKS INCLUDING ACOUSTIC INSULATION.

DOORS AND WINDOWS:
GENERALLY TO COMPRISE PURPOSE MADE HW / COMPOSITE TIMBER/ALUMINIUM CASEMENTS WITH SEALED LOW E DOUBLE GLAZING. ANY GLAZING BELOW 800mm ABOVE FFL TO BE SAFETY GLASS TO BS EN 12600/:2002. OPENING SASHES TO BE FITTED WITH AUTOMATIC OPENING RESTRICTORS. EXTERNAL DOORS TO BE PURPOSE MADE TIMBER TO CLIENT'S CHOICE AND APPROVAL COMPLETE WITH VISION PANELS & SIDE/FAN LIGHTS.
DOORS GENERALLY TO PROVIDE CLEAR OPENING OF MIN.775mm.
PROVIDE TRICKLE VENTILATION TO ALL NEW WINDOWS AS BELOW.
EXTERNAL DOORS & WINDOWS TO MEET THE REQUIREMENTS OF PAS 23:2016, OR EQUAL STANDARD TO BE AGREED WITH CA/BCO

DRAINAGE - FOUL:
ALLOW TO BREAK UP / SEAL & CAP TO LA REQUIREMENTS EXISTING DRAIN RUNS / FORM NEW FOUL DRAINAGE SYSTEM TO SUIT LAYOUT DISCHARGING VIA EXISTING EXTERNAL DRAINAGE, (SUBJECT TO CONFIRMATION OF SUITABILITY / CCTV SURVEY). PROVIDE 100mm uPVC S&VP STUB STACK CONNECTIONS TO EN-SUITES WITH AAV TO GROUND FLOOR EXTENDING UP TO VENT THROUGH ROOF WITH BALLOON GRATING AND WEATHERING COLLAR / 38mm PVC WASTES FROM SANITARYWARE WITH DEEP SEAL TRAPS AND RODDING ACCESS. PROVIDE RODDING ACCESS TO BASE OF STACKS AND ACCESS TO AAV'S. SVP STACKS TO BE WRAPPED WITH MINERAL WOOL ACOUSTIC INSULATION QUILT. PROVIDE NEW KITCHEN WASTE GULLY AND CONNECT TO EXISTING DRAIN.

DRAINAGE - RAINWATER:
NEW RAINWATER GOODS COMPRISING BLACK uPVC GUTTERS AND DOWNPIPES. NEW RAINWATER DOWNPIPES TO CONNECT TO EXISTING SYSTEM IF SUITABLE FOR RE-USE - SUBJECT TO ON SITE INSPECTION AND AGREEMENT WITH BCO.

ELECTRICAL INSTALLATION:
ALL NEW ELECTRICAL WORKS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS7671:2018 & CURRENT EDITION OF I.E.E. WIRING REGULATIONS, AND IN ACCORDANCE WITH APPROVED DOCUMENT P. THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF CERTIFICATION SCHEME OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS, IN ACCORDANCE WITH P1.
NEW SWITCHES AND SOCKETS TO BE PLACED IN A ZONE BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR LEVEL.
NEW NEW ROOM LIGHTING GENERALLY TO BE LOW ENERGY PENDANT. WC LIGHTING TO BE RECESSED DOWNLIGHT FITTINGS WITH PRESENCE DETECTORS TO CLIENT'S APPROVAL.

PROVIDE NEW MAINS POWERED SMOKE DETECTORS WITH BATTERY BACK UP, AND HEAT DETECTOR TO KITCHEN AREA, (MIN.2M DISTANT FROM OVENS), AS SHOWN.

VENTILATION:
VENT-AXIA LO CARBON 125HT MECHANICAL VENTILATION TO BATHROOMS WITH HUMIDISTAT CONTROL TO PROVIDE 15litres/second EXTRACTION TO WALL/ROOF TILE VENT AS APPROPRIATE. KITCHEN TO RECEIVE INDUSTRIAL EXTRACT HOOD TO PROVIDE MIN.30litres/second EXTRACTION TO WALL TERMINAL

NEW WINDOWS TO RECEIVE TRICKLE VENTS TO PROVIDE MIN.5000mm² TO HABITABLE ROOMS AND MIN.2500mm² TO KITCHENS AND BATHROOMS

HEATING:
ALLOW TO DESIGN NEW OIL-FIRED SYSTEM WITHIN NEW PLANT ROOM TO SUIT NEW LAYOUT AND OTHERWISE EXTEND & ADAPT EXISTING SYSTEM INCLUDING ALL CONTROL SYSTEMS (TRV) ETC.

DOMESTIC HOT WATER:
ALLOW TO DESIGN NEW OIL-FIRED SYSTEM WITHIN NEW PLANT ROOM TO SUIT NEW LAYOUT AND OTHERWISE EXTEND AND ADAPT HOT WATER FACILITIES, AS ABOVE, INCLUDING ALL NECESSARY PUMPS & CONTROLS AS REQUIRED.

DOMESTIC COLD WATER:
ALLOW TO EXTEND AND ADAPT EXISTING COLD WATER SERVICES, AS ABOVE, TO SUIT NEW LAYOUT.

LEGEND

- Pendant light fitting
- Downlight fitting
- Fluorescent light fitting
- Bulkhead light fitting
- Track/Spot lighting
- Wall light fitting
- External wall light fitting
- External floodlight (PIR operation where shown)
- Emergency light fitting
- Light switch (number denotes multiple)
- Light switch (dimmer)
- Light switch (pullcord)
- Light switch (timer)
- Double socket outlet (low level)
- Single socket outlet (low level)
- Double socket outlet (high level)
- Single socket outlet (high level)
- High power pin & sleeve socket outlet
- Fused switched spur
- Telephone connection
- TV / Satellite connection
- Audio connection
- Audio speaker
- Alarm keypad
- Mains powered interlinked smoke detector with battery back-up
- Mains powered interlinked heat detector with battery back-up (located min.2m from cooker/hob)
- Alarm & visual indicator for accessible sanitary facilities
- Emergency defibrilator
- PIR detector
- Mechanical extract fan with overrun linked to light switch/cooker hood
- Thermostat
- Hot water heater
- Boiler control
- Boiler
- Radiator (indicative)
- Electric radiator (indicative)
- Electric radiant heater
- Consumer unit / electrical switchgear

Switches -1200mm above FFL
Socket outlets - 800mm above FFL
Appliances outlets - 600mm above FFL
Switches and sockets - 1200mm above FFL over kitchen worktop.

NOTE;
Existing electrical layout shown thus: ——

THIS DRAWING IS INDICATIVE ONLY AND MUST NOT BE RELIED UPON FOR CONSTRUCTION - UNLESS THE DRAWING IS NAMED AS 'CONSTRUCTION'.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED WITH ANY DISCREPANCIES REPORTED TO PHILIPS SURVEYORS LLP.

THIS DRAWING REMAINS THE PROPERTY OF PHILIPS SURVEYORS AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION.

THE CLIENT MUST FAMILIARISE THEMSELVES WITH;
- THEIR DUTIES CONCERNING HEALTH & SAFETY UNDER CDM 2015 REGULATIONS AND
- THE APPOINTMENT OF PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR.

IF YOU NEED ANY FURTHER INFORMATION OR INDEPENDENT ADVICE ON UNDERTAKING YOUR CDM REGULATIONS DUTIES, PLEASE CONTACT: THE ASSOCIATION FOR PROJECT SAFETY 5 NEW MART PLACE EDINBURGH EH14 1RW TEL: 08456 121 290 EMAIL: INFO@APS.ORG.UK YOU CAN VISIT THE HSE AND APS WEBSITES FOR MUCH MORE INFORMATION AT: WWW.HSE.GOV.UK AND WWW.APS.ORG.UK RESPECTIVELY.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPE OF CONSTRUCTION WORK DETAILED ON THIS DRAWING, PLEASE NOTE THE FOLLOWING SIGNIFICANT RISKS AND INFORMATION;

- INDICATES – WARNING
- INDICATES – COMPULSORY INSTRUCTION
- INDICATES – FOR INFORMATION
- INDICATES – PROHIBITIVE INSTRUCTION

FOR INFORMATION RELATING TO END USE, MAINTENANCE, DEMOLITION ETC. – PLEASE REFER TO THE HEALTH & SAFETY FILE.

IT SHOULD BE ASSUMED THAT ALL WORKS ARE TO BE CARRIED OUT BY A COMPETENT CONTRACTOR AND WHERE APPLICABLE, TO AN APPROVED METHOD STATEMENT.

Rev.	Amendments	Date	Drw.

PHILIPS SURVEYORS
BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

PHILIPS SURVEYORS LLP, THE OLD COACH HOUSE, 78 LOWER STREET, PULBOROUGH, WEST SUSSEX, RH20 2AA
TEL **01798 873222** FAX **01798 873444**
EMAIL **INFO@PHILIPS-SURVEYORS.CO.UK**
WWW.PHILIPSCHARTEREDSURVEYORS.CO.UK
RICS

CLIENT:
THE VILLAGE HALL COMMITTEE
WISBOROUGH GREEN VILLAGE HALL

PROJECT:
PROPOSED ALTERATIONS
at
THE VILLAGE HALL
WISBOROUGH GREEN

DRAWING TITLE:
TENDER

FIRST FLOOR PLAN

DRAWN:	JOB NO:	SCALE:
THR	2237	AS SHOWN@A1
CHECKED: PGA	DRAWING NO: T03	REV:
DATE: OCT 19		

© PHILIPS SURVEYORS LLP.