

DRAINAGE

Min. WASTE PIPE SIZES AS FOLLOWS:
 WC 100mm Dia. (10mm AIRGAP 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. SOL. & VENT PIPE AT HEAD OF DRAIN RUN, SVP TO TERMINATE Min. 900mm ABOVE TOPS OF VENTILATING WINDOWS/ DOORS WITHIN 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 AIRGAP GAP) WITH SOFT COAT LOW-E GLASS.
 THE FOLLOWING AREAS OF GLAZING TO BE IN SAFETY GLASS:
 *GLAZING WITHIN 1500mm ABOVE FLOOR LEVEL AND 300mm HORIZONTALLY FROM DOOR OPENING.
 *GLAZING WITHIN 800mm ABOVE FLOOR LEVEL.
 PROVIDE 60Mins. FIRE RATED INSULATED CAVITY CLOSURES TO WINDOW & DOOR OPENINGS IN EXTERNAL WALLS.
 DOOR LATCHES TO MAIN EXIT DOORS TO BE NON-KEY OPERATED.

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, BREST, 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 1:20 MAXIMUM APPROACH TO BE PROVIDED FROM POINT OF ALIGHTING FROM VEHICLES TO THE MAIN ENTRANCE LANDING 1200 x 900mm AND MAX. 1:20. 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 SATISFIED 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 2m² 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.
 ALL LIGHT SWITCHES TO BE SET AT BETWEEN 750mm AND 1200mm ABOVE FFL. SOCKETS TO BE NO NEARER THAN 500mm FROM ROOM CORNERS AND TO BE SET AT HEIGHT OF 420mm ABOVE FFL. MAX. DISTANCE 1200mm ABOVE FFL. SMOKE AND HEAT DETECTORS TO BE INSTALLED WHERE INDICATED. ALL DETECTORS TO BE INTERLINKED WITH MANS SYSTEM WITH BATTERY BACK UP.

VENTILATION

PROVIDE MECHANICAL VENTILATION VIA EXTRACTION SYSTEM.
 VENTILATION SYSTEM TO MEE SPECIALISTS DESIGN.
 EXTRACTOR FANS TO BE LOW VOLTAGE AND EXTERNAL DISCHARGE TO TERMINATE THROUGH REAR SOFFIT.

PARTITIONS

NON LOAD-BEARING PARTITIONS OF 100 x 50mm S.W. STUDS 400mm C/C FACED BOTH SIDES WITH 12mm SOUND CHECK PLASTERBOARD. GILD VOIDS FILLED WITH SOUND DEADENING QUILT WITH Min. ACOUSTIC MASS OF 10 Kg/m².
 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 OR STUDS & 12mm SOUND CHECK PLASTERBOARD TO BOTH SIDES OF PARTITION. GILD VOIDS FILLED WITH SOUND DEADENING QUILT WITH Min. ACOUSTIC MASS OF 10 Kg/m².

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

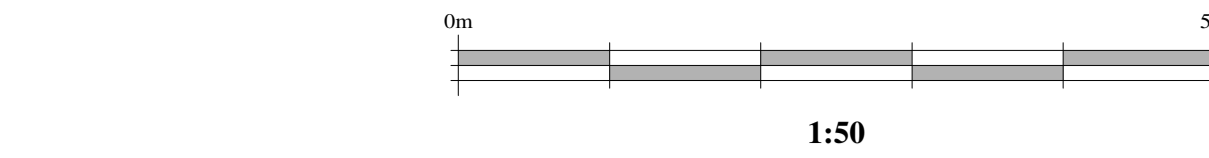
ROOFS

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.
 CEILING VOIDS FILLED WITH 100mm ROCKWOOL INSULATION QUILT TO ASBEST WITH CONDENSATION CONTROL.
 ROOF TO BE VENTILATED AT EAVES LEVEL WITH UPVC SOFFITS WITH CONTINUOUS VENTILATION EQUIVALENT IN AREA TO A CONTINUOUS 20mm OPENING.
 PROVIDE RIDGE VENTS @ 1200 c/c TO GIVE VENTILATION EQUAL TO CONTINUOUS 5mm AIR GAP.
 ALL RIDGE AND HP TILES TO BE MECHANICALLY FIXED.

WALLS

EXTERNAL WALLS IN CAVITY CONSTRUCTION
 102mm FACING BRICKWORK IN CEMENT MORTAR OUTER LEAF, Min. 200mm WIDE CLEAR CAVITY, 100mm CELCON LIGHTWEIGHT BLOCK WORK INNER LEAF, FINISHED WITH 12.5mm PLASTERBOARD ON DABS.
 D.P.C. Min. 150mm ABOVE GROUND LEVEL.
 STAINLESS STEEL WALL TIES, WALL TIES AT Max. 600mm HORIZONTAL C/C, Max. 450mm VERTICAL C/C, Max. 300mm VERTICAL C/C AROUND OPENINGS IN CAVITY WALLS.
 VERTICAL D.P.C.S TO DOOR AND WINDOW REVEALS IN CAVITY WALLS.
 CAVITY CLOSED AT EAVES LEVEL WITH 'ROCKWOOL 1/2 HOUR Cavity Barrier' INSULATION.
 CATNIG STANDARD DUTY LINTELS OVER ALL STRUCTURAL OPENINGS IN EXTERNAL WALLS.
 PROVIDE Min. 150mm BEARING ONTO SUPPORTING WALLS.

GENERAL NOTES:
 - VISUAL FIRE ALARM INDICATORS REQUIRED TO ALL WC ACCOMMODATION.
 - PROVIDE ASSISTANCE ALARM IN ACCESSIBLE WC ACCOMMODATION.
 - COLOUR CONTRASTING TO BE CONSIDERED FOR PEOPLE USING FACILITIES WITH VISUAL IMPAIRMENT.
 - INTERVAL WALLS AND CEILINGS ARE TO BE FINISHED INTERNALLY WITH WANDAL PROOF COMPOSITE LAMINATE BOARDING.



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.

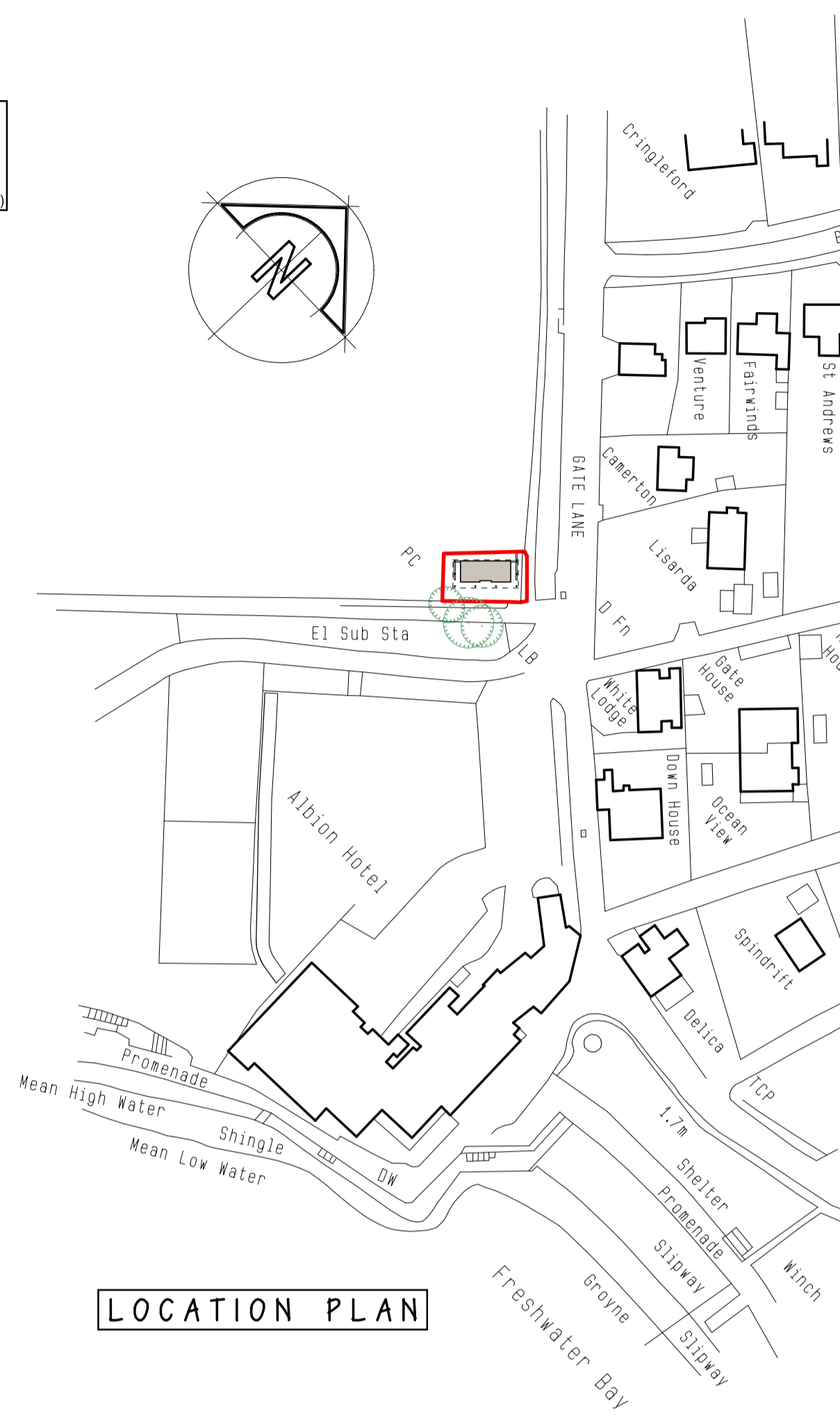
THIS DRAWING IS THE COPYRIGHT OF DEAN PARKMAN architecture.
 THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE IN COMPLIANCE WITH THE CURRENT REQUIREMENTS OF STATUTORY REGULATIONS (BUILDING REGULATIONS, BRITISH STANDARDS ETC.).

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:
 TIMBER FRAME SPECIALISTS DETAILS FOR TRUSSED RAFTER ROOF SPECIFICATIONS.
 STRUCTURAL ENGINEERS DESIGN FOR STEELWORK ELEMENTS & RETAINING WALLS.

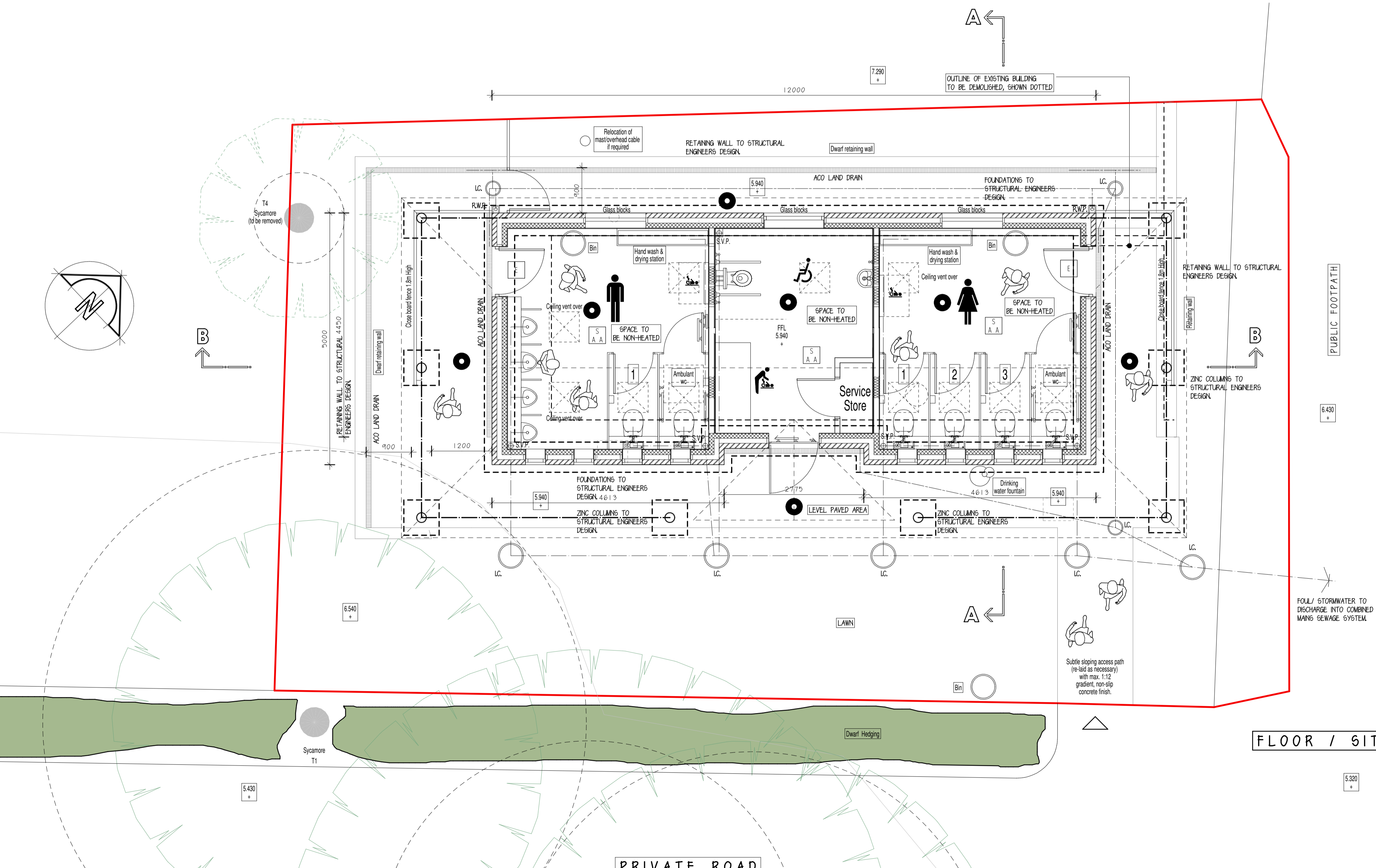
LEGEND:

- 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.



LOCATION PLAN



FLOOR / SITE PLAN

DRAWING TITLE:
PUBLIC CONVENIENCE BUILDING

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

SCALE: 1: 50
 1: 1250

SHEET: A1

DATE: MARCH 2021

JOB NO. DWG NO. REV.
 221 : 3 : C

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