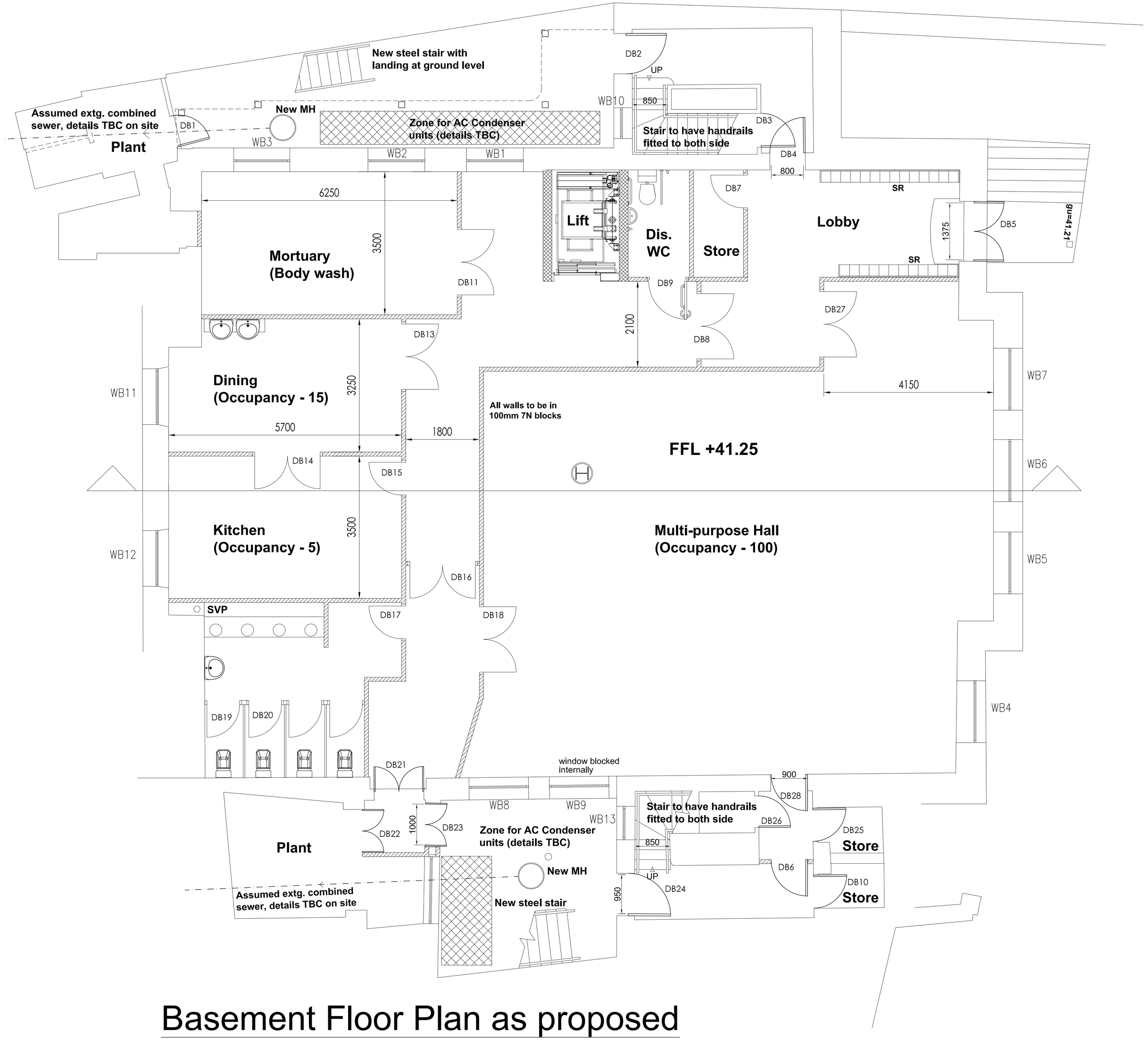

Basement Floor Plan as proposed

EXISTING DRAINAGE

Existing drain runs below ground to be ascertained from site survey. All new drain runs to be agreed with BCO before covering over. Extg. drain runs to street to surveyed with CCTV to confirm condition and any necessary repairs needed

NOTES

FOUNDATION CONSTRUCTION
REINFORCED COLUMN BASES TO STRUCTURAL DETAILS. ALL CARRIED OUT IN ACCORDANCE WITH CURRENT CODES OF PRACTICE ALL EXCAVATIONS TO APPROVAL OF THE ENGINEER AND THE LOCAL AUTHORITY BUILDING CONTROL OFFICER PRIOR TO PLACING ANY CONCRETE.

WALL CONSTRUCTION
INTERNAL WALLS AND PARTITIONS TO BE GENERALLY 100/140mm SOLID MEDIUM DENSITY CONCRETE BLOCKS (typeB TO B.S.2028) BUILT OFF D.P.C's. TWO COAT (13mm) CARLITE PLASTER TO ALL INNER WALL & PARTITION SURFACES (unless otherwise indicated). GALVANISED M.S ANGLE BEADS TO ALL EXTERNAL ANGLES. ALL NON-LOADBEARING PARTITIONS TO BE BUILT-UP TO WITHIN 10-20mm OF THE SOFFITE OF FLOOR ABOVE AND LATERALLY RESTRAINED BY 100x100x150mm LONG X 6mm ROLLED GALVANISED M.S ANGLE CLEATS FIXED TO SOFFITE ONLY, AND STAGGERED EITHER SIDE OF BLOCKWORK AT 900mm (maximum) CENTRES. VOID BETWEEN TOP OFF BLOCKWORK AND UNDERSIDE OF SOFFITE TO BE FILLED WITH MINERAL WOOL COMPRESSIBLE FIRE BARRIER. ALL SETTING-OUT DIMENSIONS BETWEEN WALLS/PARTITIONS DO NOT INCLUDE THE PLASTER FINISH. SURFACE CLASSIFICATION TO ALL WALLS AND PARTITIONS TO BE Class O MORTAR FOR STONE & BLOCKWORK TO BE 1:1:6 (cement : hydrated lime : sand) SKIRTINGS TO ALL WALLS AND PARTITIONS TO BE Ex 25x175mm (moulded as detail) AND MITRES AT ALL INTERNAL AND EXTERNAL CORNERS.

GROUND AND FIRST FLOOR CONSTRUCTION
NEW GROUND AND FIRST FLOOR TO BE PC FLOOR (BEAM AND BLOCK TYPE) UNITS WITH 50MM SCREED FINISH WITH CELLECTA SCREEDBOARD28 FINISH. CEILING TO BE SUSPENDED WITH 2 LAYERS 15MM PLASTERBOARD ON METAL BAR SUPPORT SYSTEM (Min. 100mm VOID FOR SERVICES) MIN. 100mm MINERAL WOOL MIN. DENSITY 10kg/m^3.

SECOND FLOOR CONSTRUCTION
NEW SECOND FLOOR TO BE TIMBER JOISTS WITH 18mm WBP PLYBOARD WITH CELLECTA SCREEDBOARD28 FINISH. 125mm QUILT INSULATION BETWEEN JOISTS. CEILING TO BE SUSPENDED WITH 2 LAYERS 15MM PLASTERBOARD ON METAL BAR SUPPORT SYSTEM (Min. 100mm VOID FOR SERVICES)

VENTILATION TO OCCUPIABLE ROOMS/KITCHEN/WC'S
OPENING LIGHTS TO PROVIDE CLEAR AREA OF 1/20th OF ROOM FLOOR AREA & BACKGROUND (TRICKLE) VENTILATION AT RATE OF 400sq mm. / m2 OF FLOOR AREA WHERE THERE ARE NO OPENING WINDOWS TO KITCHEN ACCOMMODATION, MECHANICAL EXTRACT VENTILATION TO BE INSTALLED TO PROVIDE A RATE NO LESS THAN 30 LITRES / SECOND ADJACENT TO HOB. WHERE THERE ARE OPENING LIGHTS, THESE TO PROVIDE CLEAR AREA OF 1/20th OF ROOM FLOOR AREA & BACKGROUND (TRICKLE) VENTILATION AT RATE OF 4000 sq mm. WHERE THERE ARE NO OPENING WINDOWS TO SANITARY ACCOMMODATION, MECHANICAL EXTRACT VENTILATION TO BE INSTALLED TO PROVIDE A RATE NO LESS THAN 6 LITRES / SECOND / WC, OR 3 AIR CHANGES / HOUR. WHERE THERE ARE OPENING LIGHTS, THESE TO PROVIDE CLEAR AREA OF 1/20th OF ROOM FLOOR AREA & BACKGROUND (TRICKLE) VENTILATION AT RATE OF 4000 sq mm PER W.C

STEELWORK
STEELWORK TO BE IN ACCORDANCE WITH NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION – LATEST EDITION. ALL STEELWORK AND CONNECTIONS SHALL BE IN ACCORDANCE WITH B.S.5950 AND B.S. EN 10025. SETTING-OUT AND DETAILS TO STRUCTURAL ENGINEERING DRAWINGS. EXPOSED BEAMS TO BE CLAD OR PAINTED WITH INTUMESCENT PAINT TO GIVE MIN. 60 minute FIRE PROTECTION.

DOOR CONSTRUCTION
ALL DOORS AND SCREENS IN FIRE COMPARTMENTATION WALLS, TO PROVIDE FIRE RESISTANCE AS INDICATED ON DRAWING AND BE FITTED WITH SMOKE SEALS AND SELF CLOSERS. WHERE GLAZED, TO BE FITTED WITH 4.4mm LAMINATED GLASS TO PANELS BELOW 800mm ABOVE FINISHED FLOOR LEVEL. INTUMESCENT STRIPS TO BE PROVIDED TO ALL FIRE DOORS. ALL DOORS TO EMERGENCY EXITS TO BE FITTED WITH PANIC LATCHES OR BOLTS (AS APPROPRIATE) AND 'FIRE EXIT' SIGNS. WHERE VENTILATION GRILLES FITTED IN FIRE DOORS, VENTS TO BE PROTECTED BY INTUMESCENT FIRE BARRIERS WITHIN CORE OF DOOR. ALL DOORS TO BE SOLID CORED WITH HARDWOOD VENEER, LIPPED WITH SOLID HARDWOOD LIPPING TO ALL EDGES. DOUBLE DOORS TO HAVE REBATED MEETING EDGES AND FITTED WITH DOOR SELECTORS & OVERHEAD DOOR CLOSERS. DOOR CASINGS TO BE Ex38mm H.W AND BE DEPTH OF PARTITION PLUS PLASTER BOTH SIDES PLUS ARCHITRAVE BOTH SIDES. DOOR FRAMES, WHERE SPECIFIED, TO BE Ex63x100mm H.W WITH 15mm REBATES

EXTERNAL DRAINAGE
ALL DRAIN PIPES TO BE 100mm & 150mm DIA VITRIFIED CLAY PIPES FITTED WITH FLEXIBLE PUSH-FIT POLYPROPYLENE COUPLINGS LAID TO A TRUE GRADIENT AND STRAIGHT LINE ON A SOLID AND EVEN BED. ALL PIPES PASSING UNDER THE BUILDING TO BE SURROUNDED IN 150mm CONCRETE WHERE TOP OF PIPE WITHIN 300mm OF UNDERSIDE OF CONCRETE SLAB. DRAINAGE SYSTEM TO BE TESTED TO APPROVAL OF S.O / L.A BUILDING CONTROL OFFICER PRIOR TO BACK-FILLING OF TRENCHES.

FILL TO BE WELL COMPACTED IN WHERE PIPELINES PASS THROUGH STRUCTURES, PROVIDE REINFORCED CONCRETE 50mm SPACE ALL ROUND THE PIPE. MASK OPENING BOTH SIDES WITH RIGID SHEET MATERIAL TO INHIBIT ENTRY OF FILL OF VERMIN. WHERE TRENCH IS LESS THAN 1000mm FROM FOUNDATIONS, PIPEWORK TO HAVE 150mm CONCRETE SURROUND & AT A LEVEL NOT LOWER THAN BASE OF WHERE TRENCH IS LESS THAN 1000mm FROM FOUNDATIONS, PIPEWORK TO HAVE 150mm CONCRETE SURROUND AND AT A LEVEL NOT LOWER THAN BOTTOM OF FOUNDATION. WHERE TRENCH IS MORE THAN 1000mm FROM FOUNDATIONS & THE PIPEWORK IS LOWER THAN THE CRITICAL LEVEL, AS DEFINED IN N.B.S CLAUSE R12/480 PIPEWORK TO HAVE 150mm CONCRETE SURROUND. INTERNAL I.C's FITTED WITH DOUBLE-SEALED SCREW-DOWN RECESSED C.I COVERS LIGHT-DUTY C.I COVERS IN LANDSCAPED AREAS & FOOTPATHS AND HEAVY DUTY C.I COVERS WHERE SUBJECT TO VEHICULAR TRAFFIC. ALL BEDDED IN CONCRETE MARGIN. ALL RAINWATER PIPES & WASTE PIPES TO DISCHARGE INTO BACK INLET GULLIES.

INTERNAL DRAINAGE
ALL SOIL & VENT PIPEWORK TO BE TO B.S.4514, SIZED AS DRAWING & SOLVENT WELDED. ALL PIPEWORK SUPPORTED ON MUPVC FIXING CLIPS AT CENTRES RECOMMENDED BY MANUFACTURER. WASTE PIPEWORK TO BE PVC-U TO B.S.5255, INTERNAL DRAINAGE TO BE TO BS 5572. 100MM# SVP WITH COLLECTION MANIFOLD, IN UPVC TO TERMINATE WITH VENTILATOR. 40MM# WASTES TO ALL SINKS, WASHING MACHINE. ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS. ACCESS PLUGS TO BE PROVIDED AT ALL CHANGES IN DIRECTION. MIN TRAP DIAMETERS TO BE SINKS 40MM & WC'S 100MM, COLOUR WHITE, SOLVENT WELDED, SUPPORTED WITH MUPVC FIXING CLIPS AT CENTRES RECOMMENDED BY MANUFACTURER. TRAPS TO BE TO B.S.3943 RODDING EYES TO BE PROVIDED AT ALL MAIN CHANGES IN DIRECTIONS, AS DRAWING, FOR ADEQUATE ACCESS TO CLEAN AND TEST PIPEWORK. ISOLATE PIPEWORK FROM STRUCTURE WHERE PASSING THROUGH WALLS AND FLOORS. PIPES SLEEVED WHERE PASSING THROUGH FIRE COMPARTMENTATION WALLS WITH SEALMASTER, OR EQUAL APPROVED TCI FIRE PIPE CLOSER BUILT INTO WALL & FIXED BELOW FLOOR SLAB, ALL TO SUIT FIRE RATING & PIPE DIAMETERS.
AIR ADMITTANCE VALVES, WHERE INDICATED, TO BE INSTALLED IN A VERTICAL POSITION, ABOVE THE FLOOD LEVEL OF THE HIGHEST APPLIANCE SERVED.

FIRE NOTES
A FULL FIRE ALARM TO STANDARD L1 TO BE PROVIDED. EMERGENCY LIGHTING INCLUDING EXTERNAL LIGHTING TO BE PROVIDED. ILLUMINATED FIRE EXIT SIGNS AND DIRECTIONAL SIGNS AT MAX. 15M CENTRES TO BE PROVIDED. FULL DETAILS OF PROPOSED FIRE ALARM/LIGHTING AND SIGNAGE TO BE TO LA APPROVAL.
DOORS TO STORES TO BE FD30s WITH 'Fire door keep shut' SIGN AFFIXED.

MANAGEMENT OF THE BUILDING SHOULD TO CARRY OUT FIRE RISK ASSESSMENT AND MAINTAIN A WRITTEN STRATEGY STATEMENT FOR SAFE EVACUATION OF DISABLED PERSONS. ALL RESPONSIBLE PERSONS SHOULD BE MADE AWARE AND TRAINED FOR THIS RESPONSIBILITY.

ALL SUSPENDED CEILINGS TO BE RATED 'CLASS 0' IN RELATION TO SPREAD OF FLAMES.

SUSPENDED CEILINGS TO HAVE CAVITY BARRIERS, MAX. 8M CENTRE'S AT LOWER GROUND AND MAX. 20M CENTRE'S TO UPPER FLOOR LEVEL.

NEW STEELWORK TO BE ENCASED IN 15MM GYPROC GLASROC FIRECASE BOARDING TO ACHEIVE 60MIN. FIRE RESISTANCE.

EMERGENCY LIGHTING TO IN ACCORDANCE WITH BS5266: PT1:2005.
AUTOMATIC FIRE DETECTION AND ALARM IN ACCORDANCE WITH BS5839: PT1:2002.
FIRE SAFETY SIGNS AND NOTICES TO COMPLY IN ACCORDANCE WITH BS5499: PT1:2002. CERTIFICATION TO BE PROVIDED AT COMPLETION

MECHANICAL VENTILATION
CONTRACTOR TO PROVIDE FULL DETAILS OF MECHANICAL EXTRACT SYSTEM PROVIDED TO WIDOWLESS AREAS IN THE LOWER GROUND FLOOR.

GLAZING IN CRITICAL LOCATIONS
IN INTERNAL AND EXTERNAL LOCATIONS WHERE THE REQUIREMENTS OF SAFE BREAKAGE APPLIES THE USE OF LAMINATED OR TOUGHENED GLASS MUST BE EMPLOYED. TOUGHENED OR LAMINATED GLASS SHOULD BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. WHERE A WINDOW/PANEL GLAZING WILL BE WITHIN 800MM ABOVE FINISHED FLOOR LEVEL.
2. WHERE DOOR GLAZING WILL BE WITHIN 1500MM ABOVE FINISHED FLOOR LEVEL.
3. WHERE WINDOW/PANEL GLAZING IS WITHIN 300MM OF A DOOR OPENING AND 1500MM ABOVE FINISHED FLOOR LEVEL.
ALL GLAZING APPLICABLE TO THIS REQUIREMENT SHALL BE TO BS6202.

PART M REQUIREMENTS
LEVEL ACCESS TO BE PROVIDED AT ENTRANCES AT UPPER AND LOWER LEVELS

DOORS ACROSS MAIN CIRCULATION ROUTES TO HAVE VISION PANELS IN THE RANGE 500-1500MM ABOVE FFL

ACCESSIBLE THRESHOLD TO BE PROVIDED AT ALL ENTRANCES INTO THE BUILDING

DISABLED WC TO HAVE FIXTURES AND FITTINGS WHICH HAVE COLOUR CONTRAST WITH WALLS AND FLOOR, LAYOUT TO BE STRICTLY IN ACCORDANCE WITH DIAG.S 18 & 19 OF APPROVED DOCUMENT M

MANUALLY OPERATED DOORS TO HAVE A MAX. RESISTANCE FORCE OF 20N

ALL NEW INTERNAL AND EXTERNAL DOORS TO HAVE A MIN. CLEAR OPENING WIDTH OF 900MM

ALL SWITCHES AND SOCKETS TO BE LOCATED BETWEEN 450 AND 1200MM ABOVE FINISHED FLOOR LEVEL

A NEW LIFT IS TO BE PROVIDED AS DETAILED. THE INSTALLATION TO FULLY COMPLY WITH AD PART M

NEW STAIRCASES BE DISABLED AMBULANT TO HAVE A GOING OF 280MM WITH A MAX. RISE OF 165MM, A MAX. OF 12 TREADS BETWEEN LANDINGS. HANDRAILS TO BE PROVIDED TO BOTH SIDES OF THE STAIRS. DETAILS TO COMPLY WITH REQUIREMENTS OF AD PART M. STAIRS TO BE FITTED WITH CONTRASTING NOSINGS

MECHANICAL AND ELECTRICAL INSTALLATION
CONTRACTOR TO PROVIDE FULL DESIGN AND INSTALLATION DRAWINGS FOR MECHANICAL AND ELECTRICAL INSTALLATIONS BEFORE COMMENCING WORKS ON SITE. THE FOLLOWING DETAILS ARE TO BE INCLUDED
- FULL DETAILS OF MECHANICAL VENTILATION AND FRESH AIR SUPPLY, DESIGNED AND INSTALLED BY APPROVED CONTRACTORS, CERTIFICATE OF COMPLIANCE TO BE ISSUED AT END OF PROJECT (AD PART F)
- FULL DETAILS OF HEATING AND HOT WATER INSTALLATION (AD PART G)
- FULL DETAILS OF HEAT PRODUCING APPLIANCES FLUES (AD PART J)

MECHANICAL, ELECTRICAL AND HEAT PRODUCING APPLIANCES TO BE DESIGNED, INSTALLED AND COMMISSIONED BY APPROVED COMPETENT PEOPLE. CERTIFICATE OF COMPLIANCE WITH APPROVED DOCUMENT PART L TO BE SUPPLIED AT COMPLETION OF WORKS.
ALL ELECTRICAL AND MECHANICAL HEATING AND COOLING APPLIANCES TO COMPLY WITH AD L2A.
ON COMPLETION A AIR TEST IS TO BE CARRIED OUT AND UPDATED SBEM CALCULATIONS SUPPLIED TO INSPECTOR.
A ENERGY PERFORMANCE CERTIFICATE TO BE PROVIDED 5 DAYS PRIOR TO OCCUPATION OF BUILDING.

Rev E - Updated plan to clients "as built"	Dec 2022
Rev D - Updated plan to clients "as built"	Dec 2022
Rev C - Updated plan with window door numbers	March 2020
Rev B - Updated plan to clients requirements	Oct 2019
Rev A - Updated to building control comments	Jan 2017

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Drawing Title
Alterations for Pakistan Muslim Association
Northgate, Dewsbury
Proposed Basement Plan

Scale	Date	Drawn by	Checked by
1:50	Oct 2016	y y musa	
DRAWING No. 708/AC/01			Revision E

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