



PROJECT DRAWINGS

Project: **TOILET BLOCK REFURBISHMENT
WHARF LANE RECREATION GROUND
CANAL WAY
ILMINSTER**

Applicant: **Ilminster Town Council**

Project No.: **319/01**

Date.: **January 2017**

Minster Architecture Architectural Consultants

90 Herne Rise, Ilminster, TA19 0HL

Tel: 01460 241331

email: info@minsterarch.com


Contents

1. Drawing Issue Sheet
2. Project Drawings

1. Drawing Issue Sheet

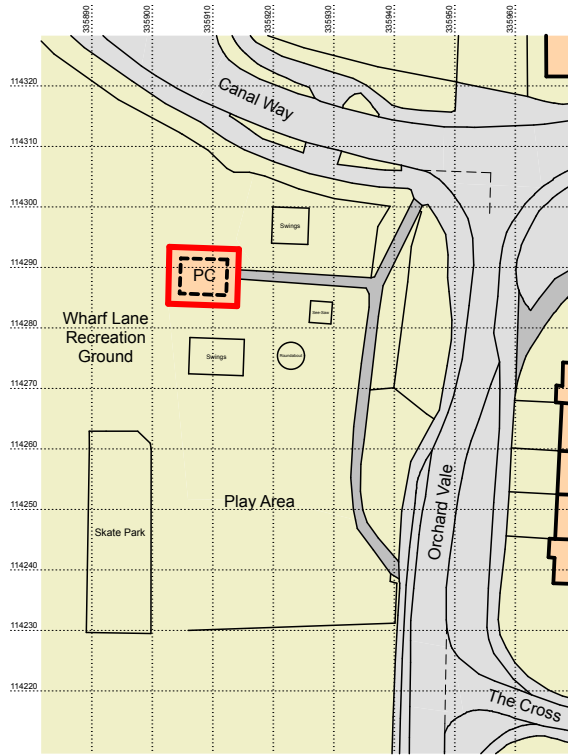
Date:	19/01/2017	07/01/2017																		
Issued to:																				
Ilminster Town Council	2	1 + Elec																		
South Somerset D.C. – Building Control																				

Drg No.	Drawing Title:	Size	Scale	Revision No.																
TEN01	Site Block plan	A3	1:500	✓	✓															
TEN02	Floor Plan – Strip Out Detail	A3	1:50	✓	✓															
TEN03	Roof Plan – Strip Out Detail	A3	1:50	✓	✓															
TEN04	Elevations – Strip Out Detail	A3	1:100	✓	✓															
TEN05	Section X-X – Strip Out Detail	A3	1:50	✓	✓															
TEN06	Section Y-Y – Strip Out Detail	A3	1:50		✓															
TEN07	Floor Plan – Reinstatement Detail	A3	1:50	✓	✓															
TEN08	Roof Plan – Reinstatement Detail	A3	1:50	✓	✓															
TEN09	Elevations – Reinstatement Detail	A3	1:100	✓	✓															
TEN10	Section X-X – Reinstatement Detail	A3	1:50	✓	✓															
TEN11	Section Y-Y – Reinstatement Detail	A3	1:50		✓															
TEN12	Stone Plinth Detail	A4	1:20		✓															
TEN13	General Notes & Plinth Detail	A3	1:20	✓	✓															
	Structural Engineers Report	A4	NTS	✓	✓															
	Specification of Works	A4	NTS	✓	✓															
	H & S Information and Site Photo's	A4	NTS		✓															

 <p>MINSTER ARCHITECTURE ARCHITECTURAL CONSULTANTS</p> <p>• 90 Horne Rise • Ilminster • SOMERSET • TA19 0HL</p> <p>Tel: +44(0)1460 241331 & +44(0)1935 840756 email: ian@minsterarch.com</p>	Issued Status	Preliminary	Tender																	
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Project :	Proposed Toilet Block Refurbishment Wharf Lane Recreation Ground, Ilminster		
Project No.	319/01	Sheet No.	1 of 1

2. Project Drawings



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Project :
**PROPOSED REFURBISHMENT
 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**

On Behalf of :
Iminster Town Council

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Drawing Title :
**SURVEY DRAWING
 Site Location Plan**

Scale : 1:1250
 Date : January 2017

Drawn by :

Project Ref. : 319/01	Drawing No. SUR01	Rev. :
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Project :
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 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**

On Behalf of :
Iminster Town Council

Drawing Title :
**SURVEY DRAWING
 Site Block Plan**

Scale : 1:500 @ A3

Date : January 2017

Drawn by :

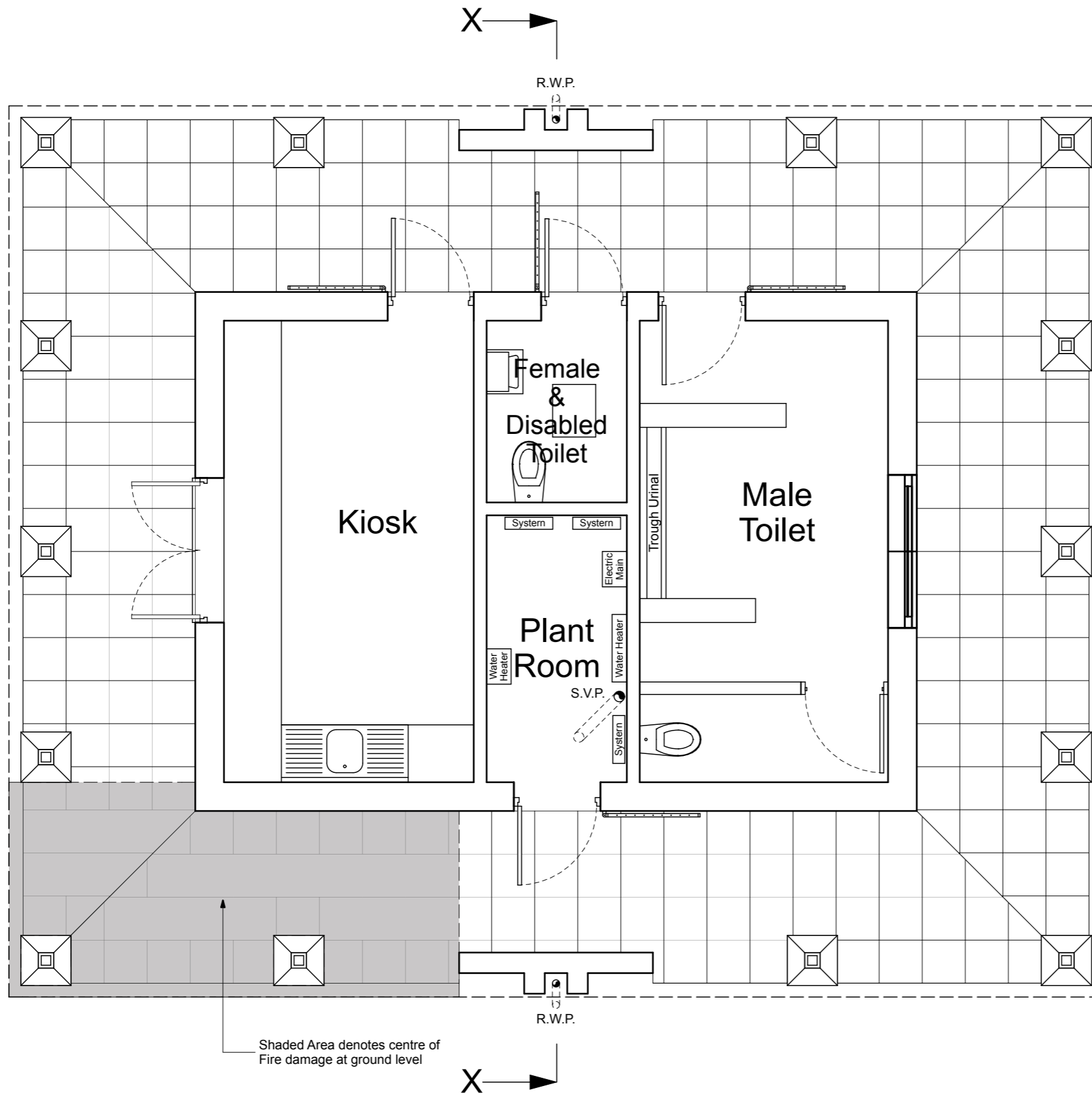
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Project :
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 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**

On Behalf of :
Ilminster Town Council

Drawing Title :
**SURVEY DRAWING
 Existing Floor Plan**

Scale : 1:50 @ A3

Date : January 2017

Drawn by :

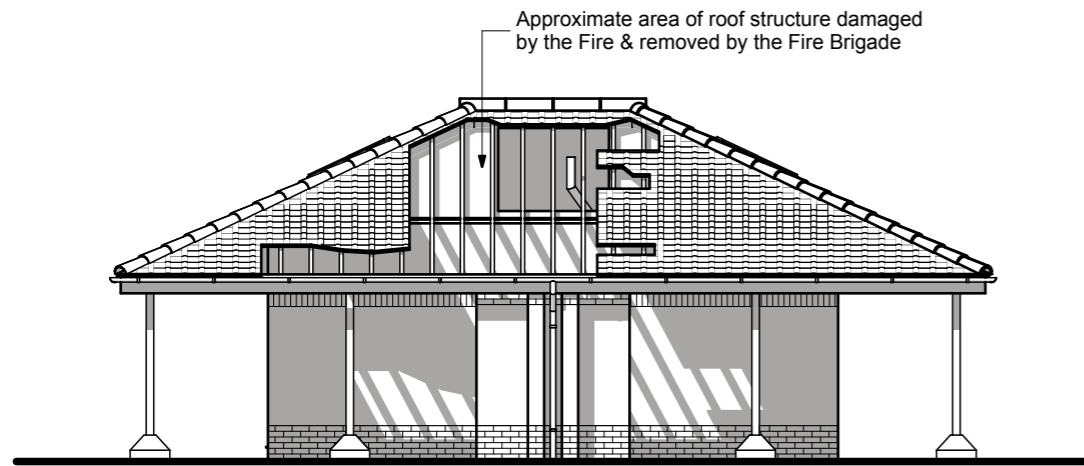
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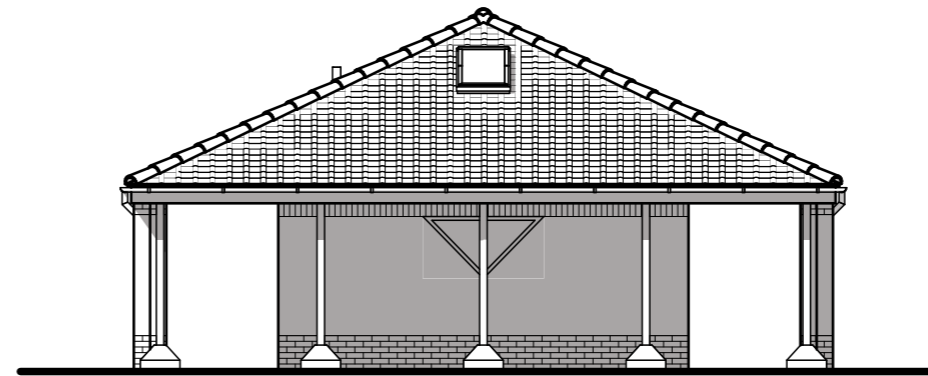
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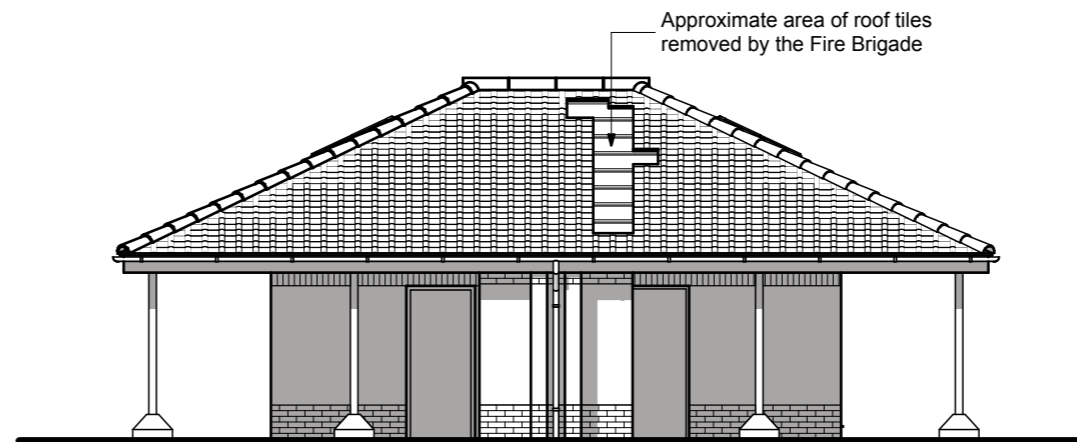
Existing South Elevation.



Existing East Elevation.



Existing West Elevation.



Existing North Elevation.

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 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**

On Behalf of :
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Drawing Title :
**SURVEY DRAWING
 Existing Elevations**

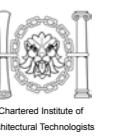
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Date : January 2017

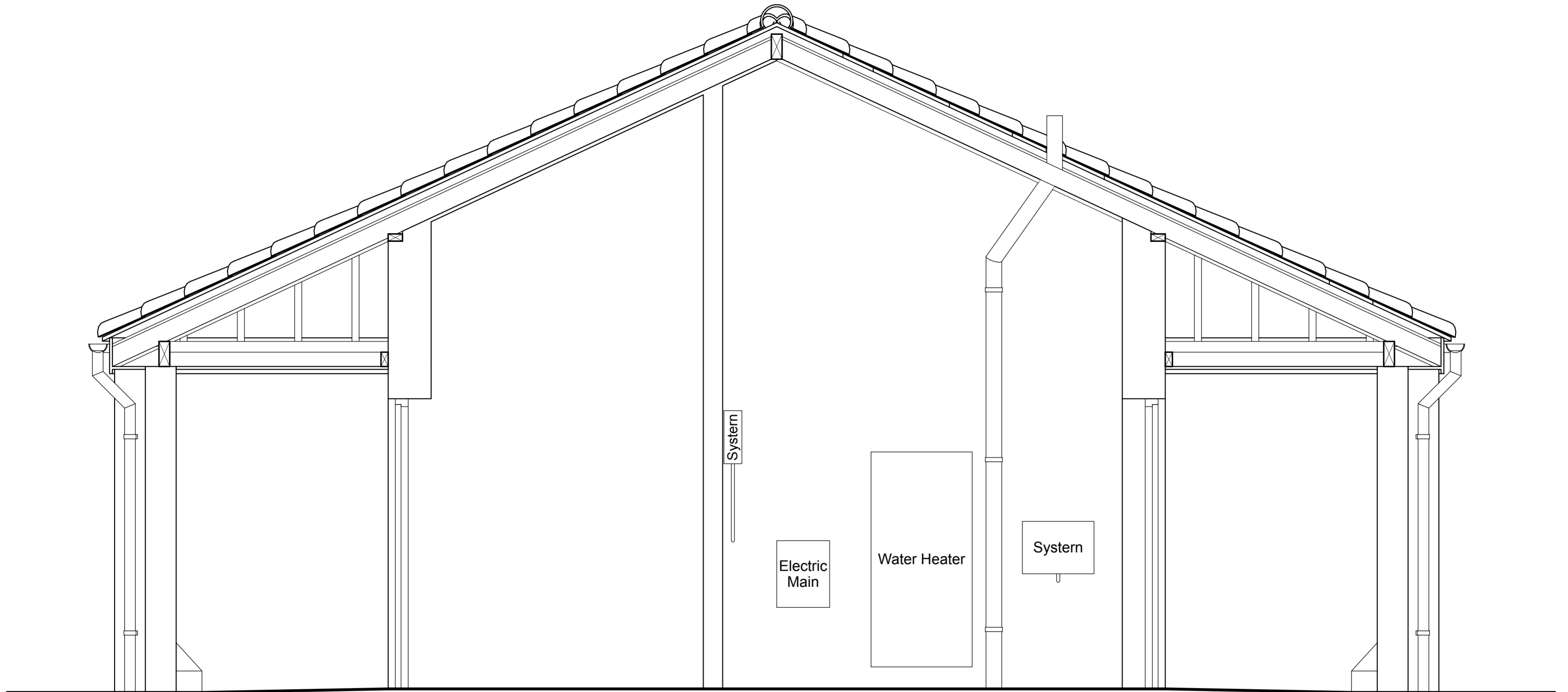
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 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION
 GROUND
 CANAL WAY, ILMINSTER**
 On Behalf of:
Iminster Town Council

Drawing Title:
**SURVEY DRAWING
 Existing General Section X-X**
 Scale:
 1:20 @ A2
 Date:
 January 2017

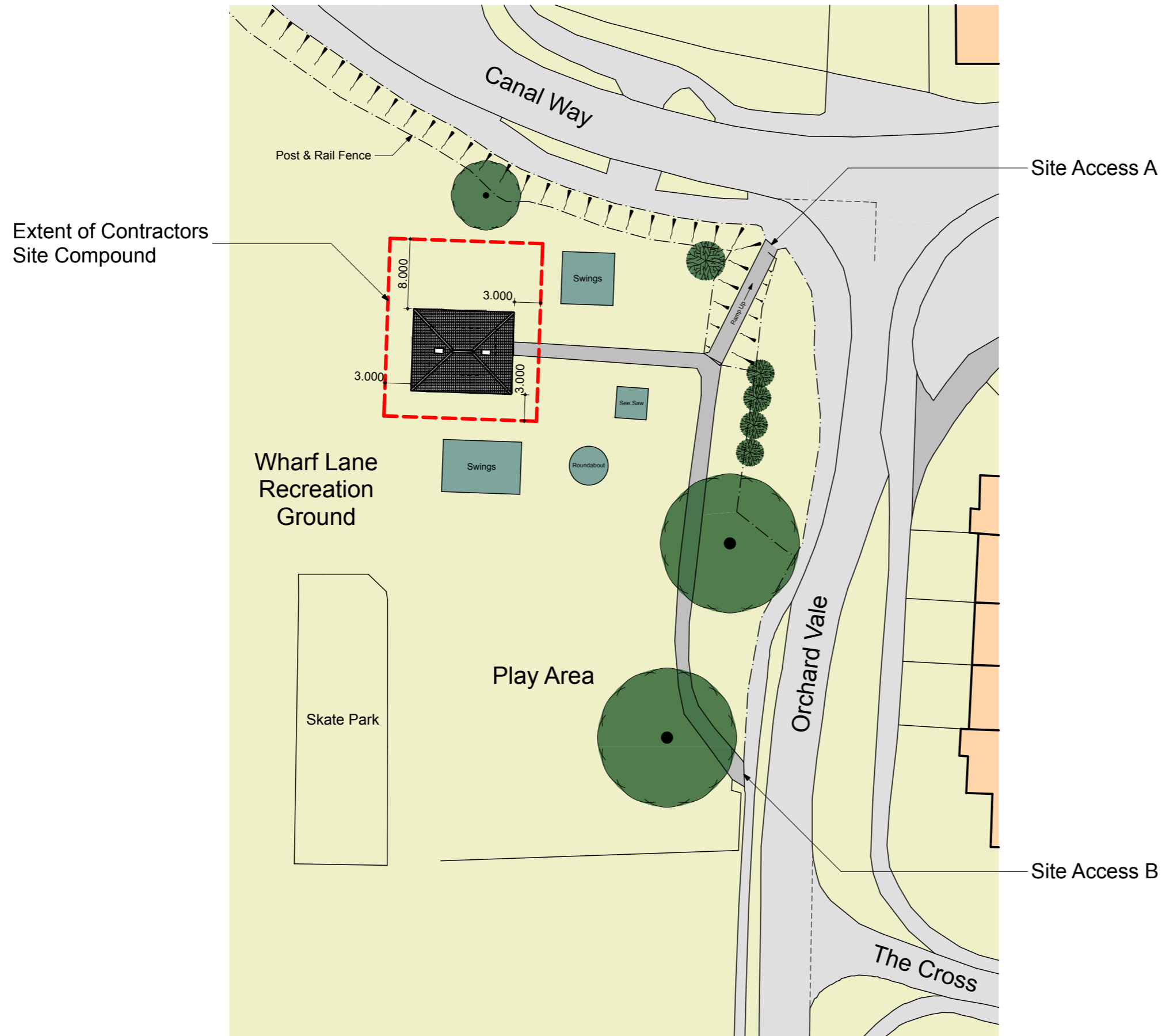
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CANAL WAY, ILMINSTER

On Behalf of :

Ilminster Town Council

Drawing Title :

TENDER DRAWING
Site Block Plan

Scale :

1:500 @ A3

Date :

January 2017

Drawn by :

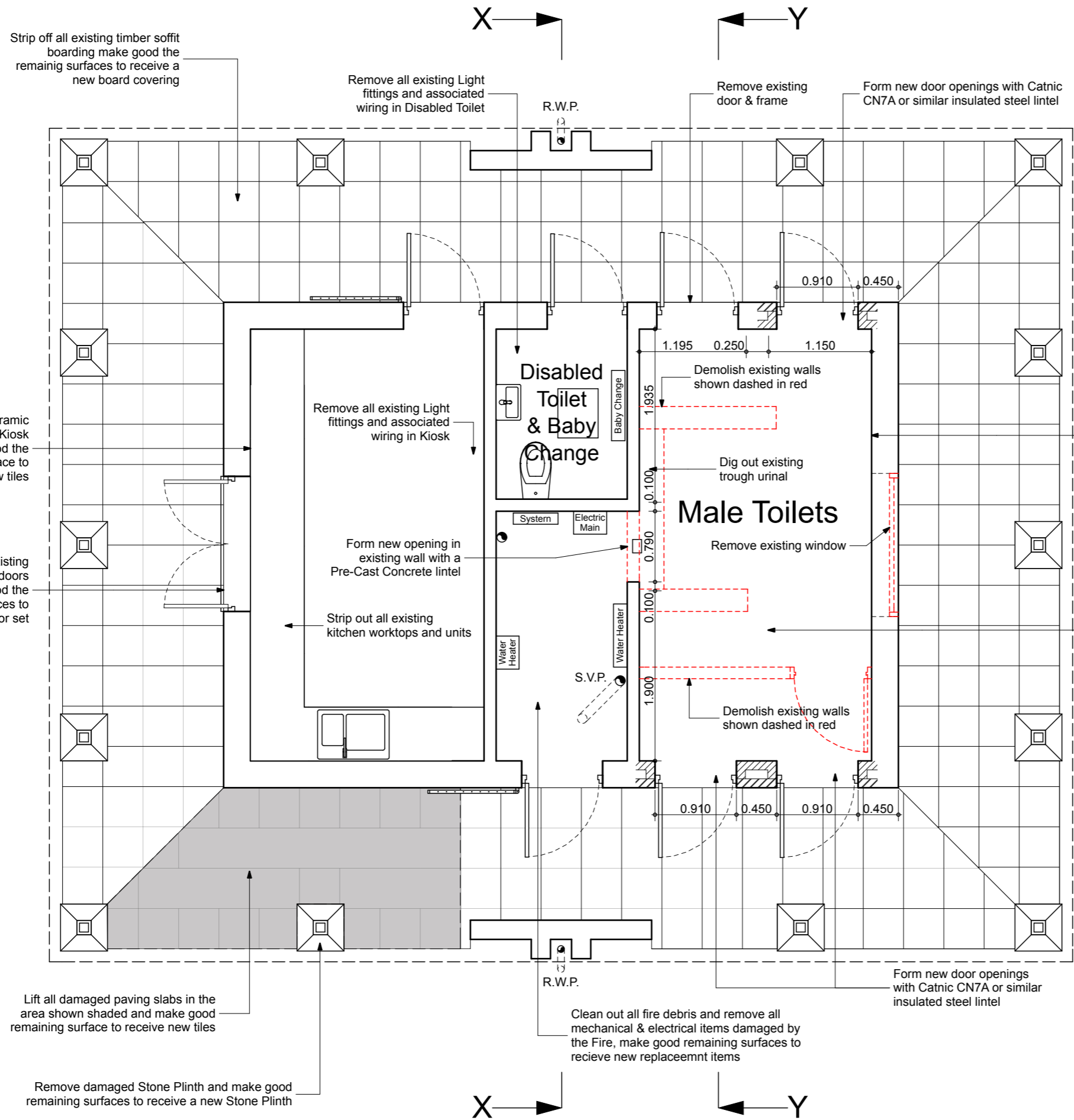
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General Notes:

1. This drawing is to be read in conjunction with the Written Specification.
2. In the Female/Disabled, Male Toilets & Plant Room clean off all the existing tiles, timber and plaster surfaces to remove smoke damage and prepare the remaining surfaces for redecoration.
3. Wash down all existing quarry tiled floors throughout the building to remove all debris and smoke damage.
4. Clean off all of the existing metal box section roof support posts and prepare for redecoration.
5. Remove all of the external recessed & surface mounted light fittings and wiring back to the Distribution board and rewire to receive new light fittings as indicated on the drawings

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PROPOSED REFURBISHMENT
PUBLIC TOILET & KIOSK BLOCK
WHARF LANE RECREATION GROUND
CANAL WAY, ILMINSTER

On Behalf of :

Ilminster Town Council

Drawing Title :

TENDER DRAWING
Floor Plan - Strip-Out Details

Scale : 1:50 @ A3

Date : January 2017

Drawn by :

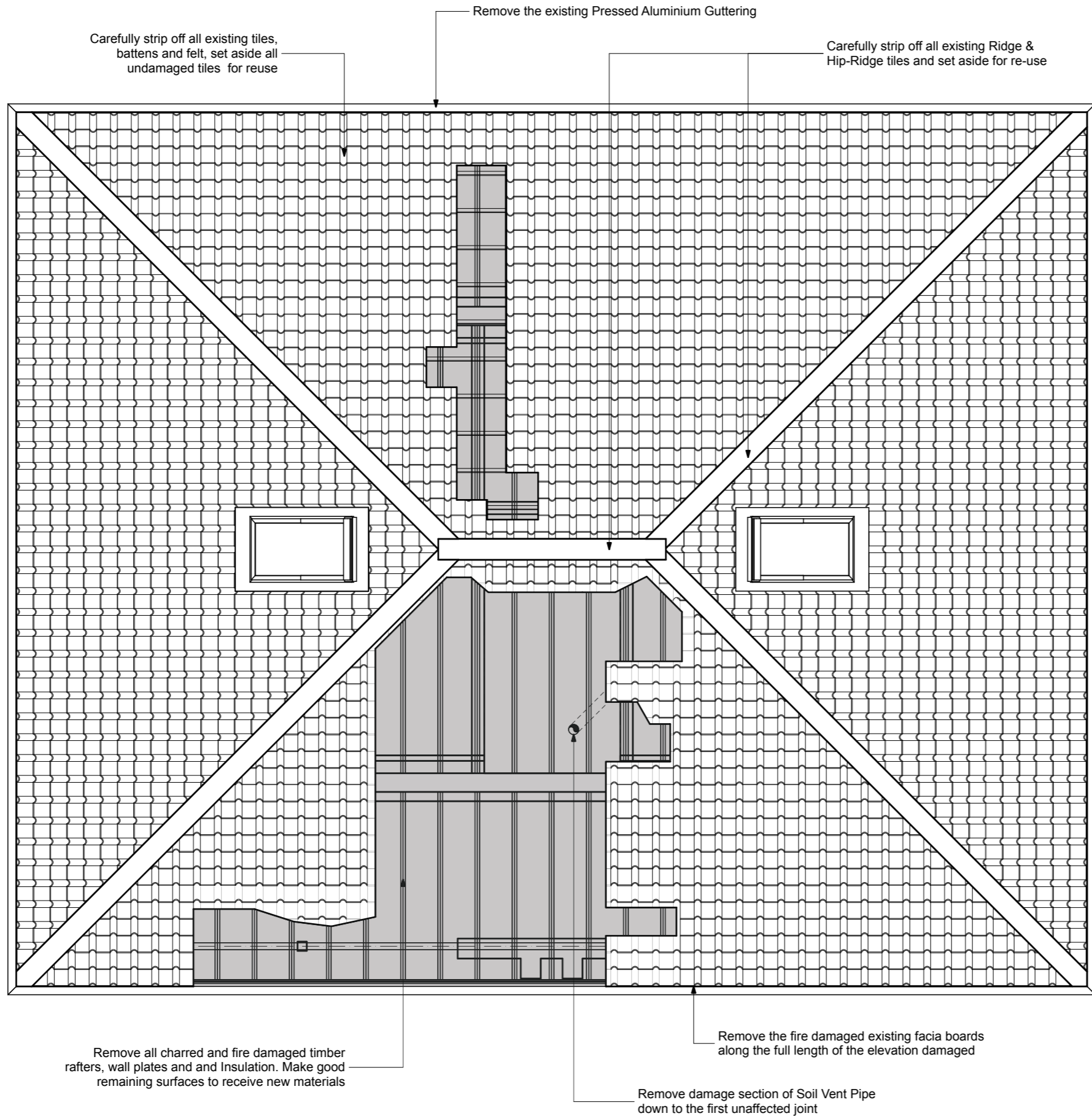
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319/01	TEN02	

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General Notes:

1. This drawing is to be read in conjunction with the Written Specification.
2. When stripping off the existing roof tiles, ridge & hip-ridge tiles, care should be exercised to ensure that as many as possible are retained for reuse.
3. All existing battens and sarking felt is to be removed and the remaining rafters which have been unaffected by the fire are to be cleared of all nails and other fixings ready to receive new felt & battens.
4. Once the roof has been stripped of tiles, battens and felt the Contract Administrator and Structural Engineer are to be contacted to inspect and agree the full extent of the damaged superstructure which is to be removed and replaced.

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**PROPOSED REFURBISHMENT
 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**

On Behalf of :
Ilminster Town Council

Drawing Title :
**TENDER DRAWING
 Roof Plan - Strip-Out Details**

Scale : 1:50 @ A3

Date : January 2017

Drawn by :

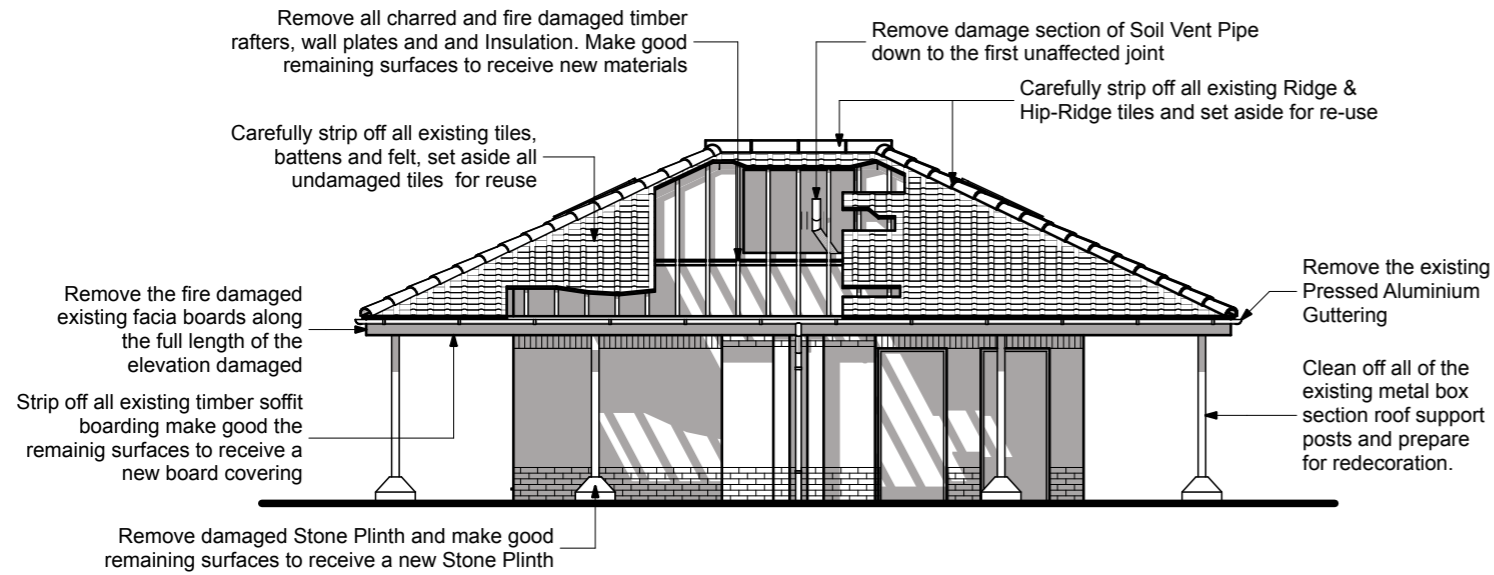
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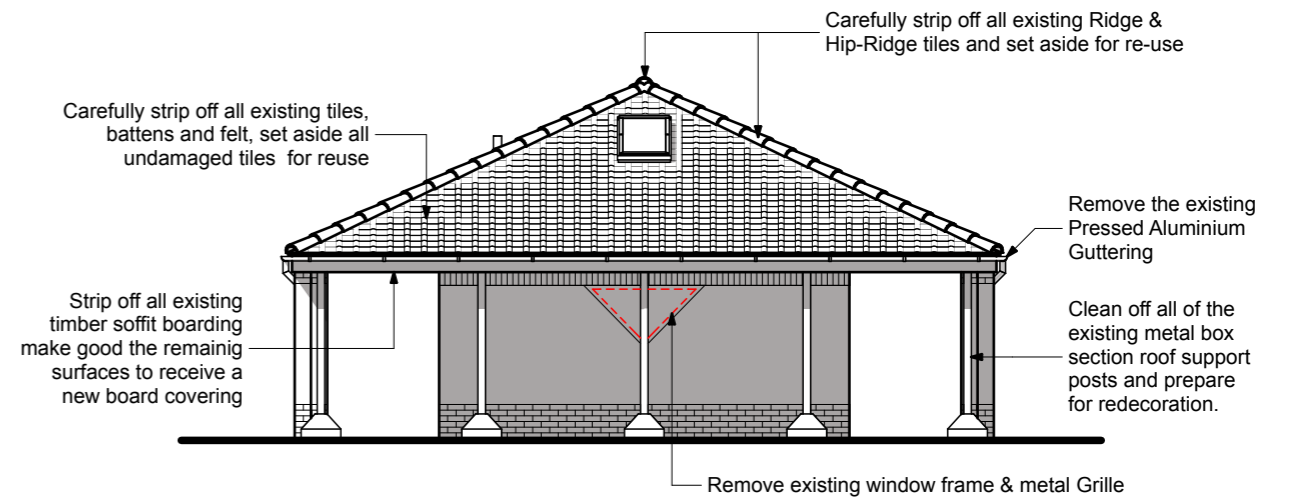
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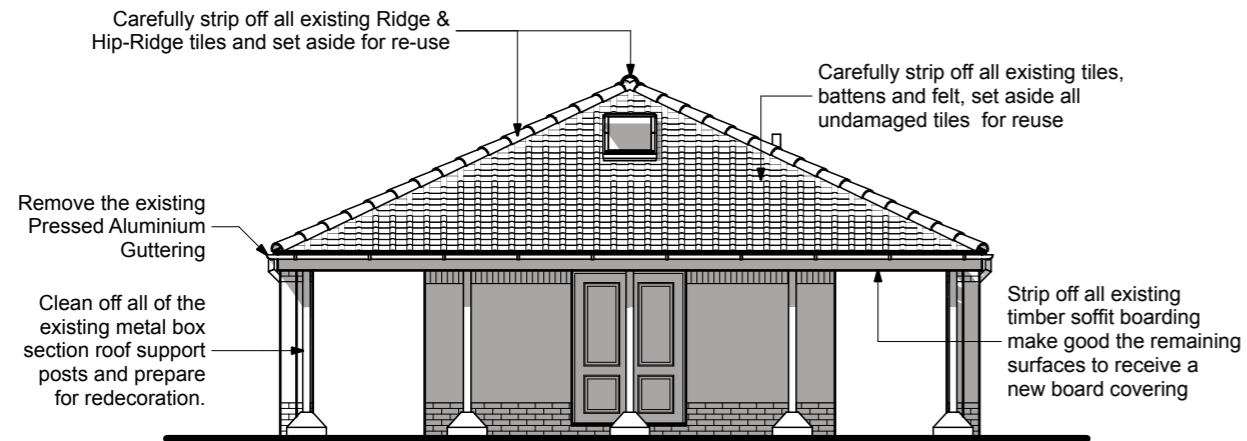
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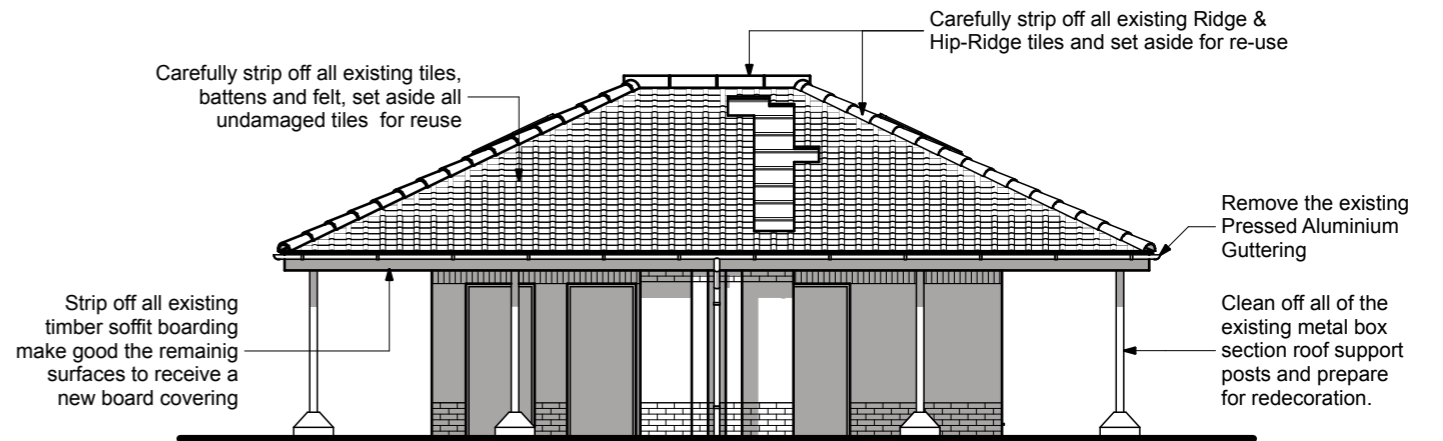
South Elevation.



East Elevation.



Existing West Elevation.



North Elevation.

Project :
**PROPOSED REFURBISHMENT
 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**

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Drawing Title :
**TENDER DRAWING
 Elevations - Strip-Out Details**

Scale : 1:100 @ A3
 Date : January 2017

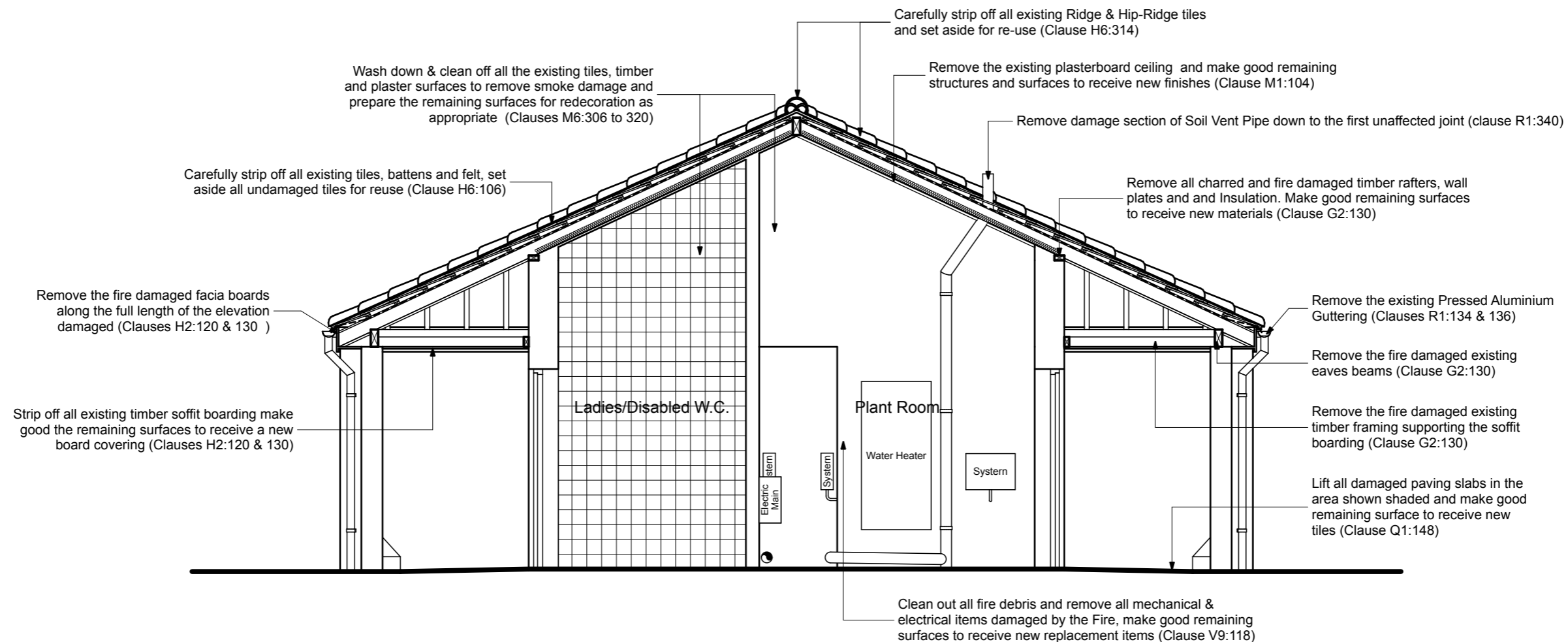
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319/01	TEN04	

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Project :
**PROPOSED REFURBISHMENT
 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**


On Behalf of :
Ilminster Town Council

Drawing Title :
**TENDER DRAWING
 General Section X-X
 Strip-Out Details**

Scale : 1:50 @ A3


Date : January 2017

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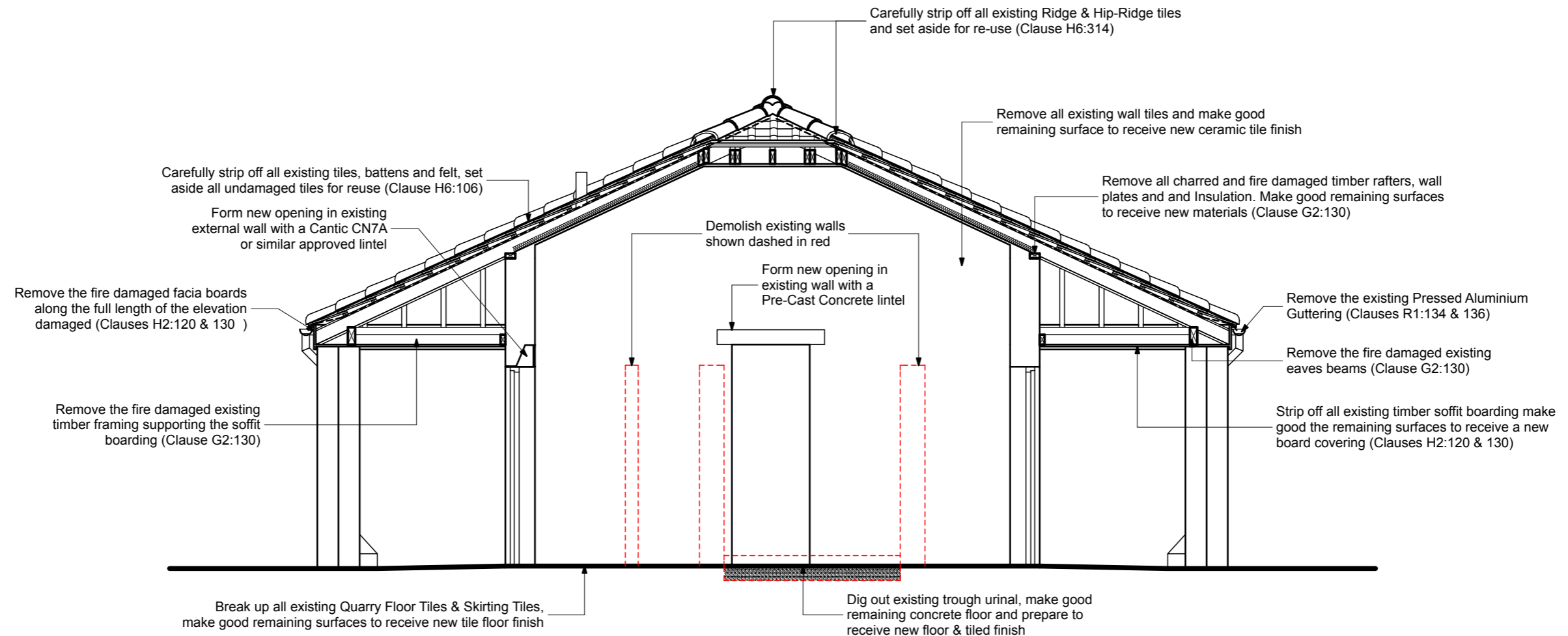
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Project :
**PROPOSED REFURBISHMENT
 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**

On Behalf of :
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Drawing Title :
**TENDER DRAWING
 General Section Y-Y
 Strip-Out Details**

Scale : 1:50 @ A3
 Date : January 2017

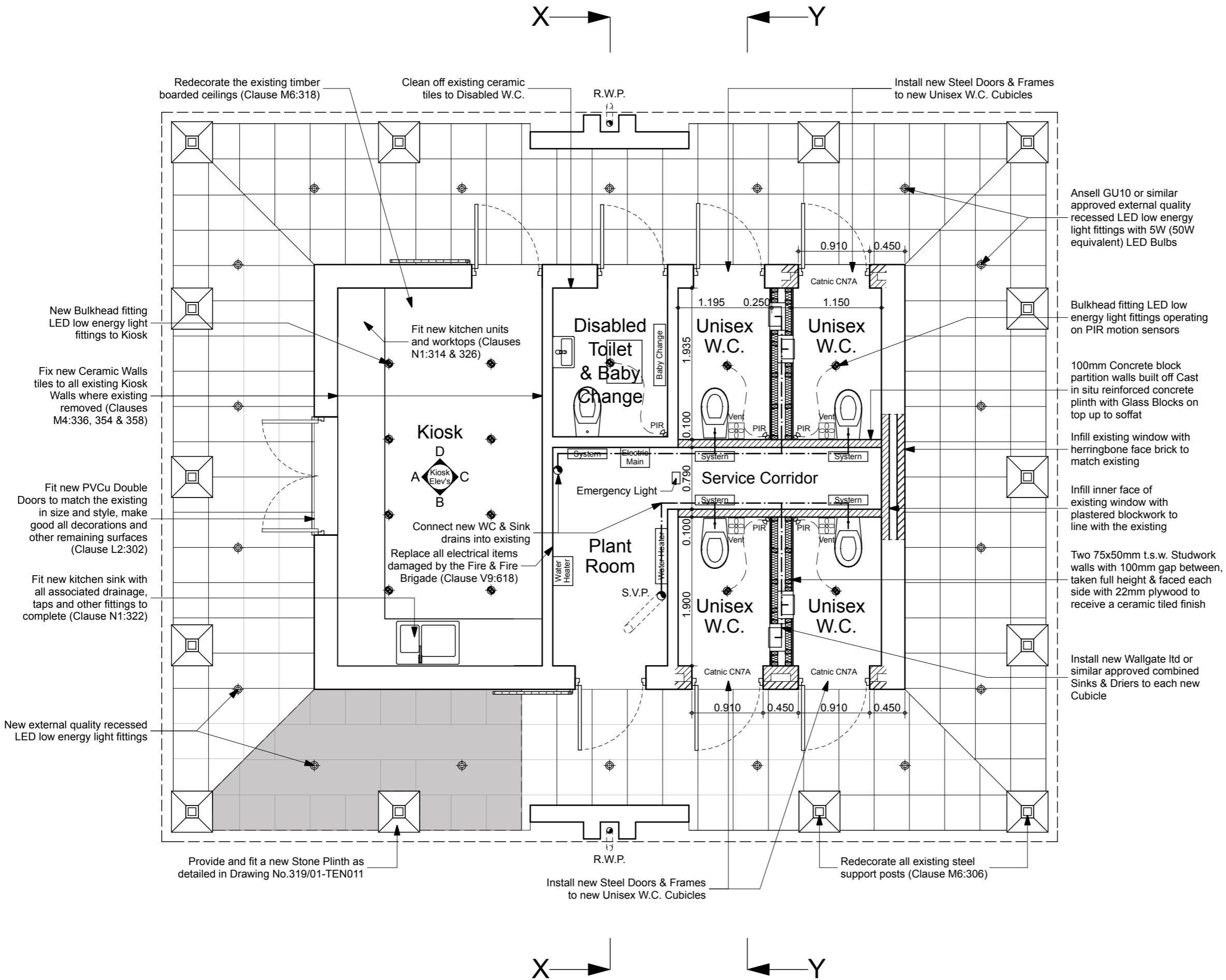
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Ansell GU10 or similar approved external quality recessed LED low energy light fittings with 5W (50W equivalent) LED Bulbs

Bulkhead fitting LED low energy light fittings operating on PIR motion sensors

100mm Concrete block partition walls built off Cast in situ reinforced concrete plinth with Glass Blocks on top up to soffit

Infill existing window with herringbone face brick to match existing

Infill inner face of existing window with plastered blockwork to line with the existing

Two 75x50mm t.s.w. Studwork walls with 100mm gap between, taken full height & faced each side with 22mm plywood to receive a ceramic tiled finish

Install new Wallgate Ltd or similar approved combined Sinks & Driers to each new Cubicle

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 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**

On Behalf of :
Ilminster Town Council

Drawing Title :
**TENDER DRAWING
 Floor Plan - Reinstatement Details**

Scale : 1:50 @ A3

Date : January 2017

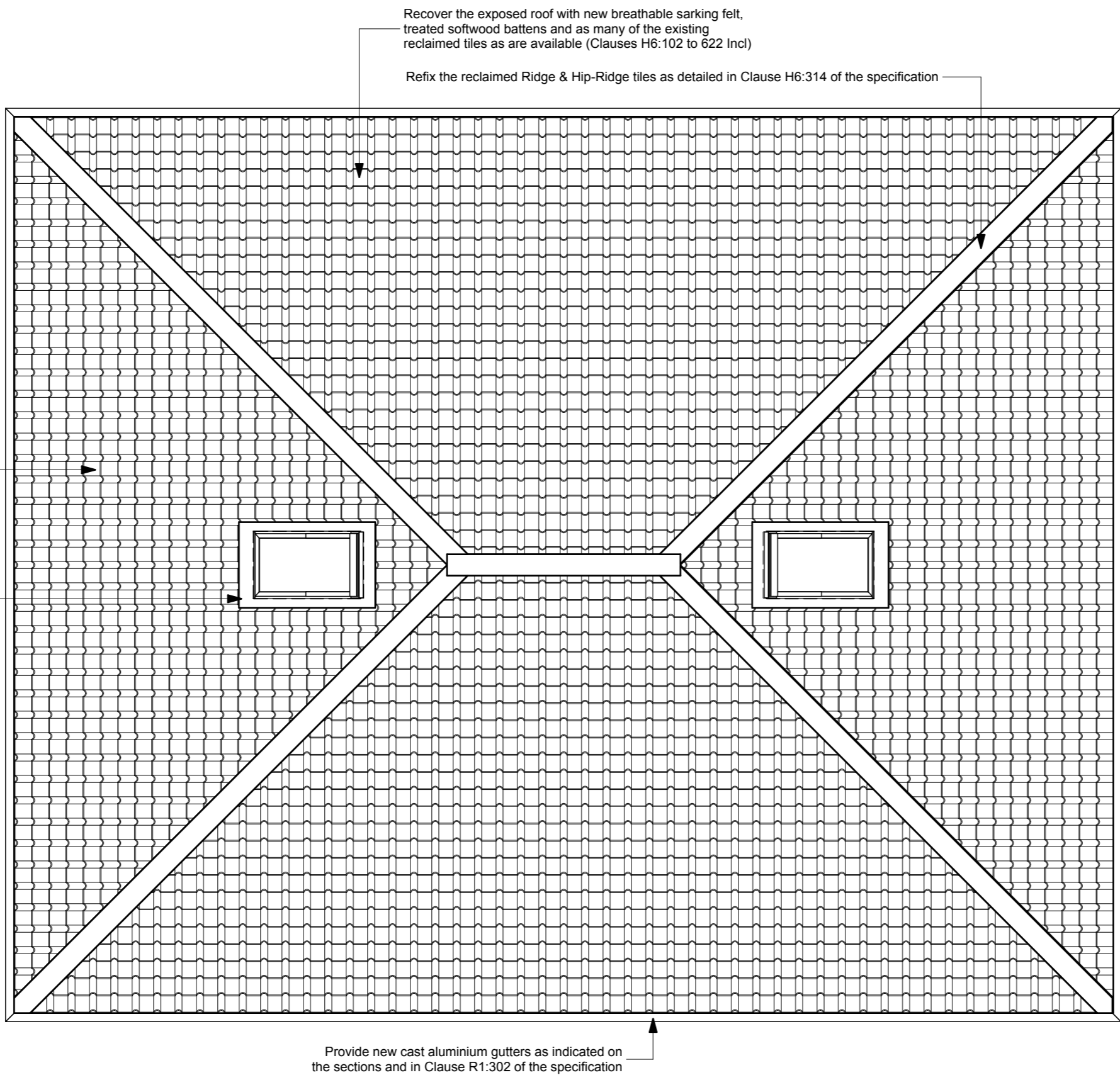
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Project :
**PROPOSED REFURBISHMENT
 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
 CANAL WAY, ILMINSTER**

On Behalf of :
Ilminster Town Council

Drawing Title :
**TENDER DRAWING
 Roof Plan - Reinstatement Details**

Scale : 1:50 @ A3

Date : January 2017

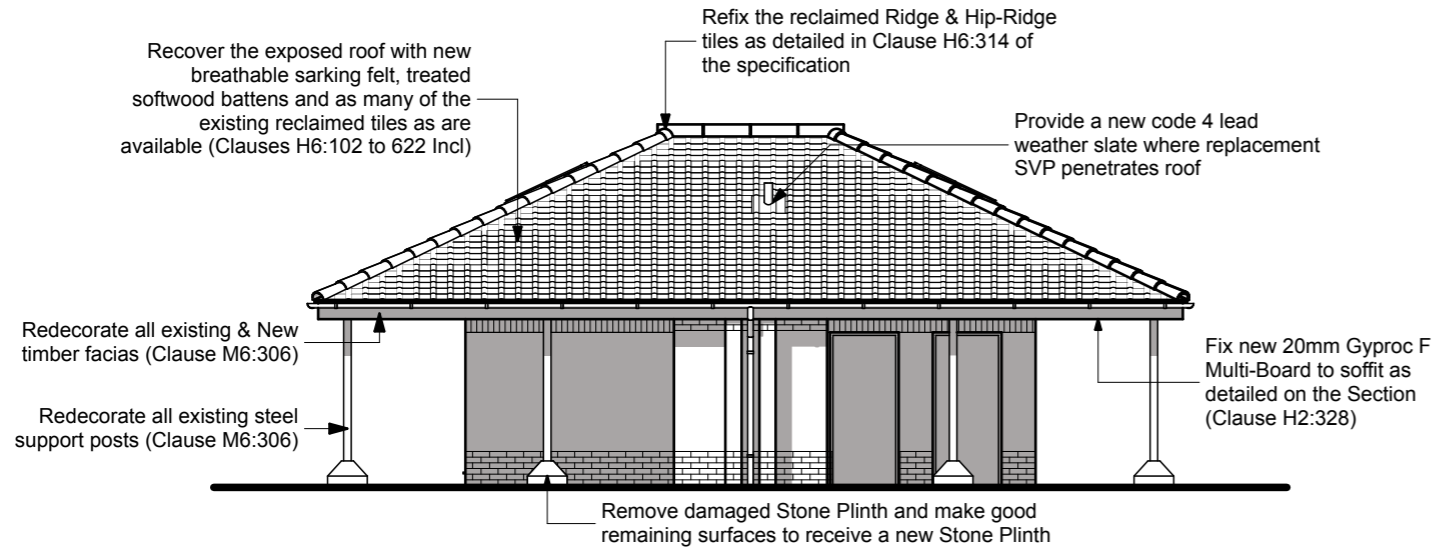
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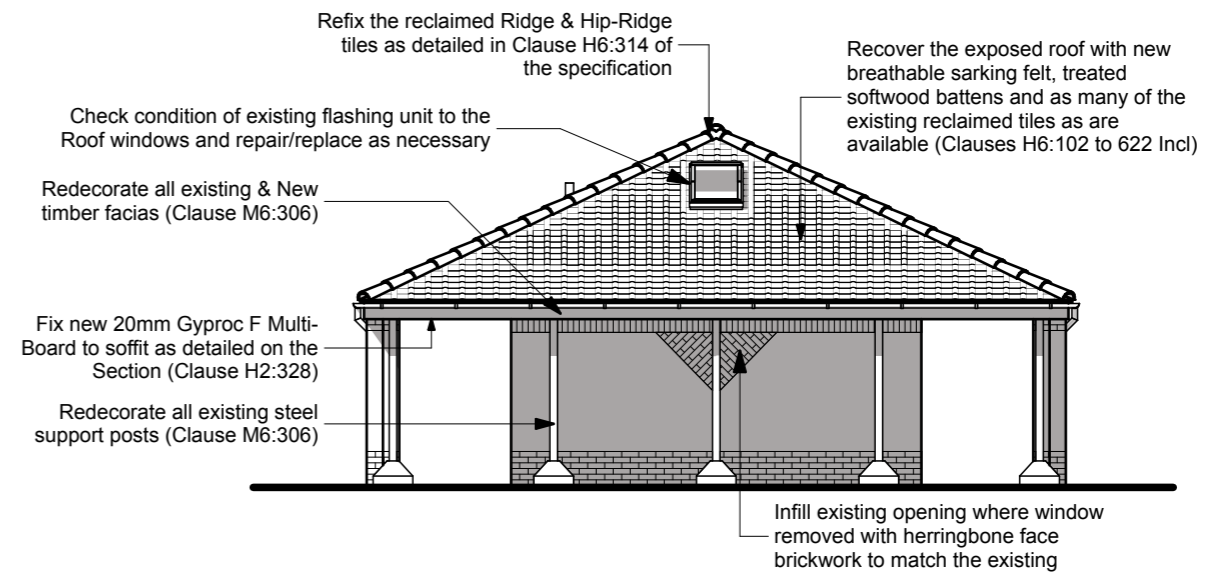
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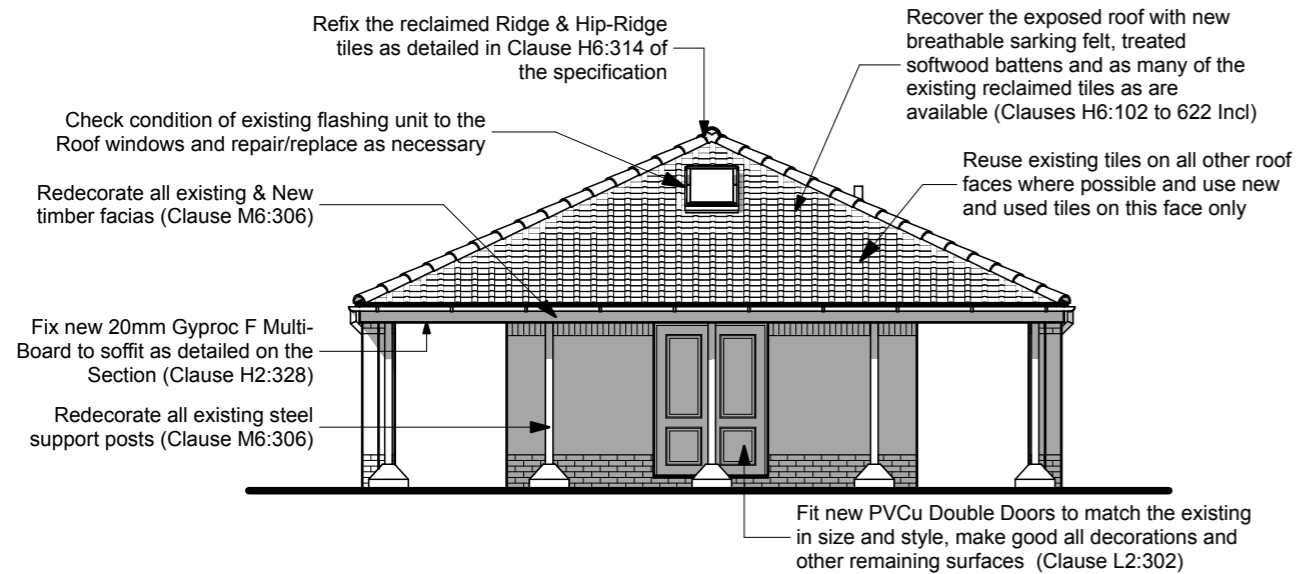
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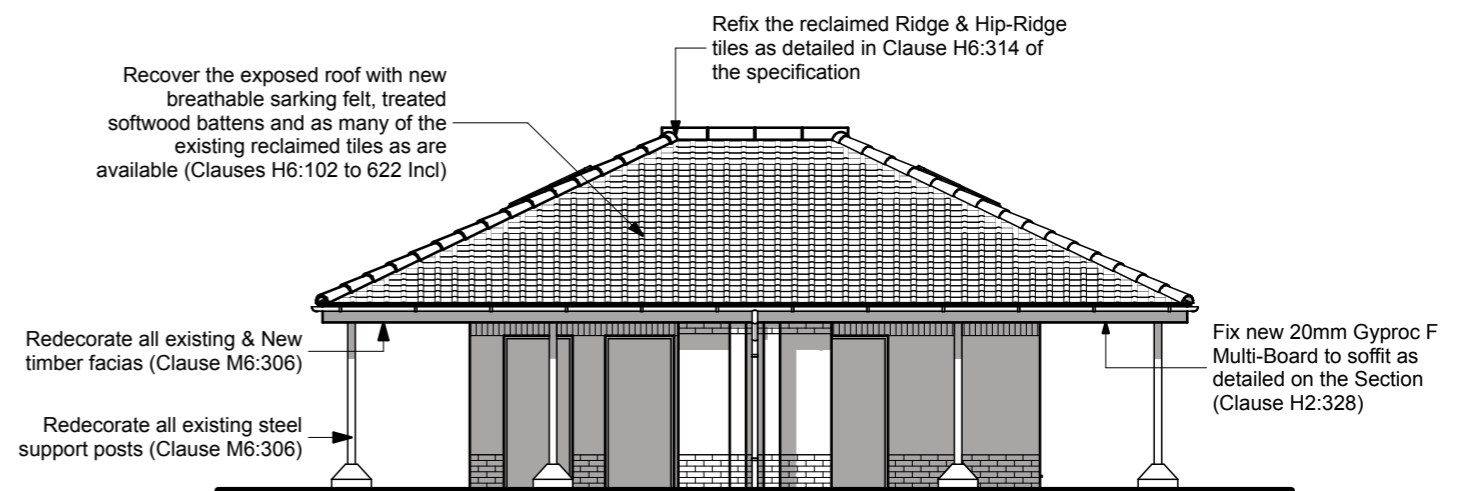
South Elevation.



East Elevation.



Existing West Elevation.



North Elevation.

Project :
**PROPOSED REFURBISHMENT
 PUBLIC TOILET & KIOSK BLOCK
 WHARF LANE RECREATION GROUND
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Drawing Title :
**TENDER DRAWING
 Elevations - Reinstatement Details**

Scale : 1:100 @ A3
 Date : January 2017

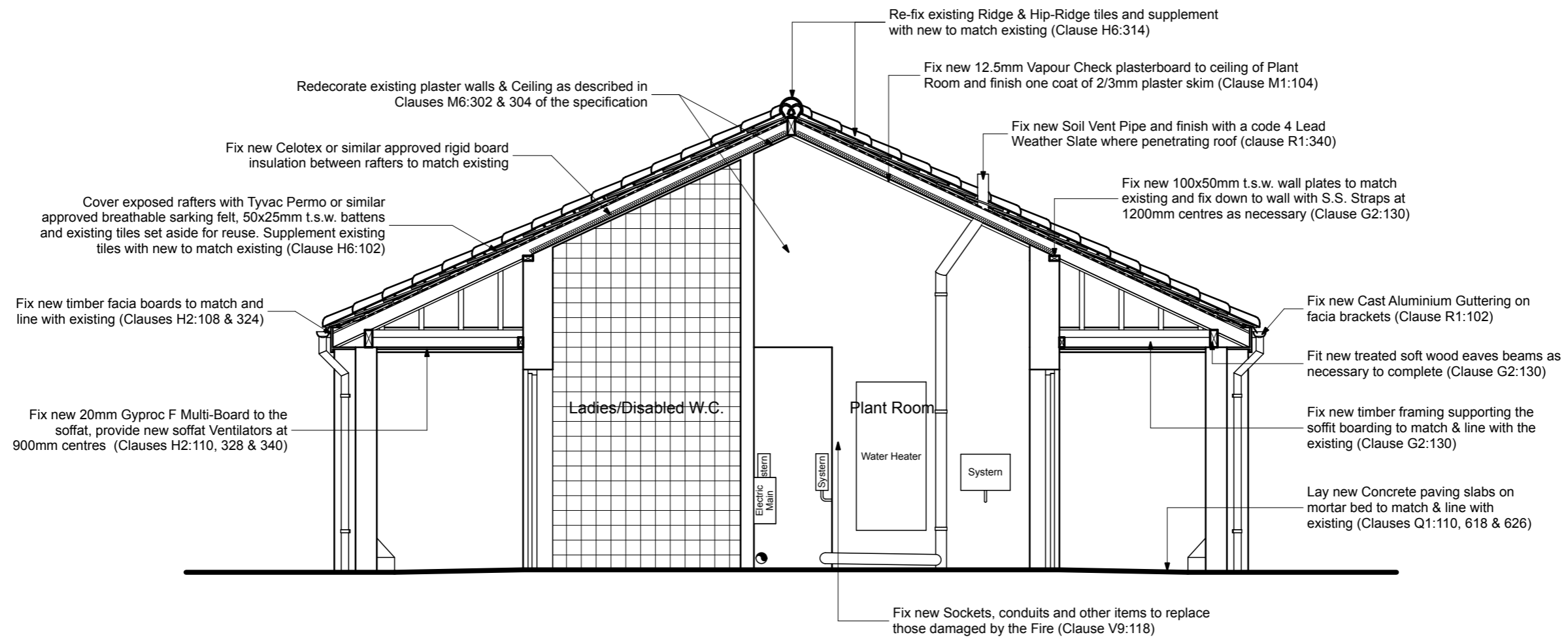
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319/01	TEN09	

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 CANAL WAY, ILMINSTER**

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Drawing Title :
**TENDER DRAWING
 General Section X-X
 Reinstatement Details**

Scale : 1:50 @ A3

Date : January 2017

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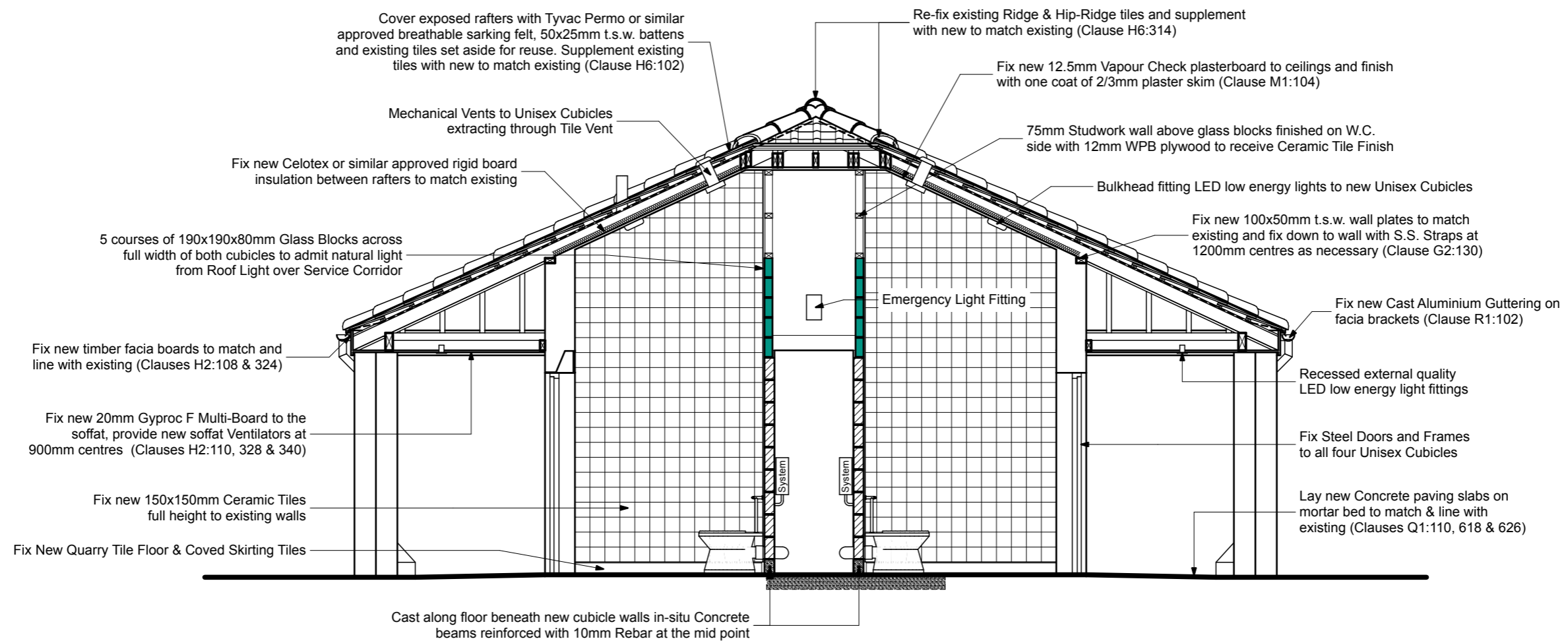


Project Ref. :	Drawing No. :	Rev. :
319/01	TEN10	

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Drawing Title :
**TENDER DRAWING
 General Section Y-Y
 Reinstatement Details**

Scale : 1:50 @ A3
 Date : January 2017

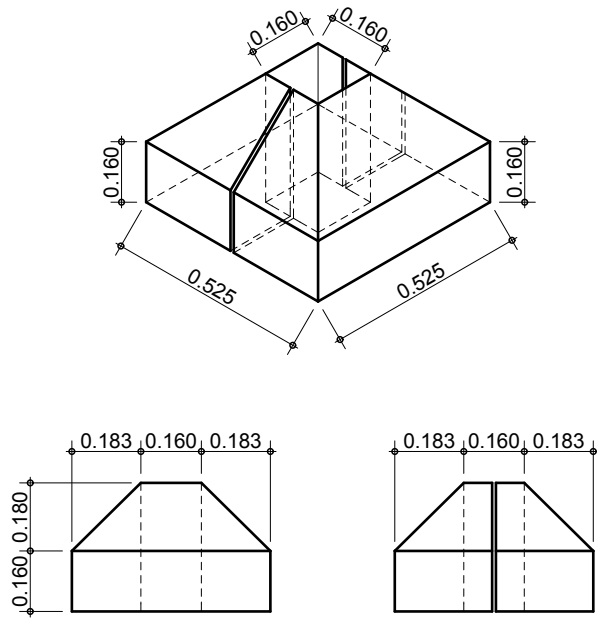
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319/01	TEN11	

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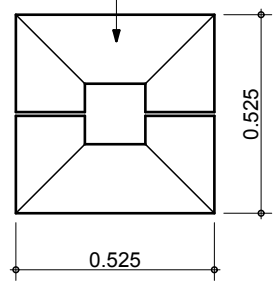


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Reconstructed stone plinth to be made in two halves to match existing



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 CANAL WAY, ILMINSTER**
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Drawing Title :
**TENDER DRAWING
 Stone Plinth Details**
 Scale : 1:20 @ A4
 Date : January 2017
 Drawn by :

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Project Ref. : 319/01	Drawing No. TEN12	Rev. :
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General Construction Notes:

Workmanship & Materials;

The construction shall conform to the requirements of current Building Regulations, Planning consent, current legislation and any other statutory obligations imposed under law.

All construction and materials used shall be to the relevant British Standards and Agrément certificates and all materials shall be used in accordance with manufacturer's instructions.

All new structural timbers shall be Tanalith or Vac-vac treated.

All materials shall be suitable for the purpose for which they are to be used.

All work shall be carried out in a sound and workmanlike manner to no less a standard than that laid down by the appropriate code of practice covering the trade.

Site Preparation;

Remove existing structures and set aside materials as necessary for re-use as detailed on the drawings and in the Specification of Works.

All debris & waste is to be removed from site in licensed skips to a registered tip.

Floor Finishes;

Clean off all the existing Quarry Tile floors to remove all staining and marks caused by the Fire, break up the quarry tiles and skirting tiles in the Male toilets and then lay new Quarry Tiles and Skirting Tiles as detailed on the drawings and in the Specification.

Ceilings;

Replace the ceiling in the Plant Room with 12.5mm vapour check plasterboard as indicated on the drawings, over-clad all the remaining timber boarded ceilings with 12.5mm Vapour Check plasterboard and finish all plasterboard ceilings with a 2/3mm plaster skim as indicated on the drawings.

Internal Walls;

Demolish the existing cubicle & Urinal Flanking walls in the Male Toilets and construct new 100mm Concrete block walls off 150mm High Reinforced concrete beams as detailed on the drawings, prepare the surfaces to receive new Ceramic tiled surface.

Cast along floor beneath new cubicle walls in-situ Concrete beams reinforced with 10mm Rebar at the mid point as indicated on the drawings

In the Kiosk, Disabled & Male Toilets remove all existing ceramic wall tiles and make good the remaining surfaces to receive new tiles as detailed on the drawings.

Insulation;

Roof insulation at rafter level shall comprise one layer of Celotex XR4000 or similar approved rigid board insulation of a thickness to match the existing.

All insulation to be installed in strict accordance with the manufacturers instructions and relevant BBA certificate.

Drainage;

The replacement Soil Vent Pipe shall vent to open air at least 900mm above any openable door or window.

Rainwater goods shall comprise Cast Aluminium gutters on fascia brackets with 68mm diameter down pipes discharging into the existing drainage system at floor level.

Plumbing, Heating & Hot Water;

The new Sink in the Kiosk and new Wash Basin/Hand Driers in the Unisex Cubicles are to have 40mm dia. & 75mm deep sealed traps with min. 40mm dia. waste pipes.

Provide Wallgate or similar approved Combined Hand Wash/Driers to new Unisex Cubicles as indicated on the drawings

Waste pipes to be white MUPVC pipe work, Osma or similar approved fixed to wall with plastic brackets @ 500mm centres max. Provide rodding access at all right angle bends and connect into 110mm dia. PVCu s.v.p.

Extend the existing hot/cold water system to accommodate new fittings, all pipe work shall be in copper.

Roof;

Strip off all of the existing roof covering and set aside the Roof, Ridge & Hip-Ridge tiles for re-use.

Remove all fire damaged timbers and replace like for like with new treated softwood timbers to match and line with the existing.

Recover roof structure with Tyvac Permo or similar approved breathable sarking felt, 50x25mm t.s.w. battens and replace existing roof tiles. Supplement existing tiles with new concrete tiles to match the existing. Use new tiles on the western elevation as indicated on the drawings.

Roofing felt, tiles, ridge tiles, valleys and hips to be installed/fix in strict accordance with the tile manufacturers instructions to BS 5534. Roof pitch to match existing.

Breathable roofing felt to be installed in strict accordance with the manufacturers instructions and be supported at eaves with support tray/eaves carrier and comply with BS 5534.

Ventilation;

Provide Glydevale or similar approved circular Soffat Vents along the centre line of the new soffit board at 900mm maximum centres around the perimeter of the building providing ventilation to the roof voids.

Provide 100mmØ mechanical extract vents to each new Unisex WC Cubicle, venting to roof vent tiles at a rate of 15ltrs/sec, operated by door switches in door frames and having a 10 minute over run facility.

Windows, Doors;

All new doors to the four Unisex Cubicles are to be Wessex Industrial Doors Ltd or similar approved Single Steel Security Doors with multi-point locking.

The replacement double door set in the Western elevation shall be UPVc with opaque fixed panels giving a minimum U value of 1.8 W/m²K.

The door is to be fitted with a 5 lever multi point lock.

Clean off existing rooflights as shown on the drawings, check the Flashing Unit for damage and repair/replace as necessary.

Secure doorset should either be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or designed and manufactured in accordance with Appendix B of Approved Document Q. Doorsets satisfying other standards that provide similar or better performance are also acceptable, these being STS 201 issue 5:2013, LPS 1175 issue 7:2010 security rating 2, STS 202 issue 3:2011 burglary rating 2 and LPS 2081 issue 1:2015 security rating B.

Frames should be mechanically fixed to the structure of the building in accordance with the manufacturers installation instructions.

Electrical Installation;

Provide new Ansell GU10 or similar approved external quality recessed LED low energy light fittings with 5W (50W equivalent) LED Bulbs around the perimeter of the soffit as indicated on the drawings and operated on a Landlords Timer system.

Provide new LED low energy lighting in each Unisex W.C. Cubicle and the Disabled Cubicle operating on PIR motion sensors.

Provide new LED low energy LED light fittings to the Kiosk operating from the existing wall switch.

All electrical installations are to conform to current IEE Regulations and be designed, installed, inspected, tested and certified in accordance with BS 7671 by an appropriately qualified person to meet the requirements of Part P of the Building Regulations and who is a member of a Part P Competent Person Scheme.

A copy of the commissioning certificate shall be forwarded to Building Control on completion of the work.

External Works;

Replace fire damaged existing paving slabs with pre-cast concrete slabs to match existing bed on and grouted in with Sand/Cement mortar as detailed on the drawings and in the specification.

Replace the damaged Stone Plinth Block at the base of the Steel Roof Support Post as indicated in detail drawing No. 319/01-T011.

NOTE:

- These plans are produced for submission to the Local Authority for Building Regulation purposes only.
- The Contractor is to check all dimensions and levels before commencement.
- All work is to comply with current building regulations and relevant codes of practice.
- Should Building Regulations approval be granted subject to conditions ensure all conditions are discharged accordingly.
- Copies of all commissioning certificates and manufacturers design details to be forwarded to Building Control.
- Should works start on site prior to obtaining the formal Building Regulations Approval any works undertaken are done so entirely at the risk of the contractor.
- Any suspected asbestos/contaminated material/soil/lead paint is to be inspected by a specialist. Asbestos is to be removed and disposed off site by a specialist licensed contractor as required under the Control of Asbestos Regulations 2012. Further information can be obtained from the Health and Safety Executive at www.hse.gov.uk

MINSTER ARCHITECTURE



ARCHITECTURAL CONSULTANTS

Project :

PROPOSED REFURBISHMENT
PUBLIC TOILET & KIOSK BLOCK
WHARF LANE RECREATION GROUND
CANAL WAY, ILMINSTER

On Behalf of :

Ilminster Town Council

Drawing Title :

TENDER DRAWING
General Construction Notes

Scale : 1:20 @ A3

Date : January 2017

Drawn by :

Project Ref. :	Drawing No.	Rev. :
319/01	TEN13	

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