

#### SURVEY DRAWING BY OTHERS

The survey information shown on this drawing was prepared by others and DC cannot accept any liability for the accuracy of that information. All details to be checked on site before commencement of any works.

#### RELEVANT DRAWINGS

This drawing forms part of a complete set of drawings applicable to this project. Cross reference between drawings drawing, but apply throughout unless specifically stated otherwise. This drawing must therefore be read in conjunction with all drawings issued for this projects as well as all structural engineer's details, mechanical engineer's details and interior designers drawings, etc. Any conflict between information is to be reported to Design Coalition for clarification before work proceeds.

#### MECHANICAL AND ELECTRICAL INSTALLATION

All mechanical and electrical equipment shown on this drawing is subject to confirmation by the Mechanical and Electrical Engineer. The details on their drawings must be used for the installation of all mechanical and electrical equipment. Any discrepancies which effect the general location of equipment, builders work or the structure must be reported to Design Coalition before proceeding.

#### QUALITY OF WORK

All materials and workmanship shall be in accordance with the building regulations approved documents and the latest relevant British Standards where no specific standard is quoted. The works must be carried out in accordance with all relevant listed building and planning conditions. All proprietary products and materials are to be installed, fitted and used fully in accordance with manufacturer's instructions, recommendations and advice, and the designer advised of any conflict identified before work proceeds.

#### TIMBER TREATMENT - PRESERVATIVE

All new timber to be pressure impregnated with preservative prior to delivery to site. Where subsequent cutting and bonding is necessary all exposed faces must be coated with

### DEMOLITION WORKS

Locate and make safe all services. Disconnect, seal and remove all redundant pipes, cables, conduits etc. Provide protection to all remaining services throughout contract. Remove all walls, fixture and fittings as shown, providing temporary support and bracing as required in accordance with the approved Method Statement,

## PLASTER FINISH

13mm two coat Carlite lightweight plaster to 85.1911 Part 2, to all new walls and partitions internally, including galvanised steel corner beads and stops, at all reveals to openings, movement joints etc. unless noted otherwise

#### HEADROOM

A minimum 2.0m clearance is to be provided under all beams and ceiling features in all areas. See ceiling layout.

## PLASTER FINISH

13mm two coat Carlite lightweight plaster to BS.1911 Part 2, to all new walls and partitions internally, including galvanised steel corner beads and stops, at all reveals to openings, movement joints etc. unless noted atherwise

# FIRE RESISTING GLASS SCREEN

Hardwood framed unit of min 80x30mm cross section, fitted with 10mm Pilkington PYRODUR glass to give half hour fire resistance. Maximum panel size to be 2000x1000mm. Glass fixed on 5mm hardwood setting blocks with 20x2mm intumescent seals both sides, (Interdens by Dufaylite Developments Ltd or similar), and min 20x25mm hardwood glazing beads fixed with 38mm No 8 steel woodscrews at 200mm centres angled at approx 45 degrees to anchor into the centre of the framing. Hardwood to be Utile or similar with nominal density greater than 660 kg/m3. See Pilkingtons Fire Test Summary (Test Reference FR 1583) for further details. Pyrodur glass is classified as a safety glass suitable for use in doors and at low level.

#### TIMBER FRAME WALL - WITH BRICKWORK

Studwork framing of 125x50mm studs at 450mm centres with 125x50mm softwood sole & head plates. Finish externally with 9mm thick sheathing ply, fixed to stude, and layer of building paper. 105mm facing brick outer leaf to match existing and 65mm clear cavity to give overall 280mm structural wall. Stainless steel wall ties to BS 1243 fixed with stainless steel screws through plywood to timber frame at 900 centres horizontally and 450mm centres vertically (staggered), and at 225mm centres vertically at all openings. Finish internally with 12mm plasterboard, over polythene vapour barrier, with 125mm mineral wool insulation between stude, giving a "U" value of 0.34 W/m2 C.

Galvanised prefabricated steel lintels to BS 5977:Part 2. by IG Lintels Ltd, with integral insulation. Min 150mm bearing each end, and stepped tray DPC over extending Min 150mm beyond ends of lintel. See DPC

# DAMP PROOF COURSES

Hyload DPC by Rubberoid Building Products Ltd, min 150mm above ground level except where noted. 110mm wide unless indicated otherwise, all joints lapped min 100mm and lapped with DPM. Hyload cavity tray DPC by Rubberoid Building Products Ltd, to all lintels and at abutments, with lead flashing externally. Ends of tray DPC to have water stops formed by folding cavity tray Trimlac plastic perpen weepholes at 900mm centres horizontally, min 2 to any stepped DPC run. Catnic Trays Ltd. type J cavity closers incorporating damp proofing to be used at all jambs.

#### FLAT ROOF FINISH - WARM CONSTRUCTION

Anderson Manarflex Icopal 'Profiles' - 20 year guaranteed 3 layer built up high performance composite roofing membrane on 90mm Kingspan "Thermaroof TR21" insulation and Anderson Profiles Vapour control layer, or similar approved fitted in accordance with manufacturers recommendations. Tape all joints in decking prior to laying finish. Allow for 75x75mm SW fillets & min 150mm upstand to all abutments with walls, etc. with min 75mm lead flashing cover over. Decking laid on softwood firring pieces to give min 1:60 fall to outlets/gutter edge. Decking to be made up as necessary to avoid any pooling of rainwater. Rolled drip formed over

#### FLAT ROOF DECKING - WARM CONSTRUCTION

Roof membrane and warm deck insulation laid on min 38x50mm SW firrings giving min 1in60 falls to gutters and outlets, on SW joists sized as specified and confirmed by the engineer. Joists spanning over 2.0m to have herringbone strutting at mid span. Joists twice skew nailed to wall plates and/or fully nailed in galvanised steel joist hangers. All supporting beams to engineer's specification.

#### LEAD FLASHINGS

Code 4 lead flashings, wedged into open joint and dressed down min 75mm over top of rooting felt upstands, and min 125mm over roofing tiles/slates. Cade 4 lead soakers to roof tiles where applicable. All leadwork to be in accordance with the recommendation of the Lead Sheet Manufacturer's

## RAINWATER GOODS

Osma Roofline system PVC-U rainwater gutters and downpipes installed to manufacturer's recommendations. Access plates fitted to all downpipes 200mm above ground level and pipe to connect direct to drain via sealed adaptor, unless noted that pipe discharges above open gully.

and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist

with the current Building Regulations whether

depicted must be investigated by the Contractor

This drawing is to be read in conjunction with all other standard Mitchells & Butlers specifications and documentation.

Rev. Description By Date

and suitable methods of foundation be provided

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PRELIMINARY

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Scale - Metres

Arch./Des. Drawing Rev.