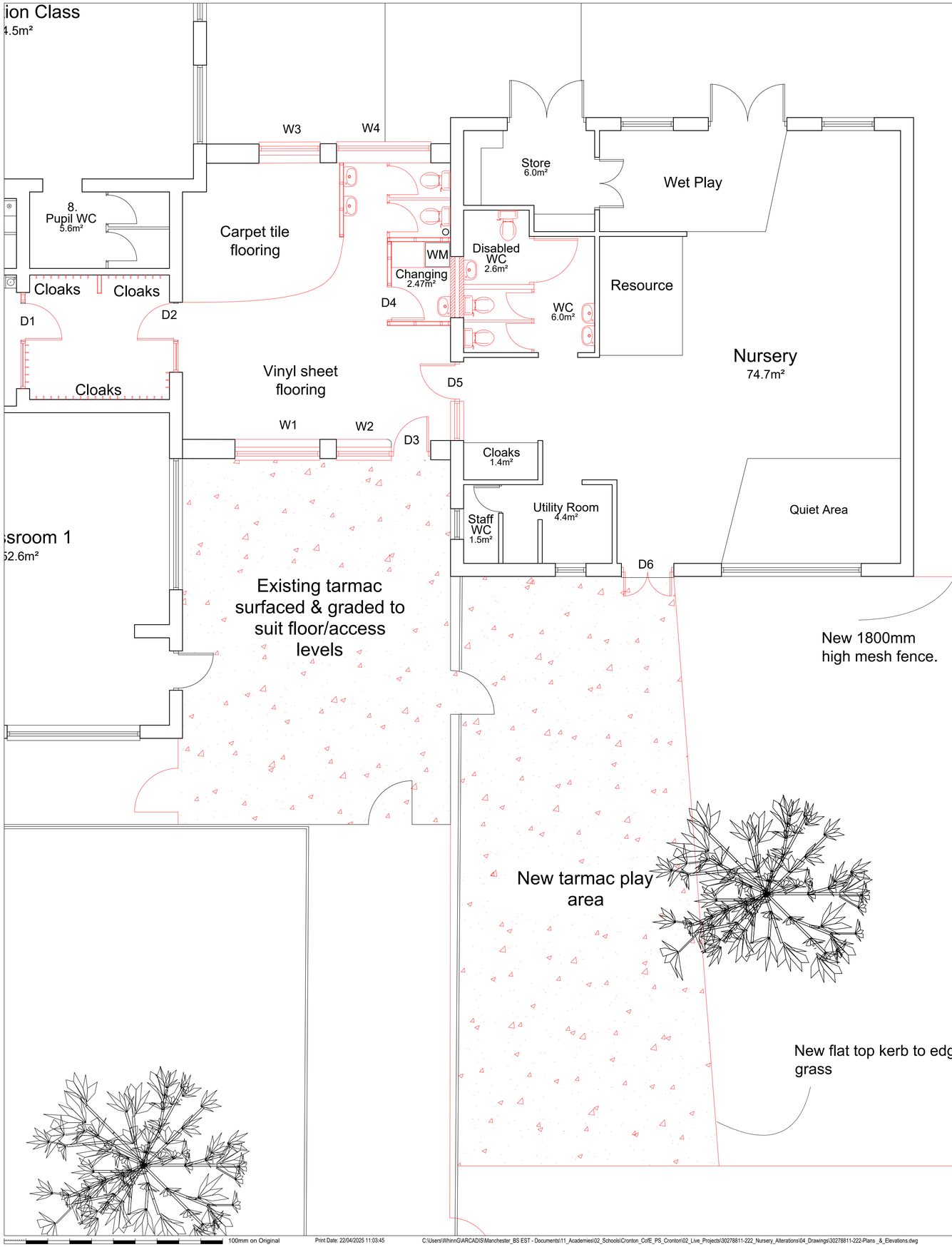


Brief Scope of Works

The works comprise the Infilling of the existing covered walkway with new floor, brickwork, windows etc together with general improvements to the existing nursery area.

General Notes

Do not scale off the drawings.
All heights, levels, sizes and dimensions to be checked on site before any worksare put in hand.

The manufacturer's recommendations are to be followed in respect of the installation and fixing of all products and any discrepancies between those recommendations and any other requirements of the specification and/or drawings are to be notified to the Contract Administrator (CA).

Excavations

All waste arising shall be disposed of off site.
Prior to commencement, the Contractor shall examine all available information, carry out a survey of the structure and surrounding site, and submit a survey report and method statement to the CA covering all matters set out in the HSE Guidance Note GS/29/1 paragraph 32.

Foundations

All foundations, including ground floor slab construction to be to the satisfaction of the Approved Inspector, to suit ground conditions and to be of adequate size and depth (min depth 1200mm). Any dimensions indicated are provisional and subject to site inspection.
CONCRETE: All concrete used for the works shall achieve a minimum compressive strength of 30KN/M2 at 28 days.

Floor Construction

Floor construction of the Extension to comprise vinyl sheet/carpet on 150mm thick concrete C30 mix reinforced slab, with A193 mesh with minimum 450mm side and end laps. Lay slab on 500 gauge polythene separating layer on 80mm thick Kingspan "Kooltherm K3" insulation laid on 2000 gauge visqueen dpm lapped to horizontal dpc on 50mm sand blinding on minimum 350mm consolidated hardcore free from organic material compacted in layers not exceeding 150mm.
Insulate perimeter slab edge with 25mm thick Kingspan "TF70" wall insulation to extend 200mm min beyond floor insulation.

Floor construction to attain a U Value not exceeding 0.22 W/sqmk.

Damp Proof Courses

All dpc's to be a minimum of 150mm above external ground level.
Openings in new cavity walls to have vertical and horizontal dpc's.

Fire Exit Signage

Provide Euro3 legend emergency exit signage above internal door D4, as agreed with the Fire Officer and the Approved Inspector.

Windows & External Doors

Supply and fix new Powder coated aluminium window frames complete with double glazing. Trickle vents to be fitted to all opening lights and to be controllable from the inside.
Windows to be obtained from approved supplier. Provide and install 6.4mm clear laminated safety glass to BS6206 Class B to all window glazing and all door glazing below 850mm. All double glazed units to be manufactured and hermetically sealed in accordance with BS5713:1979.

Double glazed external doors to be obtained from approved supplier and provided with 6.4mm clear laminated safety glass to BS6206 Class B. All double glazed units to be manufactured and hermetically sealed in accordance with BS5713:1979.

U value of windows 1.6w/m2K and external doors to not exceed 1.6 W/sqmK.

Electricity (refer to M&E Spec)

Install new power sockets as indicated at 450mm above FFL.
Providing new ring mains as necessary. Installation is to be in accordance with latest regulations published by the IEE. The electrical contractor is to be a member of the NICEIC. The main contractor is to provide the Contract Administrator with an Installation Test and Completion Certificate.

Drainage

All below ground drainage to be 100/150 mm diameter clay ware as specified, surrounded in 150mm concrete where drain lies below or within 1 metre distance from building, or boundary wall, laid to 1:40 fall, bedded and back filled in class 'B' bedding, all to the satisfaction of the Approved Inspector.

Provide concrete lintels where the drain passes through load bearing internal and/or external walls.

Wastes to sink units to be 40mm diameter PVCu and to be fitted with 75mm deep seal bottle traps.
Connect all sink branch discharge pipe into internal sealed gully.

New Cavity Walls

External walls to be in cavity construction comprising 102.5mm facing bricks to outer leaf to match existing, 75 mm full fill cavity insulated with Earthwool® DriTherm Cavity Slab 32 with ECOSE® Technolog fixed to inner leaf of 100mm celcon standard blocks using Class 3 mortar to provide bearing capacity 7N/mm² to give a total wall U Value not exceeding 0.28 W/sqmK

Proprietary 200mm stainless steel restraint/cavity ties (5/M2) spaced at 750mm centres horizontally and 450mm centres vertically. Cavity tie drips to be correctly positioned.

New Cavity Walls (cont'd)

Provide weak mix concrete cavity fill up to ground level (no less than 225mm below DPC), and form weep holes in external leaf at 900mm centres above ground level.

Drainage

All below ground drainage to be 100/150 mm diameter clay ware as specified, surrounded in 150mm concrete where drain lies below or within 1 metre distance from building, or boundary wall, laid to 1:40 fall, bedded and back filled in class 'B' bedding, all to the satisfaction of the Approved Inspector.

Provide concrete lintels where the drain passes through load bearing internal and/or external walls.

Wastes to sink units to be 40mm diameter PVCu and to be fitted with 75mm deep seal bottle traps.
Connect all sink branch discharge pipe into internal sealed gully.

Security Alarm provision

Existing security alarm system to be extended to cover all areas included in the works cloakroom/circulation areas. Locations/quantities of new PIRs and relocation of existing potentially affected by the work to be determined by the contractor and agreed with the Contract Administrator.

Lighting - (To be designed by M&E Consultant)

Provide and install all high efficiency lighting units including emergency fittings; Luminaires to be connected to ceiling mounted PIRs activated by movement and lighting units to be switched as shown. Switches to incorporate key test for emergency fittings and to be located at 1m above FFL. Provide new ring mains as necessary.

Lintels

Provide support over new openings within cavity construction with Catnic Cougar lintels to suit wall width / opening size with 150mm end bearing either side.

Internal Doors

Provide and fix new internal doors as indicated, complete with 25mm rebated s.w. frames and treated softwood architraves to side of frame.
Provide and fix approved overhead door closers as specified to all new internal doors except store doors.
Glazed doors to have clear line of sight between 500mm &1500mm above FFL.

Timber Treatment

All external joinery to be double vacuum pressure preservative impregnated.
Embedded timbers and battens for fixing of cladding to be preservative treated to BS4072.

Internal Joinery

Provide and fix new cill boards to windows W1 - W4.

Provide new skirtings and arcitraves to perimeter of new walls to match exisiting.

Heating Installation - (To be designed by M & E Consultant)

All radiators to be LST and fitted with Thermostatic Radiator Valves.

NOTES:

LEGEND:

Rev	Date	Description	Drawn	Check	Approv

Client

The Board of Governors
Cronton C of E Primary School

PROJECT:
Nursery Extension

Site

Client

The Board of Governors
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TITLE:

Proposed Plans

Designed		Signed	Date
Drawn	GW	Signed	Date Apr '25
Checked	GW	Signed	Date Apr '25
Approved		Signed	Date
Scale:	1:100	Datum:	
Original Size:	A1	Grid:	
Suitability Code:		Project Number:	30278811-222
Suitability Description:			

Drawing Number: 30278811-222 - 03

Revision:

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