

**DRAINAGE**

Min. WASTE PIPE SIZES AS FOLLOWS:  
 WC 100mm Dia. (10mm AIR GAP)  
 WASHBASIN WASTE 32mm Dia.  
 WC TO HAVE Min. 50mm DEEP TRAP.  
 RODDING ACCESS AT ALL BENDS IN WASTE PIPES.  
 Max. LENGTH OF WASTE PIPES TO POINT OF VENTILATION AS FOLLOWS:  
 32mm Dia. PIPE, Max. 1700mm  
 40mm Dia. PIPE, Max. 3000mm  
 50mm Dia. PIPE, Max. 4000mm  
 100mm Dia. SOIL & VENT PIPE AT HEAD OF DRAIN RUN, SVP TO TERMINATE Min. 900mm ABOVE TOPS OF VENTILATING WINDOWS/ DOORS WITH 3000mm HORIZONTAL DISTANCE. RODDING ACCESS AT BASE OF SVP.  
 100mm Dia. P.V.C. DRAINS @ 1:80 FALL. DRAIN TO BE SURROUNDED IN 150mm COVER OF PEA GRAVEL. RODDING EYES AT EVERY CHANGE OF DIRECTION. INSPECTION CHAMBER AT EVERY CONNECTION OF NEW DRAIN.  
 INSPECTION CHAMBERS TO BE CONSTRUCTED IN 215mm CLASS B ENGINEERING BRICKS ON 100mm CONCRETE SLAB WITH SAND CEMENT BENCHING OR PROPRIETARY UPVC MANHOLE SECTIONS BY OSMA (OR EQUAL APPROVED), ON 100mm CONCRETE SLAB AND SURROUNDED WITH 100mm CONCRETE. MEDIUM DUTY COVERS AND FRAMES.  
 RAINWATER TO 100mm HALF ROUND P.V.C. GUTTERS TO 62mm Dia. P.V.C. DOWNPIPES.

LC - DENOTES NEW INSPECTION CHAMBER  
 R.W.P. - DENOTES RAIN WATER PIPE  
 S.V.P. - DENOTES SOIL & VENT PIPE TO BE ENCASED IN 25mm LAYERS OF 15mm FIRELINE PLASTERBOARD TO ACHIEVE HOUR FIRE RESISTANCE.

**WINDOWS & DOORS**

ALL WINDOWS AND DOORS TO BE ALUMINIUM DOUBLE GLAZED (10mm AIR GAP) WITH SOFT COAT LOW-E GLASS.  
 THE FOLLOWING AREAS OF GLAZING TO BE IN SAFETY GLASS:  
 \*GLAZING WITH 1500mm ABOVE FLOOR LEVEL AND 300mm HORIZONTALLY FROM DOOR OPENING.  
 \*GLAZING WITHIN 800mm ABOVE FLOOR LEVEL.  
 PROVIDE 60Min. FIRE RATED INSULATED CAVITY CLOSURES TO WINDOW & DOOR OPENINGS IN EXTERNAL WALLS.

**WATER SUPPLY**

THE SUPPLY OF WHOLESOME WATER MUST BE PROVIDED FOR THE PURPOSES OF DRINKING, WASHING OR FOOD PREPARATION (INCLUDING HOT WATER SUPPLY). THIS WHOLESOME WATER MUST BE PROVIDED WHERE DRINKING WATER IS DRAWN OFF, TO ANY WASHBASIN, SINK, FIXED BATH AND SHOWER IN A BATHROOM AND TO ANY SINK IN ANY AREA WHERE FOOD IS PREPARED.

**ACCESS**

MAIN ENTRANCE ACCESS:  
 A RAMP OF MAXIMUM 1:12, OR LEVEL 120 MAXIMUM APPROACH TO BE PROVIDED FROM POINT OF ALIGHTING FROM VEHICLES TO THE MAIN ENTRANCE LANDING 1200 x 900mm AND MAX. 120. THE SURFACE FINISH SHOULD ALSO BE FIRM AND SMOOTH.

**ELECTRICS**

ALL TO BE TO CLIENT INSTRUCTIONS, ALL INSTALLATIONS TO BE CHARGED OUT BY A REGISTERED CONTRACTOR IN ACCORDANCE WITH PART P OF THE BUILDING REGULATIONS & BE REGULATIONS TO BS7671 AND REQUIREMENTS OF ELECTRICITY BOARD.  
 ELECTRICAL INSTALLATION TO BE DESIGNED AND INSTALLED TO AFFORD APPROPRIATE PROTECTION AGAINST MECHANICAL AND THERMAL DAMAGE, AND SO THAT THEY DO NOT PRESENT ELECTRIC SHOCK AND FIRE HAZARDS TO PEOPLE.  
 ALL TO BE SATISFIEDLY TESTED AND INSPECTED TO VERIFY THAT THEY MEET ALL RELEVANT EQUIPMENT AND INSTALLATION STANDARDS.  
 ALL ELECTRICAL INSTALLATION CARRIED OUT TO BS7671 WITH PART P CERTIFICATION ON COMPLETION.  
 ALL NEW HABITABLE ROOMS TO BE FITTED WITH ENERGY EFFICIENT INTERNAL LIGHTING/FITTINGS/BULBS TO COMPLY WITH PART L2 OF BUILDING REGULATIONS, WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY 40lm/W OR CLOSER, MINIMUM 1 FITTING PER 22m<sup>2</sup> OR 1 PER FOUR FIXED LIGHTING POSITIONS, WHICHEVER IS GREATER.  
 WHERE EXTERNAL LIGHTING IS PROVIDED A PHOTOCELL/PIR DEVICE MAX. 150W OR LAMP ONLY HAVING A LUMINOUS EFFICIENCY 40lm/W OR CLOSER SHOULD BE ADOPTED.

**VENTILATION**

PROVIDE A MINIMUM 10 AIR CHANGES PER HOUR VIA PASSIVE STACK VENTILATION STRATEGY/SYSTEM  
 NATURAL VENTILATION TO BE INTRODUCED INTO THE BUILDING VIA EXTERNAL DOORS, WINDOWS AND LOUVER WALL VENTS;  
 STALE AIR TO BE PURGE VENTILATED BY STACK EFFECT VIA CEILING VENTS AS AIR IS DRAWN VERTICALLY INTO THE ROOF VOID AND DISCHARGED EXTERNALLY VIA LOUVER ROOF VENTS ON OPPOSING ROOF PLANES.  
 VENTILATION SYSTEM TO ME SPECIALISTS DESIGN.

**PARTITIONS**

NON LOAD-BEARING PARTITIONS OF 100 x 50mm S.W. STUDS 400mm C/C FACED BOTH SIDES WITH 125mm SOUND CHECK PLASTERBOARD. 6TUD VOIDS FILLED WITH SOUND DEADENING QUILT WITH Min. Acoustic MASS OF 10 Kg/m<sup>2</sup>.  
 WHERE LINTLS ARE FITTED TO THE PARTITIONS 10mm OSB TO BE FIXED BETWEEN THE STUDWORK.  
 LOAD-BEARING PARTITIONS OF 100 x 50mm S.W. STUDS 400mm C/C WITH 10mm OSB TO ONE SIDE OF STUDS & 125mm SOUND CHECK PLASTERBOARD TO BOTH SIDES OF PARTITION. 6TUD VOIDS FILLED WITH SOUND DEADENING QUILT WITH Min. Acoustic MASS OF 10 Kg/m<sup>2</sup>.

**STEELWORK**

STEEL BEAMS TO ENGINEERS DESIGN. SEE ENGINEERS DETAILS FOR SIZES AND PADSTONES.  
 HALF HOUR PROTECTION TO STEEL WITH TWO LAYERS OF 12.5mm GYPROC WALL BOARD WITH STAGGERED JOINTS ON 50 x 50mm FRAMING AT 600mm C/C.  
 ALL STEELWORK TO BE CE MARKED.

**LINTELS**

CATNIG STANDARD DUTY TIMBERFRAME LINTELS OVER ALL STRUCTURAL OPENINGS IN EXTERNAL WALLS. Min. 150mm END BEARINGS.

**LEAD WORK**

PROVIDE CODE 4 LEAD FLASHINGS & TRAYS WHERE NECESSARY.

**FOUNDATIONS**

CONCRETE TRENCH FILL FOUNDATIONS Min. SIZE 600mm WIDE FOR CAVITY WALLS, Min. THICKNESS 900mm, Min. DEPTH BELOW FINISHED GROUND LEVEL 1000mm, TO APPROVAL OF THE BUILDING INSPECTOR. CONCRETE TO BE Min. ST4, C20, OR GEN 3.  
 EXCAVATE TRIAL HOLE ON SITE TO ESTABLISH GROUND CONDITIONS PRIOR TO COMMENCEMENT OF EXCAVATION.

**FLOOR**

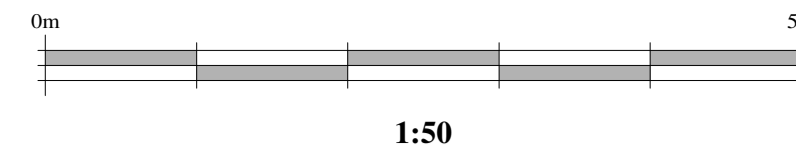
CONCRETE FLOOR CONSTRUCTED OF: CONCRETE NON-SLIP VINYL FLOORING MEMBRANE ON 150mm CONCRETE FLOOR SLAB, WITH 142 REINFORCEMENT MESH PLACED CENTRALLY WITHIN DEPTH OF CONCRETE ON 1200 GAUGE POLYETHYLENE DPM TURNED UP AT ROOM PERIMETERS AND LINKED TO D.P.C. ON 50mm SAND BLINDING LAYER, ON Min. 150mm CONSOLIDATED HARDCORE.

**ROOFS**

ROOF CONSTRUCTION ARTIFICIAL SLATES ON TREATED S.W. BATTENS 38 x 25mm ON BREATHABLE ROOFING FELT, ON TRUSSED RAFTERS @ 600mm C/C. ROOF STRUCTURE BRACED AS RECOMMENDED BY SPECIALISTS, FIXED TO TIMBER WALL PLATES. ROOF STRUCTURE TIED TO SUB STRUCTURE WITH GALV. STEEL VERTICAL RESTRAINT STRIPS AT 1500mm C/C.  
 CEILING FINISHED WITH 25mm LAYERS OF 15mm FIRELINE PLASTERBOARD TO ACHIEVE HOUR FIRE RESISTANCE.  
 ROOF TO BE VENTILATED AT EAVES LEVEL WITH UPVC SOFFITS WITH CONTINUOUS VENTILATION EQUIVALENT IN AREA TO A CONTINUOUS 25mm OPENING.  
 PROVIDE RIDGE VENTS @ 1200 c/c TO GIVE VENTILATION EQUAL TO CONTINUOUS 5mm AIR GAP.

**WALLS**

EXTERNAL WALLS IN CAVITY CONSTRUCTION. 120mm FACED BROWN/PORCELENER OUTER LEAF, Min. 50mm WIDE CLEAR CAVITY. 140mm TIMBER FRAME INNER LEAF BY SPECIALISTS, FACED WITH 10mm OSB WITH BREATHER MEMBRANE. 6TUDWORK FINISHED INTERNALLY WITH 25mm LAYERS OF 125mm FIRELINE PLASTERBOARD TO ACHIEVE HOUR FIRE RESISTANCE.  
 DENSE CONCRETE BLOCKWORK IN CEMENT MORTAR BELOW GROUND LEVEL.  
 WEAK CONCRETE CAVITY FILL BELOW GROUND LEVEL.  
 D.P.C. Min. 150mm ABOVE GROUND LEVEL.  
 STAINLESS STEEL WALL TIES SPACED AT 600mm BY 450mm CENTRES, AND MAX. 300mm C/C VERTICALLY WITHIN 225mm OF JAMB AROUND OPENINGS.  
 CAVITY CLOSED AT EAVES LEVEL WITH ROOFTWOOL HOUR CAVITY BARRIER INSULATION.  
 CATNIG TIMBER FRAME LINTELS OVER ALL STRUCTURAL OPENINGS IN EXTERNAL WALLS WITH Min. 150mm END BEARINGS.

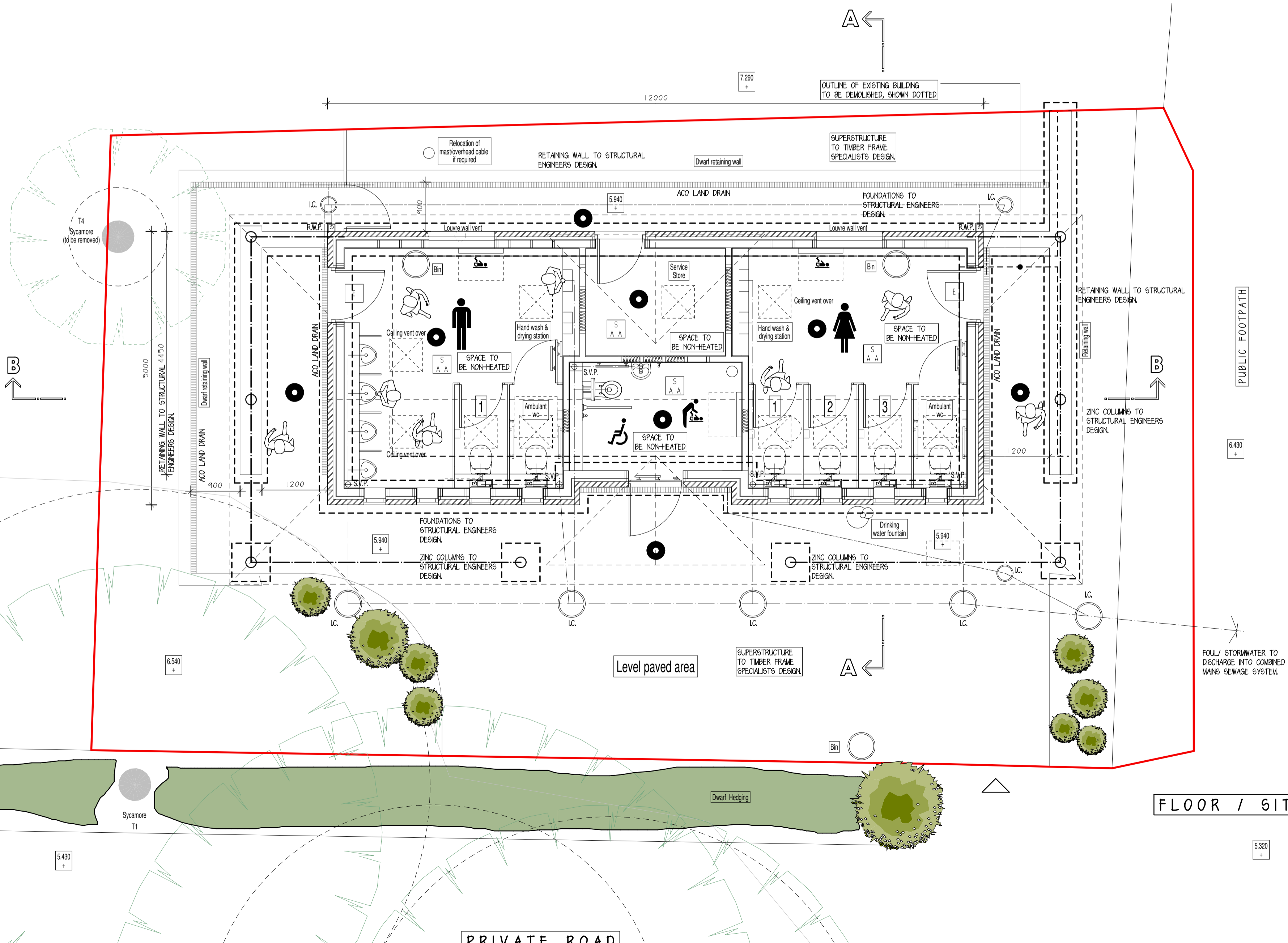
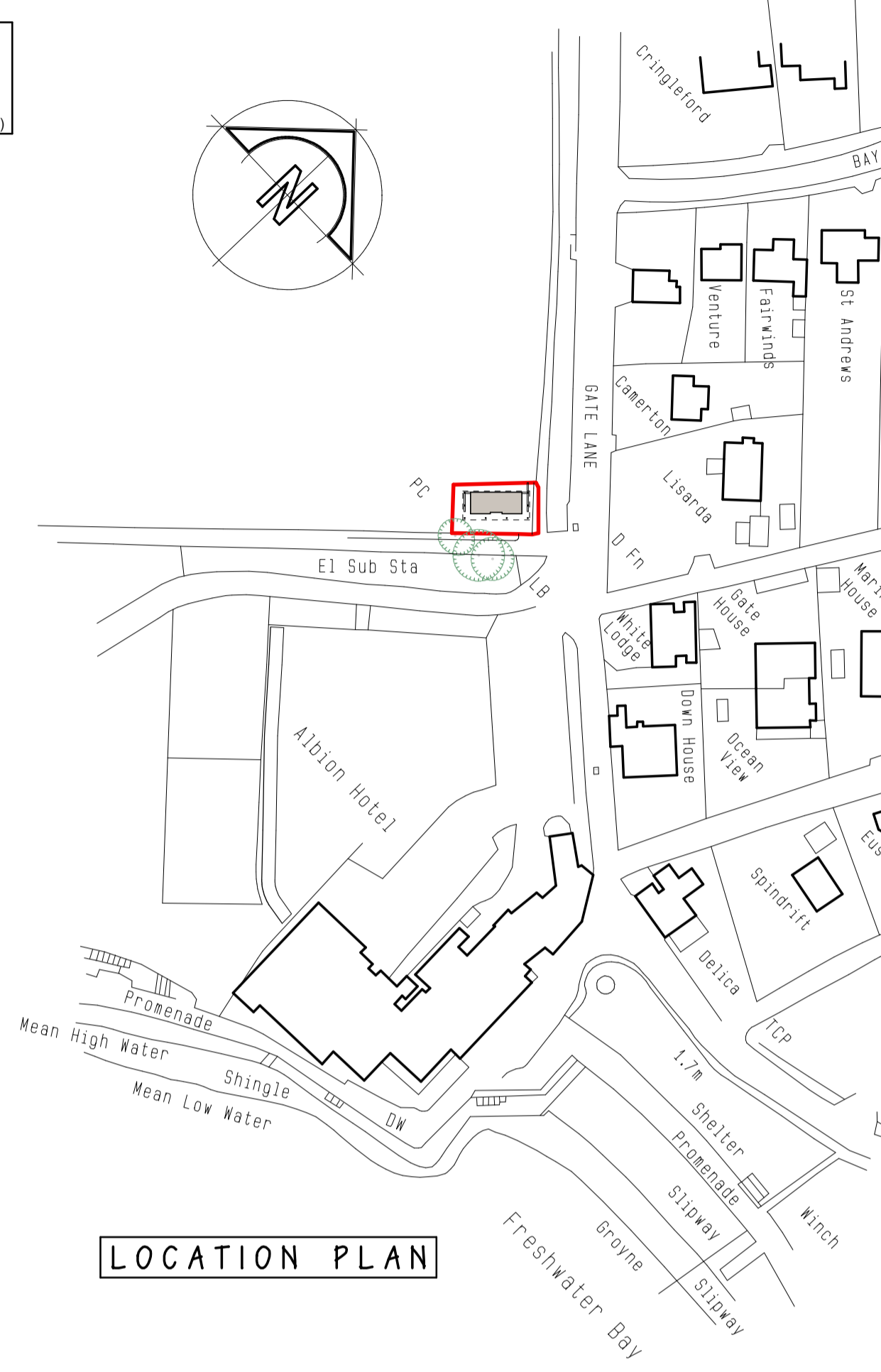


CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015:  
 DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION:  
 THE NOTES BELOW REFER SPECIFICALLY TO THE INFORMATION SHOWN ON THIS DRAWING. REFER TO THE HEALTH AND SAFETY PLAN FOR FURTHER INFORMATION.  
 1) IF YOU DO NOT FULLY UNDERSTAND THE RISKS INVOLVED DURING THE CONSTRUCTION OF THE ITEMS INDICATED ON THIS DRAWING ASK YOUR MANAGER, HEALTH & SAFETY ADVISOR OR A MEMBER OF THE DESIGN TEAM BEFORE PROCEEDING.  
 THIS DRAWING IS THE COPYRIGHT OF DEAN PARKMAN architecture. THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE IN COMPLIANCE WITH THE CURRENT REQUIREMENTS OF STATUTORY REGULATIONS (BUILDING REGULATIONS, BRITISH STANDARDS ETC.).  
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:  
 TIMBER FRAME SPECIALISTS DETAILS FOR WALL & TRUSSED RAFTER ROOF SPECIFICATIONS.  
 STRUCTURAL ENGINEERS DESIGN FOR STEELWORK ELEMENTS & RETAINING WALLS.

**LEGEND:**

- INDEPENDENT EMERGENCY LIGHTING POINT
- EXIT SIGN - TO BS 5499-4:2013
- AREA COVERED BY SMOKE DETECTORS WITH INTEGRATED ALARM SOUNDER BEACON

- FIRE ALARM SYSTEM & EMERGENCY LIGHTING TO BS 5839 - 1: 2014 & BS 5266 - 1: 2014.



DRAWING TITLE:  
**PUBLIC CONVENIENCE BUILDING**

PROJECT TITLE:  
**PROPOSED REPLACEMENT PUBLIC CONVENIENCE GATE LANE FRESHWATER BAY ISLE OF WIGHT**

SCALE: 1:50 1:1250	JOB NO.	DWG NO.	REV.
SHEET: A1	221 : 3 : -		
DATE: JANUARY 2020			

DEANPARKMAN architecture  
 ARCHITECTURAL CONSULTANT & SURVEYOR  
 Corner House, 68-70 Lugley Street,  
 Newport, Isle of Wight, PO30 5ET  
 tel: 01983 523709  
 mob: 07729778111  
 e-mail: dean@deanparkman.co.uk  
 www.deanparkman.co.uk