

ACCESSIBILITY

ALL DOORS TO BE 826MM OR 726 WIDE UNLESS OTHERWISE SPECIFIED.

THE EXTERNAL DOORS ARE TO PROVIDE A MINIMUM OF 775MM CLEAR OPENING.

ALL SOCKETS AND SWITCHES IN HABITABLE ROOMS ARE TO BE LOCATED AT APPROPRIATE HEIGHTS BETWEEN 450MM AND 1200MM FROM THE FLOOR.

LIGHTING AND POWER TO BE AS SHOWN ON THE DRAWING BUT EXACT HEIGHT AND LOCATION OF LIGHT SWITCHES AND SOCKETS TO BE AGREED WITH CLIENT IN LINE WITH MOBILITY STANDARDS.

NB ENSURE THAT SILLS OF EXTERNAL FOLDING DOORS ARE LOCATED SO THAT THEY ARE FLUSH WITH THE INTERNAL FLOOR LEVEL WITH NO UPSTANDING LIP TO ENSURE THAT WHEELCHAIR USE IS UNHINDERED.

INTERNAL FINISHES

WALLS AND CEILINGS TO RECEIVE ONE MIST COAT AND TWO COATS OF DULUX WHITE MATT EMULSION OTHER THAN THE KITCHEN, UTILITY ROOM, WC, BATHROOMS AND SHOWER WHICH ARE TO RECEIVE ONE MIST COAT AND TWO COATS OF DULUX WHITE EGGSHELL EMULSION OR OTHERWISE AGREED WITH THE CLIENT.

ALL INTERNAL TIMBER WORK - I.E. SKIRTINGS, DOOR FRAMES, STOPS AND CILL BOARDS ETC. - TO BE RUBBED DOWN, KNOTTED, PRIMED, PAINTED WITH TWO COATS OF OIL BASED UNDERCOAT AND FINISHED WITH ONE COAT OF MATT DULUX PAINT, COLOUR TO BE AGREED. BACKS OF NEW SKIRTINGS TO BE PRIMED PRIOR TO FIXING.

ALL EXPOSED METAL PIPE WORK TO BE RUBBER DOWN, PRIMED, TWO COATS OF UNDERCOAT AND ONE COAT OF MATT WHITE DULUX PAINT.

ROOF CONSTRUCTION – REFURBISHMENT

EXISTING WELSH SLATES AND RIDGE TILES TO BE CAREFULLY REMOVED AND STACKED FOR REUSE STRIP OF EXISTING ROOFING BATTENS AND ROOFING FELT AND CHECK AND REPLACE ANY ROTTEN OR BROKEN TONGUE AND GROVE BOARDING BEFORE LAYING MONARKTILE 1P BITUMINOUS ROOFING UNDERLAY (BAT FRIENDLY). FIX TREATED 50 X 25 COUNTER BATTENS AND 50 X 25 BATTENS BEFORE RE-FIXING SLATES. OLD SLATES TO BE USED ON THE FRONT ELEVATION AND NEW SLATES THAT MAY BE NEEDED TO BE FIXED ON THE REAR ELEVATION. ALLOW FOR MAKING GOOD THE LEAD AROUND THE ROOF RIDGE ORNAMENTATION. CHECK ENDS OF RAFTERS FOR ROT AND REPLACE WITH THE SAME SECTION SIZE AS NECESSARY. REPLACE THE TILTING FILLETS, FASCIAS AND BARGE BOARDS TO MATCH THE SAME PROFILE AS THE EXISTING. CLOAKING - USE BLACK COLOURED MORTAR. REPLACE ALL GUTTERING AND DOWN PIPES WITH BLACK POLYESTER COATED ALUMINIUM RAINWATER GOODS FIXED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.

ROOF WORK AND MATERIALS TO BE IN ACCORDANCE MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS AND TO BS 5534. FULL CROSS FLOW VENTILATION MUST BE ENSURED TO ALL VENTILATED ROOF VOIDS.

STRUCTURAL AND EXPOSED TIMBERS

ALL STRUCTURAL TIMBERS TO BE GRADE SC4 GRADE UNLESS OTHERWISE SPECIFIED.

ROOF MEMBERS AND EXPOSED TIMBERS TO BE VACUUM PRESSURE IMPREGNATED WITH TANALITH C, VAC VAC OR SIMILAR PRESERVATIVE APPLICATION TO BS 5268 PART 5 WITH ANY CUT ENDS TREATED ON SITE WITH PROPRIETARY MOISTURE RESISTING PRESERVATIVE.

WHERE TIMBERS ARE TREATED WITH ORGANIC SOLVENT TYPE PRESERVATIVES THEY MUST BE APPLIED AS PER THE BWPA COMMODITY SPECIFICATION C8.

INTERNAL FIRE SPREAD – STRUCTURE

ALL STRUCTURAL STEEL TO BE PROTECTED WITH TWO LAYERS OF 12MM THICK FIRELINE BOARD - MINIMUM FIRE PROTECTION ONE HOUR.

INTERNAL SURFACE SPREAD OF FLAME

ALL MATERIALS USED FOR THE FINISH OF WALLS AND CEILINGS TO HAVE A CLASS "0" SPREAD OF FLAME.

FIRST FLOOR CONSTRUCTION

22MM THICK T&G BOARDING - TYPE CL TO BS 5669 WITH A MINIMUM MASS PER UNIT AREA OF 15 kg/m2 FIXED WITH 50MM SCREWS OR FLAT ANNULAR RING SHANK NAILS. IN EN-SUITE AREA WHERE TILING MIGHT BE REQUIRED USE 22MM WBP GRADE PLYWOOD READY FOR TILING ON EASI-JOIST 254MM DEEP X WIDTH AND CENTRES TO BE CONFIRMED BY THE STRUCTURAL ENGINEER/MANUFACTURES/SUPPLIERS WITH 12.5MM PLASTERBOARD WITH A MINIMUM MASS OF 10 kg/m2 AND SKIM FIXED TO UNDERSIDE OF JOIST. PROVIDE 100MM DEEP ISOVER SOUND INSULATION BETWEEN EASI-JOISTS. JOISTS TO BE HUNG OFF EXISTING WALL.

EXTERNAL WINDOWS AND DOORS

EXISTING EXTERNAL SINGLE GLAZED LEAD WINDOWS ARE TO BE CAREFULLY REMOVED AND RESTORED AND REINSTATED BY SPECIALISTS SUCH AS STEVE SHERRIFF STAINED GLASS SPECIALISTS

INTERNALLY PROVIDE AND INSTALL NEW SECONDARY HARDWOOD GLAZING FITTED WITH DOUBLE GLAZED UNITS WITH SOFT LOW E COATING, ARGON FILL WITH A MINIMUM 16MM WIDE GAP WITH WARM EDGE SPACER TO PROVIDE AND AVERAGE U-VALUE OF 1.60W/m2/deg K. THE MANUFACTURE IS TO PROVIDE DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURE TOGETHER WITH A CERTIFICATE OR LETTER OF CONFIRMATION THAT THE FENSA GUIDANCE HAS BEEN FOLLOWED.

GLAZING TO BE INSULATING GLASS UNITS TO BS 5713, HERMETICALLY SEALED AND KITE MARKED CERTIFIED. LAMINATED GLASS (WHERE SPECIFIED) TO BS 4206. THE FINISHED WINDOW MUST COMPLY WITH BS6375 TO SEVERE RATING. A METHOD OF LOCKING ALL CASEMENTS MUST BE PROVIDED TO BS 8220 PART 1. A MINIMUM 10 YEAR WRITTEN GUARANTEE MUST BE GIVEN FOR THE WINDOWS. WINDOWS TO BE FIXED USING PROPRIETARY ANCHOR FIXINGS AT MAXIMUM 450MM CENTRES OR GALVANISED ANGLES AND PLATED SCREWS. WINDOWS TO BE SEALED TO STRUCTURAL OPENING WITH APPROVED SILICONE MASTIC. GLAZING TO BE STANDARD CLEAR GLAZING EXCEPT TO WINDOWS TO BATHROOMS AND CLOAK'S WHICH ARE TO BE OBSCURE GLAZED. ALL WINDOWS TO BE GLAZED WITH BEADS AND SEALANT.

TIMBER STAIRS

20 NO. RISERS OF MAXIMUM 200MM. TOTAL RISE: 3992MM WITH 25MM THICK RISERS. 230MM GOINGS. 12MM NOSING OVERLAP. 41.53° PITCH AND 32MM THICK TREADS. 100 X 100MM GEORGIAN NEWEL POSTS AND GEORGIAN BALUSTRADES. MAXIMUM GAP BETWEEN VERTICAL SPIROLES TO BE 90MM. HEIGHT OF HANDRAIL TO BE 900MM MINIMUM ABOVE THE PITCH LINE AND 1000MM MINIMUM ABOVE THE LANDINGS. HEADROOM OVER STAIRS AND LANDINGS TO BE MINIMUM OF 2000MM MINIMUM CLEAR UNOBSTRUCTED WIDTH OF STAIRS TO BE 900MM

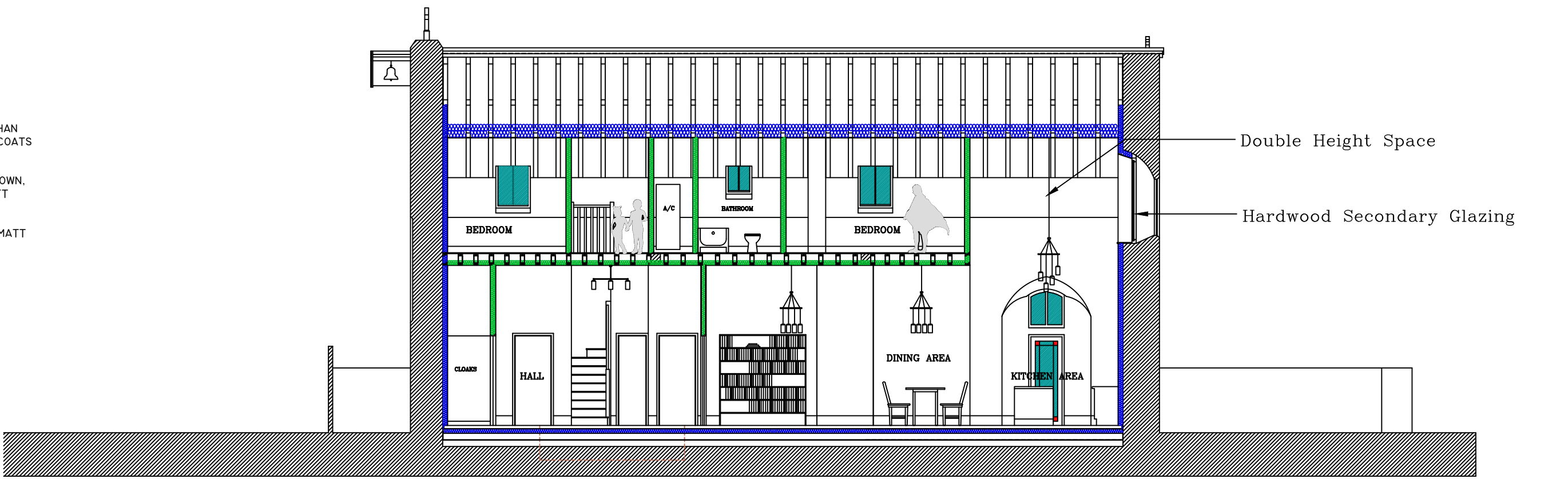
NOTE: SITE DIMENSIONS MUST BE CHECKED BEFORE MANUFACTURE.

LINTELS

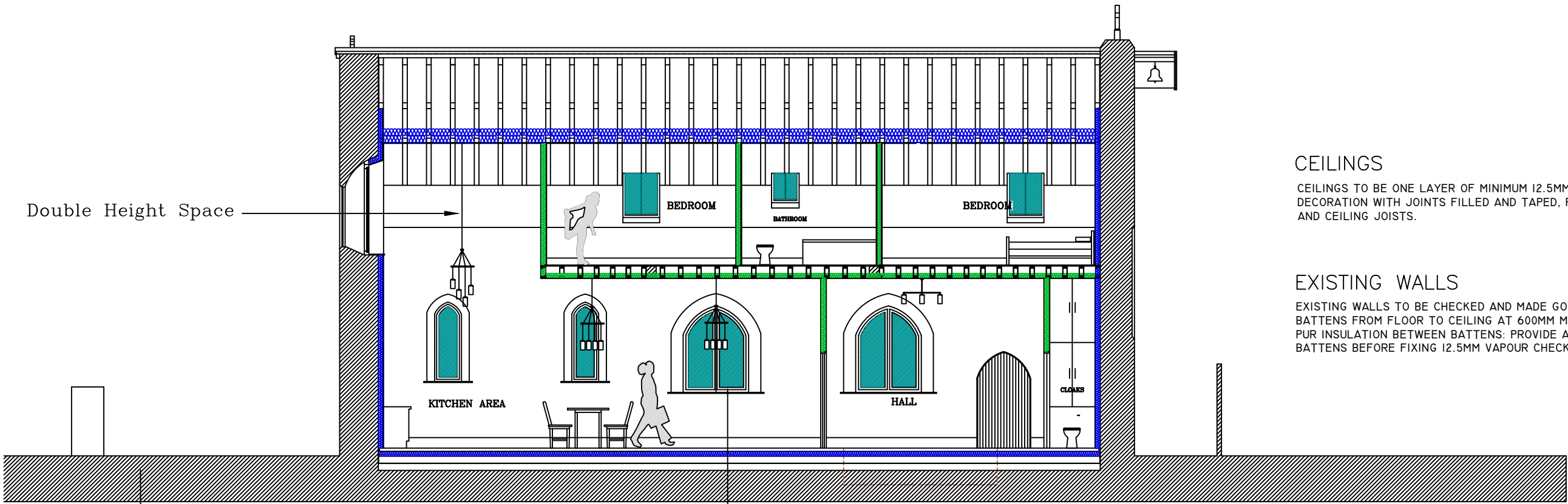
ALL NEW LINTELS UNLESS OTHERWISE SPECIFIED TO BE GALVANIZED MILD STEEL AND INSULATED TO BE BS 5977 PART 1, AND SHOULD HAVE A MINIMUM END BEARING OF 150MM. LINTELS TO BE MANUFACTURED BY I.G. LINTELS LIMITED OR EQUIVALENT. ALL LINTELS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURES REQUIREMENTS. TRAY DPC'S ARE TO BE PROVIDED OVER ALL STEEL LINTELS IN EXTERNAL WALLS. TRAY DPC'S TO EXTEND PAST EITHER END OF LINTELS AND INNER FACE OF THE CAVITY CLOSERS BY 150MM. ENDS OF TRAYS TO BE DRESSED UP TO PREVENT DISCHARGE OF WATER FROM THE END OF THE TRAYS INTO THE CAVITY. ANY JOINTS ARE TO BE WELL LAPPED AND SEALED. THE UPSTAND PART OF THE DPC TO BE DRESSED INTO THE INNER SKIN OF THE CAVITY WALL DOWN OVER THE TOP OF THE LINTEL AND OUT IN BETWEEN THE TOP OF THE LINTEL AND OUTER SKIN OF THE CAVITY WALL. WEEPHOLES ARE TO BE LOCATED AT MAXIMUM 450MM CENTRES WITH AT LEAST TWO PER OPENING.

DPC'S

DPC'S HYLOAD OR EQUIVALENT TO BE PROVIDED AT ALL OPENINGS WITH TRAYS AT HEADS, SILLS, AIR BRICKS, METER CABINETS ETC. WITH AT LEAST 150MM OVERHANGS BEYOND THE INNER FACE OF THE CAVITY CLOSER AND ARE TO EXTEND 25MM BEYOND THE ENDS OF ANY LINTEL AND HAVE STOP ENDS TO PREVENT WATER DISCHARGING FOR THE ENDS OF THE TRAY INTO THE CAVITY. ANY JOINTS TO BE WELL LAPPED AND SEALED AND THE UPSTAND PART OF THE DPC MUST BE RETURNED INTO THE INNER FACE OF THE MASONRY. WEEPHOLES ARE TO BE LOCATED AT MAXIMUM 450MM INTERVALS WITH AT LEAST TWO PER OPENING.



SECTION A-A

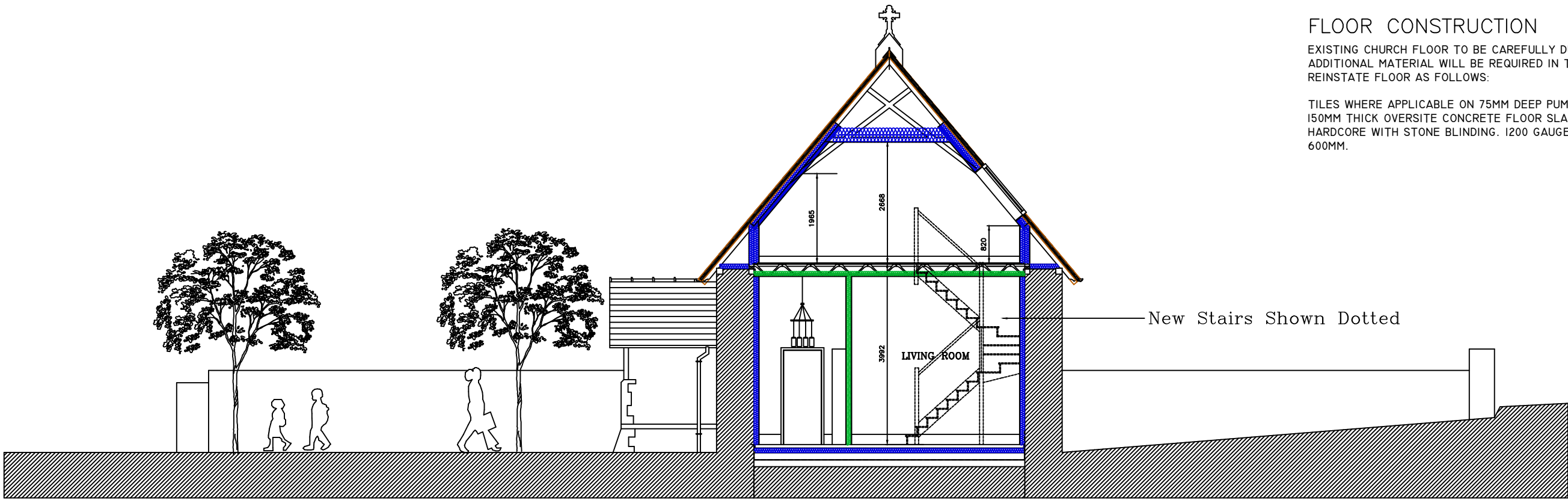


SECTION B-B

MOVEMENT

MOVEMENT JOINTS IN FLOOR FINISHES OR WALLING ETC MUST BE LOCATED WITH SUFFICIENT FREQUENCY TO AVOID PROBLEMS DUE TO MOVEMENTS OF ANY MATERIALS, COMPONENTS OR ELEMENTS, AND AT MAJOR STRUCTURAL MOVEMENT JOINTS.

ALL ASSEMBLIES SHALL INCORPORATE INCONSPICUOUS MOVEMENT JOINTS TO ACCOMMODATE BOTH THERMAL AND BUILDING MOVEMENT, SO AS TO AVOID DISTORTION AND DAMAGE OF THE ASSEMBLY OR ADJOINING STRUCTURE. ACCOMMODATE MOVEMENT DUE TO MOISTURE AND TEMPERATURE CHANGES, STRUCTURAL DEFLECTION, SELF WEIGHT, NATURAL SHRINKAGE, CREEP AND THE LIKE.



SECTION C-C

FLOOR CONSTRUCTION

EXISTING CHURCH FLOOR TO BE CAREFULLY DUG OUT TO A MINIMUM DEPTH OF 500MM AND 1200MM AT THE ALTER END. ADDITIONAL MATERIAL WILL BE REQUIRED IN THE FLOOR RECESS TO THE MIDDLE AND REAR OF THE CHURCH AND REINSTATE FLOOR AS FOLLOWS:

TILES WHERE APPLICABLE ON 75MM DEEP PUMPED SCREED ON 500 GAUGE VISQUEEN ON 100MM PUR INSULATION ON 150MM THICK OVERSITE CONCRETE FLOOR SLAB ON 1200 GAUGE VISQUEEN ON 150MM MINIMUM WELL CONSOLIDATED HARDCORE WITH STONE BLINDING. 1200 GAUGE VISQUEEN TO BE DRESSED UP BEHIND WALL INSULATION A MINIMUM OF 600MM.



Revisions:				Chk:
Rev No.	Date:	Revision:		
A	0517	TWO ROOFLIGHTS AMENDED		RWJ

Project:
ST JOHN'S CHURCH
LIBANUS
BRECON

Title:
Sections A-A, B-B + C-C

Scale: 1:100
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Drawn: RWJ
Checked: RWJ
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Rev. A

BAS
BEACON ARCHITECTURAL SERVICES

