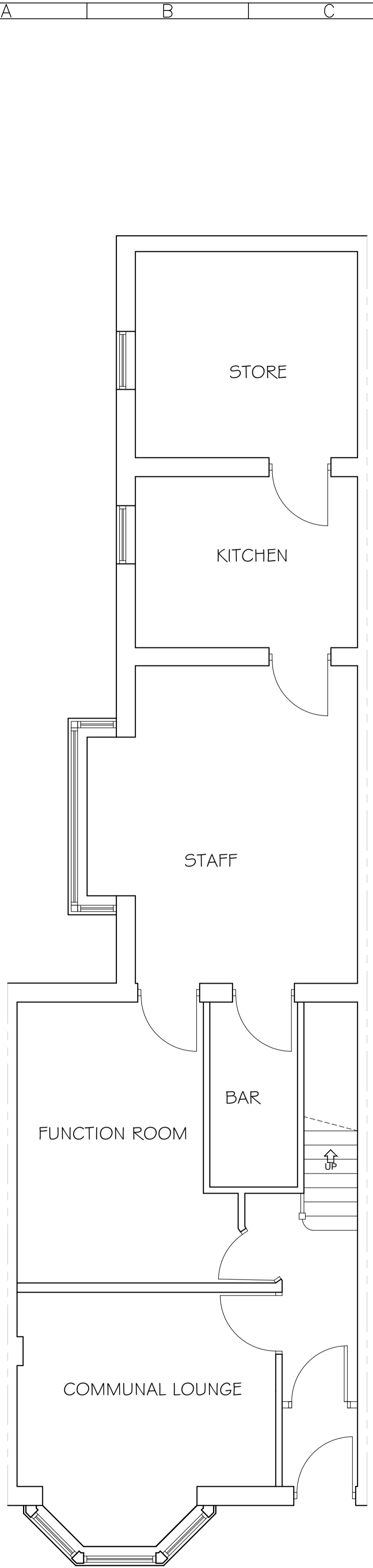
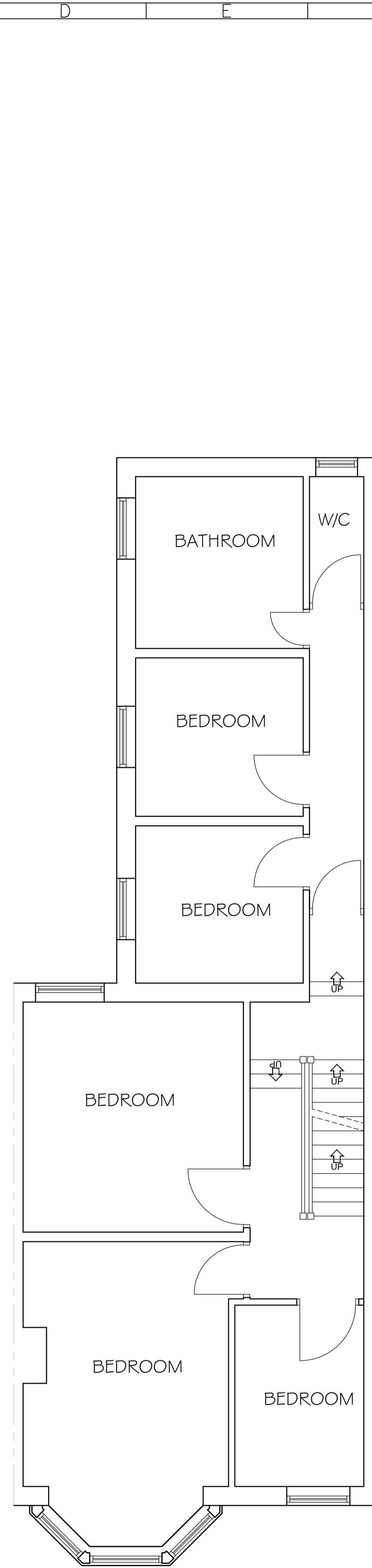


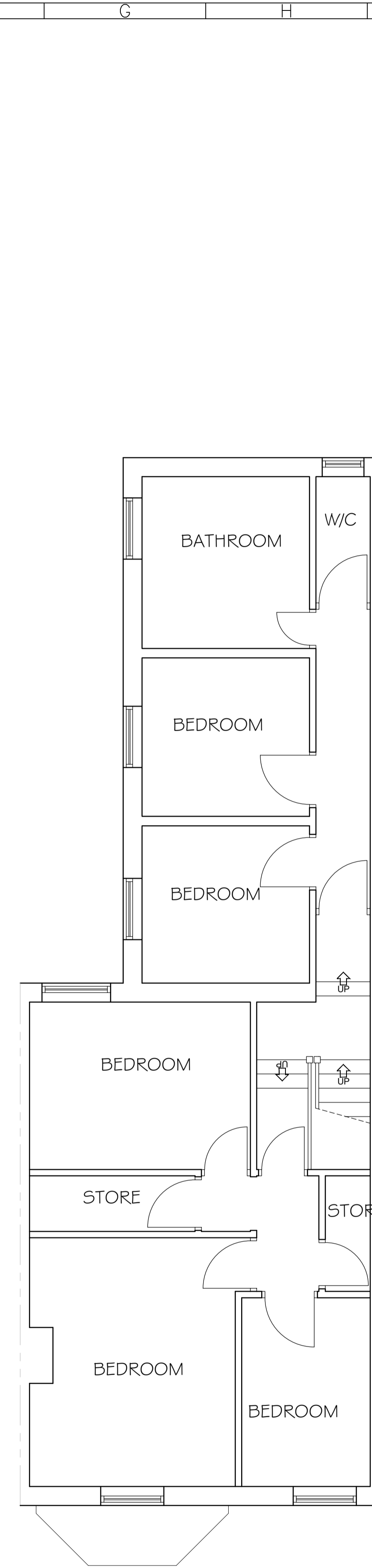
Revision
B
DRAWING No. AO23/115/BR/O1



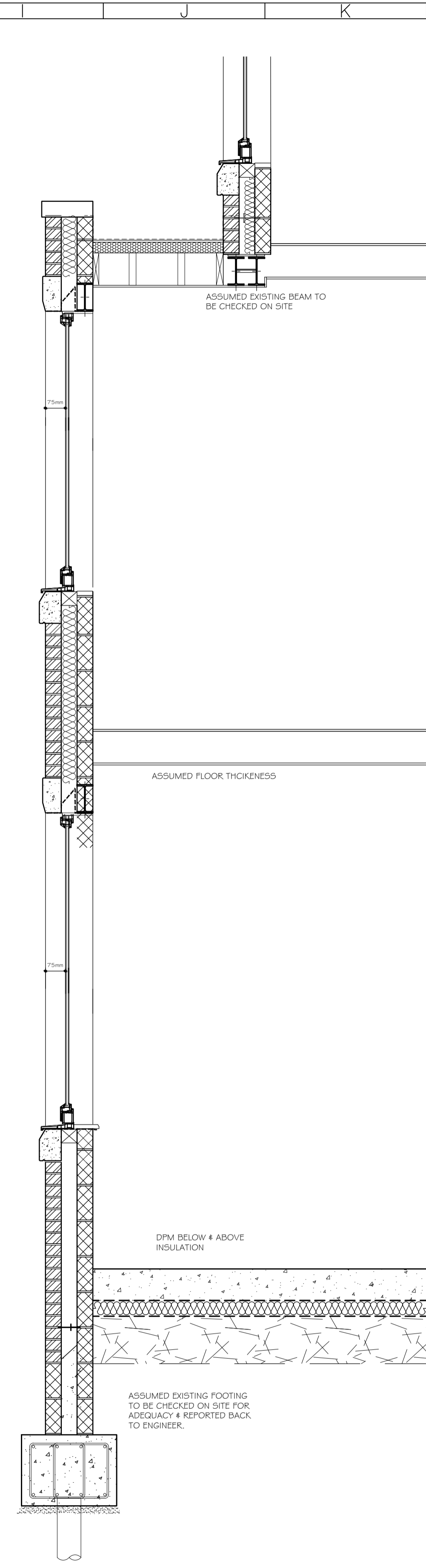
GROUND FLOOR GA



FIRST FLOOR GA



SECOND FLOOR GA



SECTION THROUGH BAY (SCALE 1:20)

- EXTERNAL WALL CONSTRUCTION**
- All blockwork to comply with BS5628.
 - External walls to be constructed from 102mm thick clay facing brick to match existing structure. Cavity to be cleared of all internal spots, closed with proprietary cavity closure or slate or solder course.
 - Insulation to be provided by 100mm thick Kingspan Thermaflax TWS0 zero odp with 50mm air cavity (U=0.17W/m2K).
 - Inner leaf to be 100mm thick Thermatec 'Shield 2000' concrete blocks (U=0.28W/m2K, f_k=5N/mm2).
 - Internal blockwork to have 2 coat plaster and skim 13mm thick.
 - Cavity ties to be Ancon KT2 ties with Ancon Stairs universal insulation retaining clip to BS1245, at staggered centers 750mm c/c horizontally and 450mm c/c vertically.
 - Openings to be closed with Kingspan Thermatec proprietary insulated cavity closer system.
 - Cavity trays to be placed above all openings to be type E or similar approved, installed as detailed in manufacturer's instructions, unless specified on drawing.
 - Lintels to be type 7N as supplied by Catnic, or similar, unless specified on drawing. Minimum bearing to be 150mm, weep holes at 400mm c/c to be provided above all openings, as supplied by Gluleval.
 - Mortar to be class III G1 sand/cement mix with Feb plasteriser in accordance with BS5628.
 - All flashings to be lead code 4 to BLM Handbook.
 - Ensure continuous 50mm clear cavity throughout.
 - Existing building comprising thermal envelope to be checked for compliance with approved document L1 B table 3.2010. Insulation to existing walls, ceilings, floors to be exposed and upgraded where necessary. All works to approved site by building control.
 - Blockwork below the DPC is to be clay commons with a lean mix concrete cavity fill to ground level. The dpc to be reinforced PVC or bitumen polymer as supplied by Fermite (class d), to be minimum of 150mm above ground level.

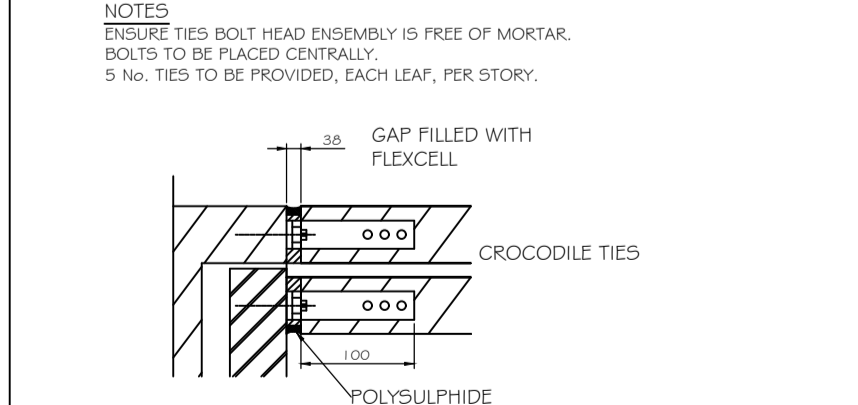
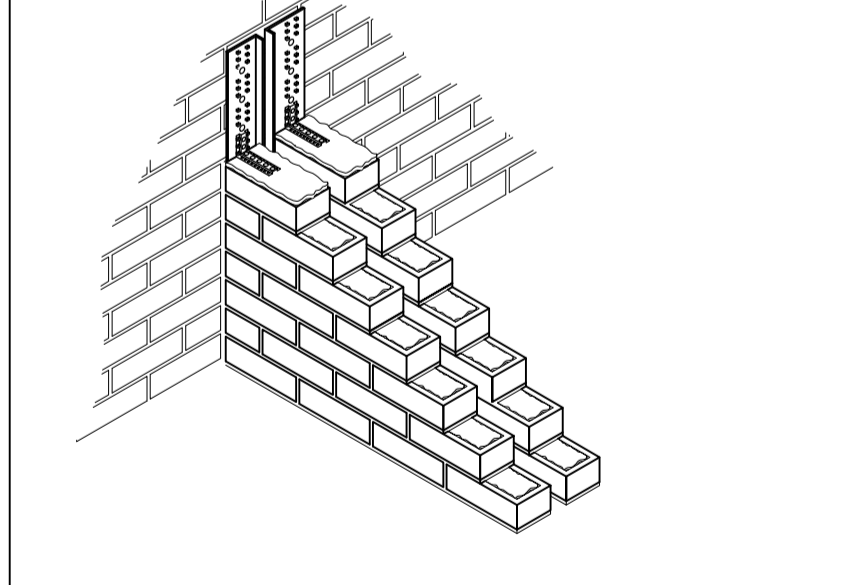
- UPPER FLOOR CONSTRUCTION**
- All timber to be grade CT6 in accordance with BS 5628.
 - Joists to be *** at 400mm c/c.
 - Noggins to be galvanised steel as supplied by Catnic, alternatively 50 x 50mm timber section, placed at 3rd span intervals.
 - Floors fixed to masonry walls using BAT straps as detailed on drawing at 1200mm c/c & notched under and across joists.
 - Floor covering to be 19mm thick T&G chip board, moisture resistant to wet areas, pinned to joists using annular nails.
 - Nothing in accordance with trade guidance.
 - All floor to receive 100mm thick rockwool suspended on chicken wire, for sound and fire. Where external refer to drawing.
 - Soffit ceiling to be 2 ply 12.5mm thick plasterboard and skim.
 - Double timbers to be bolted together at max 800mm c/c.
 - All floors between flats and common areas to be sound insulated and sound tested re-completion to be confirmed on site and approved by building control. All ceilings to be fire protected to give 30min fire protection.

- INSULATION TO BALCONIES**
- Insulation between balcony floor and flat roof above apartment to be insulation with Kingspan 120mm tr21 zero DPC over joists to u-value 0.18W/m2K. refer to sections for details plus sound insulated to specialist manufactures details etc.
 - Insulation to walls between balconies / apartments to be Kingspan kooltherma k12 board 110mm2 to achieve a u-value of 0.3w/m2 on Kingspan Nilvent breathable felt or clad with 12.5mm thick Supplux fire board & to provide 1 hr fire resistance and over clad with breathable membrane, battens & tiles.

- WINDOWS**
- All windows are to be double glazed, U=1.4W/m2K - 16mm cavity with 90% argon fill & low E coating.
 - All frames are to be proprietary system UPVC system, to match existing.
 - Trickle ventilation to be fitted to all frames, minimum 8000mm2 to new habitable areas, 4000mm2 to other areas.
 - All windows to be fitted with window locks.
 - Minimum openers to be 1/20th floor area, to be as indicated on the drawing.
 - New escape windows to be min. 0.33 sqm no dimensions smaller than 450mm clear opening, maximum sill height 1100mm min all height 800mm, windows with sills below 800mm to be fitted with BS safety glass & release catch in accordance with approved document B1 note 2.
 - BS Toughened Safety glazing to be provided on all windows up to 800mm above finished floor level and 1500mm on doors + 300mm side panels.
 - Existing windows and doors must achieve, Min U= 1.8 W/m2K and contain safety glazing in all critical areas.
 - Glazing not to exceed 25% of floor area to extended dwelling.
 - When ventilation not from existing windows ventilation to be 1/20 of floor area to 8000mm2 in accordance with approved doc F.
 - All windows within 2m vertically of an accessible level surface to be fitted with window locks to comply with PAS24:2012.

- DOORS - DOMESTIC**
- All external doors to meet U-Value = 1.2W/m2K.
 - All internal doors to have 10mm gap under door for ventilation all internal rooms without direct ventilation to have lowered vents in doors fitted with smoke seals.
 - All internal doors to common areas to be min 750mm clear opening.
 - All door to comply with doc m table 4 in relation to corridor widths.
 - All windows & doors are to be made in accordance with BS standards & building regulations.
 - Where necessary existing door frames to be checked for suitability to fit fd20 doors with intumescent strip.
 - Where necessary all fd20 door frames to be specialist made to incorporate fd30 doors all frames to have a 44mm rebate, and grouted to incorporate intumescent strip in accordance with building regulations approved doc b volume 2.
 - All letter boxes to external doors maximum opening to be 260x240mm. principal entrance door have a door viewer and safety chain.

- DOORS - NON DOMESTIC**
- All doors to meet U-Value = 1.4W/m2K.
 - Max opening resistance to be 20N.
 - Vision panels fitted to internal doors to comply with part M.
 - All external doors to be 800mm min.
 - All door to comply with doc m table 4 in relation to corridor widths.
 - All windows & doors are to be made in accordance with BS standards & building regulations.



- NOTES**
- STOKE TIES BOLT HEAD ASSEMBLY IS FREE OF MORTAR. BOLTS TO BE PLACED CENTRALLY.
 - NO TIES TO BE PROVIDED, EACH LEAF, PER STORY.

CONFIGURATION

GROUND FLOOR TOTAL AREA: 86m ²
GROUND FLOOR TOTAL AREA: 72m ²
GROUND FLOOR TOTAL AREA: 70m ²
TOTAL SITE AREA: 145m ² *

NOTES

- ALL DIMENSION ARE IN MILLIMETERS.
 - DO NOT SCALE FROM THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS & DOCUMENTS. THE USER SHOULD CONSULT THE DRAWING ISSUE REGISTER FOR DETAILS.
 - THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
 - THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN DIFFER TO THAT FOUND ON SITE.
- CONCRETE**
- The grade of concrete is to be C35 as specified in BS5328, nominal Agg size 20mm, with w/c ratio of 0.60 and minimum cement content to be 300 kg/m³.
 - All reinforcement to be high yield conforming to BS 4449, f_y=460N/mm².
 - Cover to reinforcement to be 50mm.
 - Lap length of bars to be 40x diameter, minimum length to be 300mm.
 - All joints to be formed as shown in the standard details and debonded using Rexcell and multi-seal.
 - All concrete to be spray cured.
 - Finish to be class U4 as DTI Specification for Highways.
 - All works to be in accordance with BS 8110.
 - Concrete to be cured in accordance with BS 8110 Cl. 6.2.3.
 - Formwork to be designed, prepared and struck in accordance with BS 8110 Pt 1:1997 Cl.6.2.6.
 - Reinforcement to be in accordance with Cl.7.1.7.5, system of marking to be as follows:
10 T 20 12 150 TF
No Type Dia BarMark Spacing Layer
 - Blinding to be C15A 50mm thick to U5 of all ground bearing structures.

- FOUNDATIONS**
- All foundations are to be taken down to a suitable bearing strata as stipulated by the Engineer, to be taken as 75kN/m² S.G.P. as, i.e. firm to stiff Boulder clay or similar; to be verified on site by the Contractor to the satisfaction of the L.A. Building Inspector. All works are to conform to the Building Regulations Approved Document A1/2 Part E.
 - All excavation is to be inspected and approved by the Engineer and L.A. Inspector prior to backfilling.
 - All excavations are to be straight side, to at least the dimensions as shown on the drawing, free of standing water and loose material. Site traffic on the formation surface shall not be permitted.
 - All existing foundations to be adopted in the works are to be exposed and confirmed to be as assumed. If the foundations differ from that shown on the drawing and are unsuitable underpinning to the Engineer's requirements will be required.
 - Standard strip foundations are to be 450mm below ground level, with cross-sectional dimensions ***mm x 300mm min. Concrete is to be C35 as specified in BS5328.
 - Blockwork below the DPC is to be clay commons with a lean mix concrete cavity fill to ground level. The DPC to be reinforced PVC or lead/Asphalt as supplied by Fermite (class D); to be minimum of 150mm above ground level.
 - Ground floor slab to be 150mm thick with A252 mesh in top face, with a minimum of 400mm laps. Insulation to be 100mm Kingspan Kooltherm K103 (to achieve u=0.17W/m2K) between 2 layers of 1200 gauge visqueen DPM or similar approved. DPM to be laid on 250mm well compacted sand blinded hardcore.
 - Suspended timber floor to be moisture resistant T&G chipboard V83, C16 timber joists at 400mm c/c. Under floor void to be minimum 150mm with 75mm thick C15 concrete weed check. Underfloor ventilation to be provided to all suspended floors, 3000mm2/m run, provided by ventilation bricks in accordance with approved document C. Insulation to be 100mm thick Kingspan TF70 zero odp Thermalfloor between joists.
 - Insulation above new slab with no batons to be 100mm thick Kingspan TF70 zero odp Thermalfloor & 18 ply T&G or chipboard wood topping.
 - Floating timber floor on existing slab to be 100mm thick Kingspan Kooltherm K103 between battens on breathable membrane.
 - Boundary wall foundations to be exposed prior to commencement of works & suitability confirmed by engineer or BCO.
 - Where relevant trial hole to be excavated to establish depth of existing slab to be checked by engineer / building control officer for adequacy before works commence.
 - Where relevant existing garden wall footings to be exposed to ensure suitability to be checked by engineer / building control officer before works commence.

A	planning amendments	07-09-23	JCH
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Rev.	Amendments	Issue	Date By

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PROJECT ADDRESS
26 COOP STREET, BLACKPOOL, FY1 5AJ

PROJECT TITLE
REPLACEMENT BAY

DRAWING TITLE
PROPOSED FLOOR PLANS, & SECTION

Client:	CHEIF IFEANYI	Scales	@A1 1:20/50
Drawn By:	JCH	Checked By:	DWH
		Date	09-06-23
DRAWING No.	AO23/115/BR/O1	Revision	B

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CONTRACTOR TO ENSURE THAT EXISTING STRUCTURE IS SECURELY AND ADEQUATELY PROPPED PRIOR TO REMOVAL OF ANY EXISTING WALLS. PROPS ARE TO REMAIN IN POSITION UNTIL NEW WORKS HAVE BEEN COMPLETED AND ALL NEW BRICKWORK, MORTAR ETC HAS REACHED IT'S REQUIRED STRENGTH.