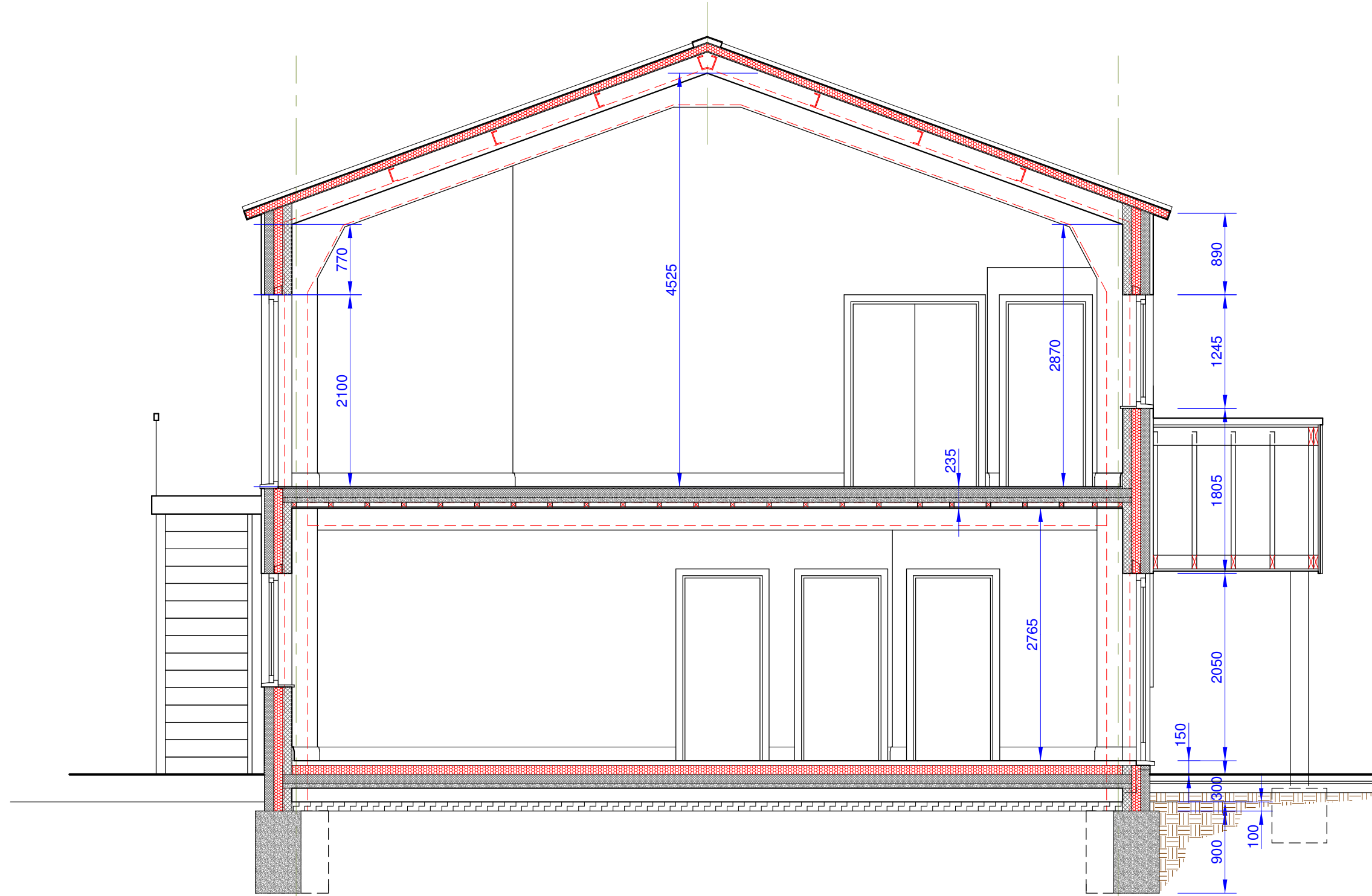
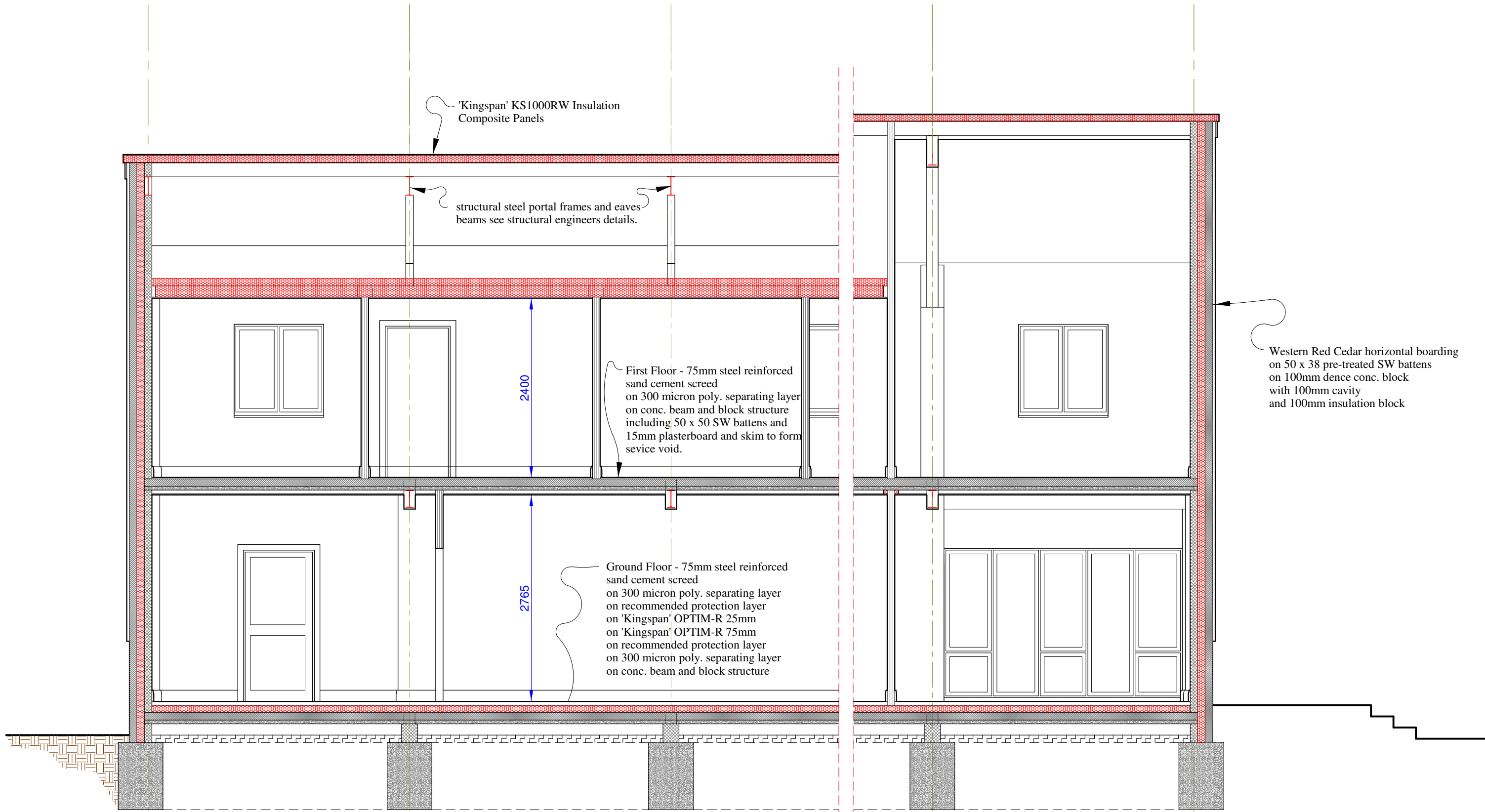




Section B - B



Section C - C

NOTE : See Williamson Structural Design Ltd.
Drawings - 19300 / 01
19300 / 02
19300 / 03
19300 / 04

OUTLINE CONSTRUCTION SPECIFICATION

FOUNDATIONS :
For width and concrete mix of proposed insitu concrete trench fill foundations see structural engineers details

WALLS :
Proposed external wall construction to comprise:
Ex 25 x 150 Western Red Cedar ship-lap horizontal boarding on 50 x 38 pre-treated SW battens at 400mm c/s on 100mm dense conc. block, 100mm cavity with 'Jablight' cavity fill insulation (or similar approved) and 100mm 'Durox' (or similar approved) insulation block finished internally with 12.5mm plaster and 5mm skim plaster finish.
Caticnic Ltd. Type WT4/225, or similar approved stainless steel wire cavity wall ties complete with cavity insulation retaining clips, to be provided at 450mm vertical crs. and 750mm horizontal crs. with additional ties at 225mm crs. both vert. and horiz. around openings and movement joints.
Marley Aquagard or similar approved pitch polymer DPC to be provided across full width of masonry leafs and at min. of 150mm above external ground level. Cavities to be closed horiz. at eaves level with 6mm Cape Masterboard or similar approved and around openings both vertically and horizontally with block inner leaf returned onto outer leaf of cavity wall with Stonecor or similar approved insulated, non-combustible, (30min. FR), dpc built in between to reduce cold bridging.
Lean mix conc. cavity fill to be provided to within 150mm of dpc. Weep holes to be provided and 900mm crs. positioned above cavity fill at ground level and above external openings.
All internal partitions to Ground and First floor to be 100 x 50 SW treated studs at 400mm c/s with 15mm 'Gyproc' Soundbloc plasterboard for 5mm skim.
Lift enclosure to be constructed in fire resisting materials and doors to be FD.30 including intumescent smoke seal

LINTELS :
Lintels above openings in external cavity walls to be IG Lintels Ltd. LI/S WIL 100, or similar approved, insulated galvanised steel lintels conforming to the requirements of BS 5977 Part 2 1983 for corrosion protection, workmanship and materials. Cavity trays to be provided above lintels.
Lintels above openings within internal masonry walls to be Naylor, or similar approved, precast / prestressed concrete lintels designed and manufactured in accordance with BS 8110 Part 1 1997 Section 4, BS 882 and BS 5896 respectively. All lintels to be installed in strict accordance with the manufacturers instructions. All lintels to have 150mm min. end bearing.

STRUCTURAL STEEL :
Structural steel portal frames and eaves beams to be supplied in sizes and installed in strict accordance with the Structural Engineers details.
Steel beams, not within cavity block walls, to be encased in 18mm 'Gyproc' Plank and 12.5mm 'Gyproc' Wall Board with 5mm skim.

FLOORS :
Ground Floor : construction to comprise 75mm steel reinforced sand cement screed (not liquid screed) on 300 micron poly. separating layer on recommended protection layer (3mm rubber crumb) on 'Kingspan' OPTIM-R 25mm (vacuum insulated panels) on 'Kingspan' OPTIM-R 75mm (vacuum insulated panels) on recommended protection layer (3mm rubber crumb) on 300 micron poly. separating layer on conc. beam and block structure to manufactures details including ventilated cavity and over site.
First Floor : construction to comprise 75mm steel reinforced sand cement screed (not liquid screed) on 300 micron poly. separating layer on conc. beam and block structure to manufactures details including 50 x 50 SW battens and 15mm plasterboard and skim to form service void.

ROOF :
Roof construction to comprise 'Kingspan' KS1000RW Insulation Composite Panels (of required thickness to meet current building regulations thermal resistance requirements.

STAIRCASE :
Stairs and landings : Constructed to suit 3000mm o/a finished floor to finished floor height (dimension to be checked on site) comprising 18 No, equal riser at 166.7mm with 250mm going. To include contrasting nosings and closed risers
Carriage width to be 1200mm o/a strings, with quarter landings 1200mm
Handrails, on both sides of stair, to be set at 900mm above pitch line of stairs and landing. Minimum headroom to be 2000mm measured vertically above pitch line of stairs.
Balusters to be set at centres that will not allow the passage of a 100mm dia. sphere.

VENTILATION :
To achieve background ventilation within occupiable rooms, all new windows to be fitted with controllable draught free ventilators having an area that will provide not less than 8000mm² vent area per room.
For rapid ventilation of proposed Kitchen Area and Staff WC, mechanical extract fans to be provided and rated as follows :

- | | |
|----------------|---|
| - Staff WC | - extract rate of 6 litres/sec. |
| - Kitchen Area | - extract rate of 30 litres/sec [Intergrated within hood] |
| - Bathrooms | - extract rate of 30 litres/sec |

Fans to be electrically operated and independently switched. Fans to be either ceiling or wall mounted and ducted to external air, terminating at weather / bird proof cowl.

HEATING :
Heating for building to be Air or Ground Source Heat Exchange System with under floor pipework beneath fibre reinforced screed incorporating manifolds e.t.c. and with appropriate zones.
Hot water provision as required with localized Electric unit water heaters at points of use.

ELECTRICS :
All electrical lighting and power installations shall comply in every respect with the current I.E.E. regulation requirements.
All fittings to be supplied with high frequency / low energy lamps with local manual or photocell / time switch control.
In accordance with Part P of the Building Regulations, the installation to be tested with test results being submitted to Building Control.

FIRE SAFETY:
Automatic smoke detector/alarm - Units to be electrically operated, self contained all in accordance with BS 5839 Part 1, Type L1 system. All detectors to be interconnected and linked into existing alarm system.

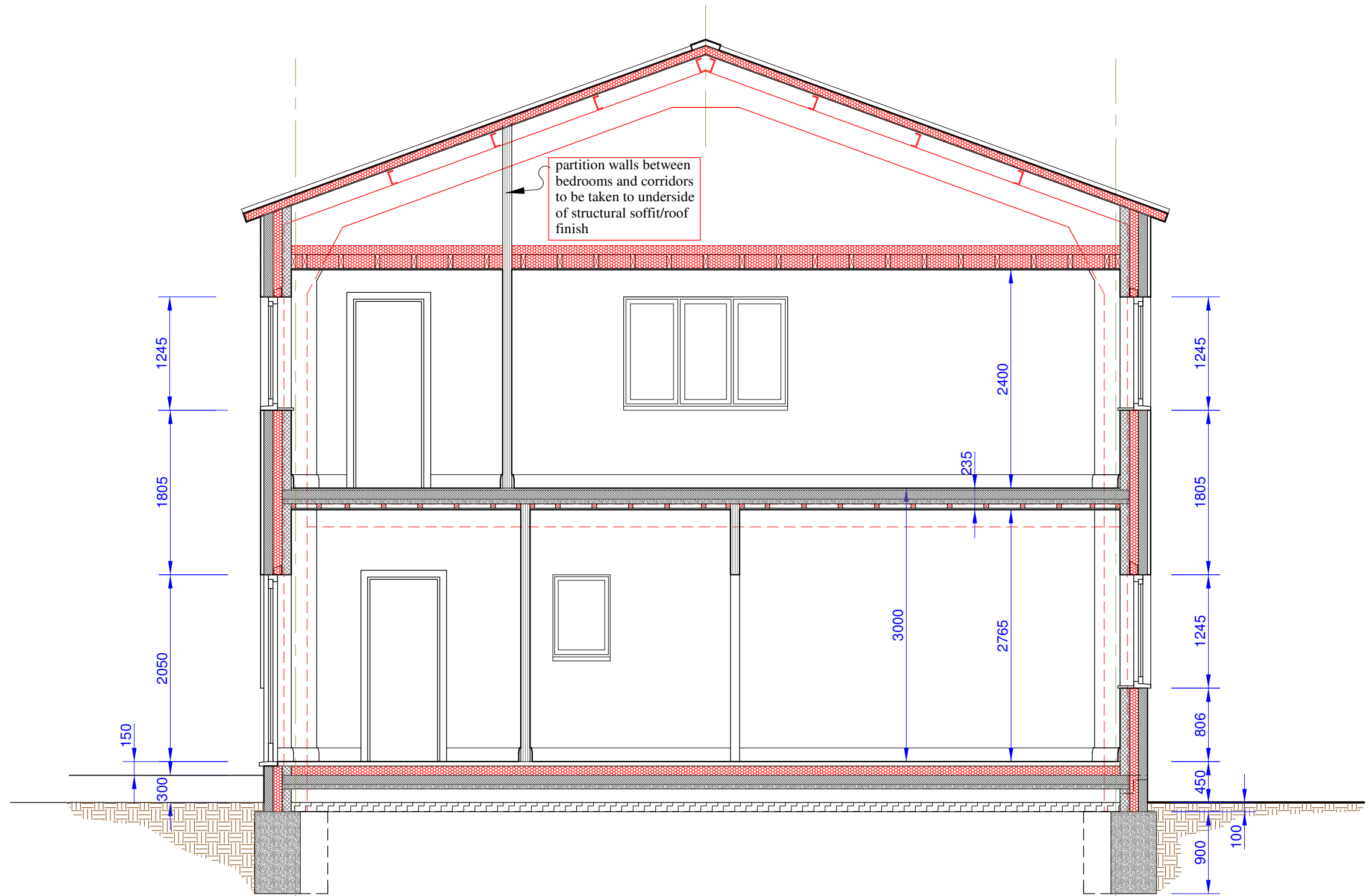
Smoke detector/alarm indicated thus: **(DS)**

Heat detector/alarm indicated thus: **(DH)**

Emergency lighting to be installed in accordance with BS5266, emergency signage to be in accordance with BS5499.
All doors on escape to comply with Para : 5.7 ADB Vol.2 for door fastenings openable without use of key.

GLAZING :
All proposed glazing within doors, windows and screens shall comply in every respect with Part N1 of the Building Regulations.
All sealed double glazed units to comprise 2no. 4mm clear float panes with 16mm min. Argon gas filled cavity and soft low-E coating, all in accordance with Part L2A of the Building Regulations, (6th April 2006) set into polyester coated aluminium frames, all to match the existing.
Any glazing within 800mm of finished floor level to incorporate 6mm toughened safety glass to B. S. 6206.
Windows adjacent to access ramp to have restricted opening of 100mm

GENERAL NOTES:
In accordance with the requirements of approved document M of the Building Regulations, the following details to be provided:
Clear opening width of internal doors on principal circulation routes to be 750mm, (765mm door leaf).
All electrical switches and socket outlets to be located at heights between 450mm and 1200mm above finished floor level.



Section A - A

PROJECT TITLE

Proposed Extension To Form Offices & Staff Accommodation At : Rylands Care Farm, Boys Hill Drove, Holnest, Dorset.

For : Julie Plumley and James O'Brien of Future Roots



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Sections

SCALE: 1:50

DRAWN : eph

DATE : Oct'19

DWG NO :

S/2461/5.4