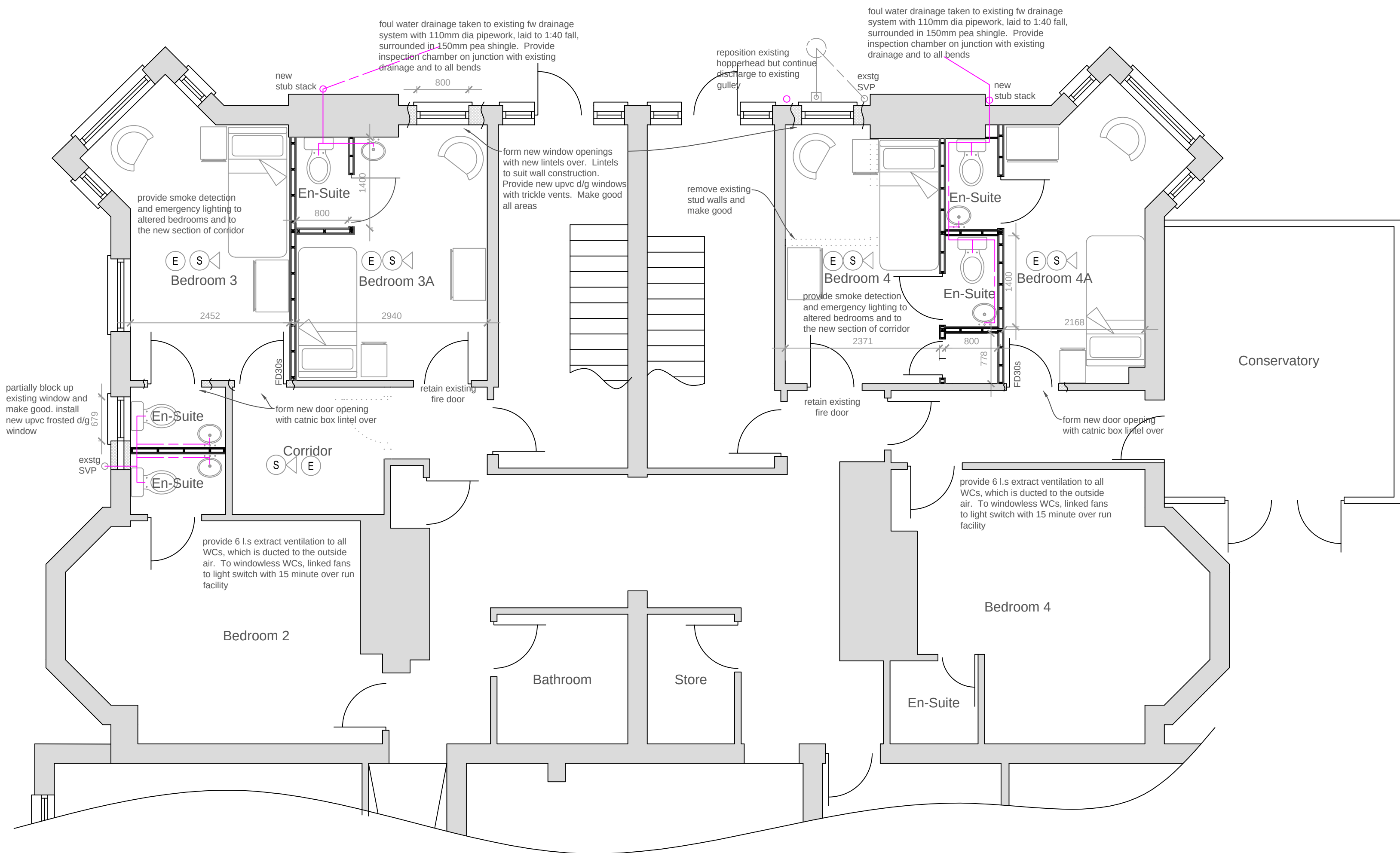
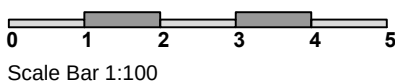




Proposed North Elevation 1:100

Proposed East Elevation - 1:100



Proposed Ground Floor Plan - 1:50



Building Notes

This is not a specification of works, but has only been produced for the purposes of gaining Local Authority approvals. Building work should not commence until full planning and building regulation approval has been granted, and any conditions discharged. Any works commenced prior to the approvals being granted is done so entirely at the builders own risk. The builder is responsible for checking, prior to commencement, all scaled and stated dimensions. These notes must be read in conjunction with the project drawings, calculations etc.

The client is responsible for seeking the approval of the CQC and for carrying out the Fire Safety Risk Assessments under the Regulatory Reform Order

Structural Issues

Prior to commencement the builder is to ascertain the precise construction of the external walls in order to ascertain the type of lintels which will need to be provided. If the external walls are formed in cast/reinforced concrete then a structural engineer will need to be appointed to prepare a design for the new openings.

Internal Stud Walls

The internal walls are to be constructed in Gyproc 48mm metal studs, with head and sole channels and intermediate noggins. Line the studs either side with 12mm bracing ply, and two layers of 12.5mm sound block and skim.

Windows/Glazing/Doors

Windows to be upvc double glazed units with a 16mm air gap, soft low E coating and a warm edge spacer bar to achieve a U value of 1.8W/m2k. Provide safety glass in the critical areas.

Windows to habitable rooms to have trickle vents giving background ventilation of 8000mm2. Frames to be sealed externally and internally with mastic.

Internal Doors

New doors to the bedrooms to be 838mm wide FD30S fire doors (i.e. fitted with smoke seals and intumescent strips). Doors to ensuites to be non-fire rated 838mm wide doors. Doors to have a maximum opening force of 30N on the leading edge. Doors to bedrooms to either be fitted with a self closing device (note max weight of door) or fitted with a swing free device. Doors to have a handle of a colour which contrasts with the colour of the door surface. Door architrave/surround should be of a colour which contrasts with the colour of the wall surface.

Ventilation of Rooms

The new en-suites are to be provided with extract ventilation of 6 litres per second, which is ducted to the outside air to terminate at a grille. Extract fans to windowless accommodation to be linked to the light switch and provided with a 15 minutes overrun facility. Extract fans to be tested on completion with test certification issued to Building Control to demonstrate extract rate of fans. Any ducting passing through fire rated elements is to have a damper on the line of the wall/floor. Provide trickle vents to all new windows.

Heating & Hot Water

A consultant mechanical engineer is to be appointed to prepare a design for the heating and hot water systems. New rooms to be provided with radiators fitted with TRVs. New en-suites to be fitted with radiators (fitted with TRVs) and provided with hot and cold water supply.

Building control to be provided with a detailed mechanical design prior to installation on site.

Lighting

It is advised that a consultant electrical engineer is to be appointed to prepare a design for the electrical and lighting systems.

Electrical installations to be in accordance with the latest edition of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project.

Locations of sockets and switches to be determined on site. Sockets and switches to be positioned 450-1200mm above floor level.

Refer to the plans for the position of the smoke detectors, heat detectors, emergency lighting, call points etc.

Foul Water Drainage

A detailed survey of the existing drainage is to be carried out prior to commencement to ascertain the precise condition, depth, location etc of the drainage.

Provide new 110mm diameter stub stacks (fitted with external grade air admittance valves) to the locations shown on the plans. Stack pipes to have a 200mm radius bend at the base. Above ground drainage to be 38mm to the wash hand basins, 50mm diameter to any combined pipework. WCs to have 100mm diameter pipework. All drainage to have deep seal traps and waste pipes to be laid to a fall. Provide rodding eyes to all changes in direction. Any waste pipes passing through fire resisting elements to have a fire collar.

Below ground drainage to be 110mm diameter upvc below ground pipework, laid to a fall of 1:40 and bedded and surrounded in 150mm of pea shingle. Provide an inspection chamber on the junction of the new and existing drainage - diameter of inspection chamber to suit the invert level of the pipework.

Building to carry out a test on the drainage prior to completion.

Fire Safety

Provide internal and external emergency lighting as detailed on the fire safety plan. Emergency lighting to comply with BS5266:Part 1.

Provide new smoke/heat detection as shown on the fire safety plan, linked to the existing fire alarm system. The fire alarm alterations are to be carried out in accordance with BS5839:Part 1. Upgrade the existing fire panel as necessary.

The electrician is to ensure that commissioning certificates for the fire alarm and emergency lighting are provided to the owner and building control on completion of the building works.

Provide FD30S self closing fire doors as shown on the plans. It is strongly advised that the new doors to the bedrooms are fitted with swing free devices (linked to the fire alarm) to ensure that the weight of the door is not excessive. Alternatively, ensure that the doors with self closers have a maximum opening force of 30N on the leading edge

The walls enclosing the bedrooms and corridors are to achieve 30 minutes fire resistance and to be fully fire stopped to the underside of the floor over.

The client is advised that under the Regulatory Reform Order they have a duty to appoint a competent responsible person to continually carry out fire safety risk assessments, and where necessary implement any necessary changes to ensure a suitable level of fire safety is achieved.

The responsible person will need to review the nature of the occupants in the bedrooms to ensure that a suitable exit strategy is implemented to ensure suitable escape from the premises.

Hygiene

Provide a non-slip vinyl to the floor of the en-suites which is skirted up around the perimeter of the room. Provide a tiled splash back to the wash hand basin within the ensuite. Works to the new bathroom/en-suites are to be carried out in strict accordance with the Local Authorities Environmental Health Departments standards.

Finishes

All finishes, floor coverings, skirting board, door types, architraves, coving, sockets, switches, light fittings, etc to be determined by the client on site

Sound Insulation

Due to the nature of the occupants it is understood that this project is not subject to the requirements of Approved Document E.

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

Project Title
Proposed Internal Alterations Oak View Nursing Homes 47-49 Beach Road Hayling Island Hampshire

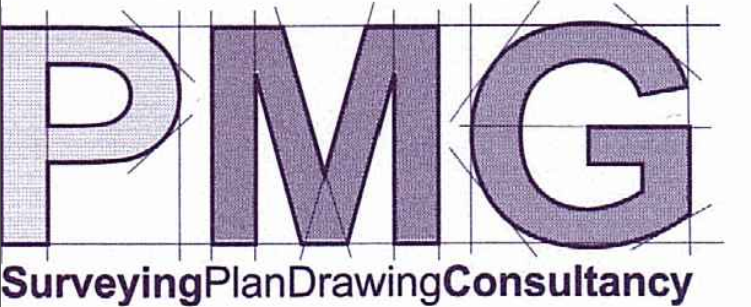
Drawing Title
Proposed Plans

Client
English Oak Care Homes

Date:
August 2015

Scale:
1:50, 1:100 at A1

Drawing No.
002 rev B



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