



Rev A 27-11-11 Silver birch dbh added

PGB Architectural Services LTD

Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

CLIENT: A Riding Builders Ltd

PROJECT
Land Adjacent to
14 Crumpax Ave

DRAWING TITLE
Proposed Block Plan

PAPER SIZE A3
DATE Nov 2011

JOB NO 2495
SCALE 1:200

DRAWING NO. 02
REVISION A

3201 10965P

BRITISH TELECOM
EXCHANGE

AMENDED PLANS RECEIVED

DATE: 28/11/11

FOUNDATIONS / G floor Slabs
All G Floor Slabs to be well tamped and smooth finish.min175 deep (A252 mesh top and bottom with min cover 40mm) on min 100 Styrofoam or equal to achieve U Value 0.22w/m2K.(25min upstand of insulation to be fitted at the perimeter of slab where it touches outside walls).Slab to be laid on 1200g visqueen membrane (min150 lap and continuous with DPC)on 25 sand blinding on min 175 well consolidated limestone hardcore on prepared ground to satisfaction of BCO.(The approved bearing strata is to be identified on site by the contractor)
Concrete to grade C35 to BS 8110 min cement content 300kg/m3 maximum free water /cement ratio 0.5 and max aggregate size 20mm.
Concrete strip footings to be 750 x 225 and min 775 deep from finished GL to top of concrete on well compacted ground as above. Actual depth of footings to be ascertained on site after excavation to satisfaction of BCO.Should deeper excavations be required the void is to be backfilled with mass concrete (10N/mm2 and max aggregate size 20mm.Supporting walls below DPC level to be 305x440x215 or 140 foundation trench blocks Celcon or equal approved.NB footings within 1 metre of drainage to be taken to a depth equal to invert level of the drain.

CAVITY WALL construction. External skin 100 reclaimed stone to to NW elevation and quoins and Sand cement rendered 100 Celcon (or equal)blockwork elsewhere with 60 Kooltherm K008 insulation on proprietary clips on 225 S/S cavity ties at min 900 v. x 450 h. c/s. (300 v. c/s adjacent to window and door openings)All to BS 1234.Residual cavity 40mm. Internal leaf Celcon Block or equal, crushing strength to G floor 7n/mm2. Internal finish gypsum plasterboard on dabs. Insulated proprietary Cavity closers to be provided at all window and door openings. Top of cavity wall at eaves to be closed with masonry or approved proprietary system.
Cavity wall to achieve minU value 0.23w/m2K. Proprietary vertical sound stopping in the form of rockwool filled socks to be provided at intersection of external cavity and party wall cavity to be provided full height of wall if required.
Vertical Joints in Cavity wall to have 10mm flexcell packing and two part polysulphide mastic to external face joint.Cavity wall insulation to be taken to U/s of floor slab insulation and to the full height of gable parapet walls in the roofspace.

DPCs.Horizontal DPC to be at 150 min above finished external ground level and generally at finished floor level as dwgs.Min 500 micron /2000g laid between beds To BS 6515. Vertical DPCs to be at all window and door openings and either integral with proprietary cavity closers or well fitted evenly and firmly between masonry returns. min width 225.

INTERNAL PARTITION walls.
SW timber partitions;75x50 tan sw studs@ 450cs vertically on 75x50 tan sw sole and head plates.Generally 75x50 horizontal noggins staggered @ 600 max cs. (extra noggins inserted at specific points to support wall fixtures such as basins or radiators). 12.5 gypsum plasterboard and 3mm skim both sides. Insert compressed 100mm fibreglass quilt to all cavities between plasterboard.

LINTELS to External Cavity walls
Generally to be Catnic type Integral Gavity wall open back CG90/100 lintels for standard openings and CGE90/100 at closed Eaves. (or equal approved) min 150 bearing each side of opening. Lintels to be scheduled by supplier and advised by Structural engineer if required.

ROOF GLAZING Generally.
Proprietary pvcU self coloured window system double glazed with 16mm cavity inner pane Pilkington K glass/Low E to achieve u value of min 1.8w/m2K.WER band D. Opening LIGHTS to provide min 10% of floor area of habitable room with integral trickle ventilators to allow 8000mm2 background ventilation. Installation of windows and doors should be by a FENSA registered installer. (Alternative roof construction to be in hardwood sapele timber)
External doors to be fitted with 5 lever mortice locks Glazing to external windows and doors below 800 above 1600 and within 300 to side to be classC safety glazing to BS6202 pt A.

ADJACENT ROOF CONSTRUCTION
Roof construction as existing. Existing slating to be taken upand set aside for reuse and to allow installation of Klobber or equal breathable membrane, battens tilting fillet and code no 4 lead flashing to new glazed roof construction.
Existing roof joists to be Insulated with fibreglass 200mm quilt laid over joists to achieve 0.16w/m2k. Insulation to meet adjacent cavity wall insulation where required to eliminate cold bridging.

Flashings at gable wall abutments to be code 4 lead with min 100 mm upstand and 150 lap to slate / glazing bars.
Eaves fascia and Soffite construction to be Proprietary pvcU supported on tan SW subframe.O/A Fascia overhang as indicated on Dwgs.

RAINWATER goods; Gutters ,brackets and fittings to be cast aluminium 100 dia half round gutters and 63dia /or square section downpipes sealed into back inlet gullies.

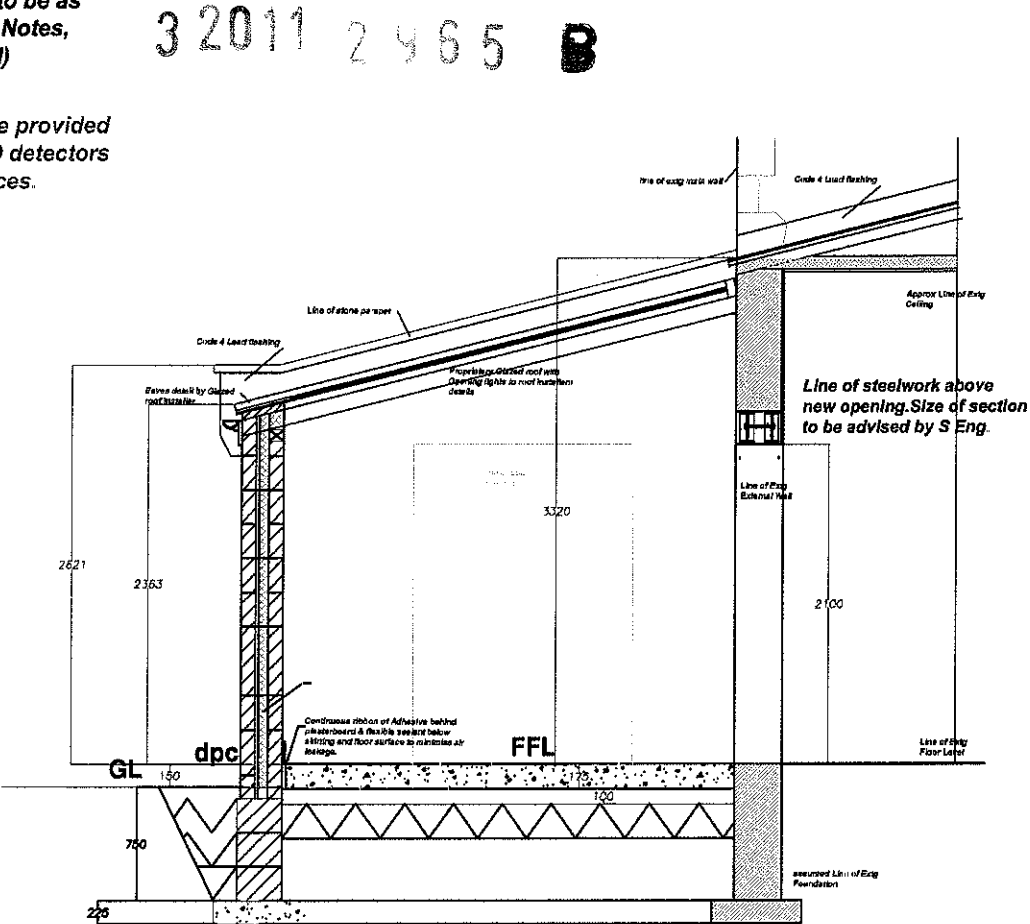
DOORS;
Sliding folding door to be to manufacturers design and fitted according to manufacturers recommendations.
Fire doors to be FD 30s as indicated on drawings.

Indicative line of Foul drainage. Red =New. Black=Existing.Detailed drainage layout to be determined on site furththe excav. n and demolition of WC Block and all to be to the satisfaction of BCO. Rainwater drainage is as existing with new Cast aluminium Gutters, downpipes , fixings and back inlet gullies.
New Hepworth Building Products Plasti Drain system. Installed to BS 65 and Manufacturers recommendations and Standard Details. Generally Drains to be 100 or 150 dia . with Proprietary plastidrain adaptors for connection to above ground waste/soil pipes. Depth of drains to be determined on site. Pipeline and Bedding construction to be as Manufacturers detail and Technical Notes, Nos 1 to 6 (to be provide if required)

CARBON MONOXIDE Detection to be provided by installation of mains powered CO detectors to all rooms containing Gas appliances.

Underground Drainage to be laid on granular beds to 1:40 falls..Protect drains passing near to footings to have 150 mm concrete surround.PC lintels to be provided over drains passing under footings, and 450 concrete lean mix surround for drains passing under floor slab construction .

Traditional manhole chamber construction (if required)to be 215 class B eng brick on 150 Concrete mix and 150 well consolidated base to Structural Engineers specification..



Hobby Room Section

LINTELS, JAMBS and CILLS;
Reclaimed or new cut and dressed stone to match existing as closely as possible to form head and jamb to new door to hobby room extension and any necessary replacement heads ,cills or jambs to extg. window openings.
On new construction Lintels to be supported on external flange of Catnic type lintel with 150 bearing.

PLUMBING and internal drainage;
WCs to have 100 dia pvc wastes . WHB and showers to have min 40dia pvc waste and 75mm double sealed trap. Bath to have 50 dia pvc waste and 75mm double sealed trap. See SCD BREG 01,02,03,04 for Drainage and waste arrangements.

Drawing Notes

Due to the Nature and age of the building ALL Dimensions to be taken as a guide only to be checked and verified on Site upon opening up of works and prior to fabrication of structural steelwork or other structural elements .

Steelwork C/L setting out dims,Steelwork fixing details ,Padstone details and structural timber sizes and spacings to be as :
Booth King Partnership DWG 11684 300 (current revision) And appended structural report.ref 11684
All steelwork dims to be taken on site prior to fabrication and installation.
This Drawing to be read in conjunction with Structural engineers and fabricators drawings

This drawing to be read in conjunction with Drawing .SCD/BREG 10 And Drainage Drawing .SCD/BREG 01

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Proposed Adaptations

Drawing
Hobby Room Section And Specification.

Scale
1:50
Drawn by
Sep 2011

Drawing no
SCD/BREG 09
Rev