

Floor/ Site Plan
Scale 1:50@ A1

Landguard Road

All drains to comply with BS EN 752-4:1981 and BS 5955-6:1980, and all relevant manufacturers instructions. 110mm diam 'upvc' pipes with flexible joints and accessories by OSMA, or similar and approved. Lay drains to min. 1:60 fall, bed and surround with pea shingle, and where required, with 300mm deep backfill of pea shingle and further backfilled with selected fill, well consolidated in layers not exceeding 300mm. Drains to be protected with 50mm concrete cover where passing under buildings and protected with concrete lintels where passing through walls. Where crown of pipes are within 300mm of the underside of the slab, concrete encasement should be used integral with the slab. Manholes and inspection chambers to be in either proprietary preformed units in upvc as manufactured by OSMA, or similar, or 215mm class B engineering brickwork on 100mm concrete slab, pointed internally. Fit with medium duty covers to pedestrian areas and heavy duty covers to vehicular areas. Drains to be directed to existing r/w system once established on site, and to building inspectors approval. Surface water drains as above, to building inspectors approval and to relevant British Standard.

External wall to comprise of:- external leaf of 100mm thick, 7n/mm² dense aggregate blockwork below ground level with 103mm facing masonry above up to render point where a 2 coat sand and cement render shall be provided on celcon standard blockwork. To any cladding areas, provide 'class O' rated cladding on 50x25mm preformed battens on vapour permeable felt on the celcon standard block. Provide 100mm cavity (50mm clear cavity). Provide internal leaf comprising of 100mm thick, 7n/mm² dense aggregate blockwork below dpc level with 100mm celcon solar blockwork above. To cavity provide 1:12 lean mix concrete with top surface sloped to outer skin to 150mm below ground level. Provide 50mm Celotex CW4000 fitted to internal leaf within the cavity with suitable retaining clips, achieving 0.22w/m²k. Provide stainless steel wall ties, non fish tail, (Calm Ref. BB-3 or similar and approved at 750mm horizontal centres and 450mm vertical centres, staggered and doubled up at openings. Blockwork walls to be lined with 12.5mm tapered edge plasterboard on 10mm dabs, with joints taped and filled ready for decoration. All cavities around windows and doors, and heads, to be closed with fire rated thermal closers such as 'Timloc' or similar approved, or 50mm wire reinforced cavity barrier such as Rockwool, or similar. Provide movement joints in masonry and blockwork, based on the following:- Clay bricks - Up to 12m c/c on plan (6m from corners) and 9m vertically or every three storeys if the building is greater than 12m or four storeys tall. - Concrete block - 3m-7m c/c. Note: if at any point the external ground level is above the internal floor level, a bituminous water proof product, such as 'Bituthene', shall be applied to the external leaf of masonry below ground.

Note, the ground level adjacent the building shall be reduced to a satisfactory level and gradient to enable the easy egress of people from the rear of the building, to the building inspectors approval, taking into account the neighboring boundary wall.

Deep trench concrete foundations (to BS5328 mix gen3) of size to suit ground conditions, minimum depth of trenches to be min. 150mm below formation level of existing foundations or min. 1.0m below finished external ground level, whichever is the greater (but also subject to any adjustment in depth required by either the Local Authority Building Control or NHBC surveyor). Depth to be reviewed by inspector with regards to proximity of adjacent trees.

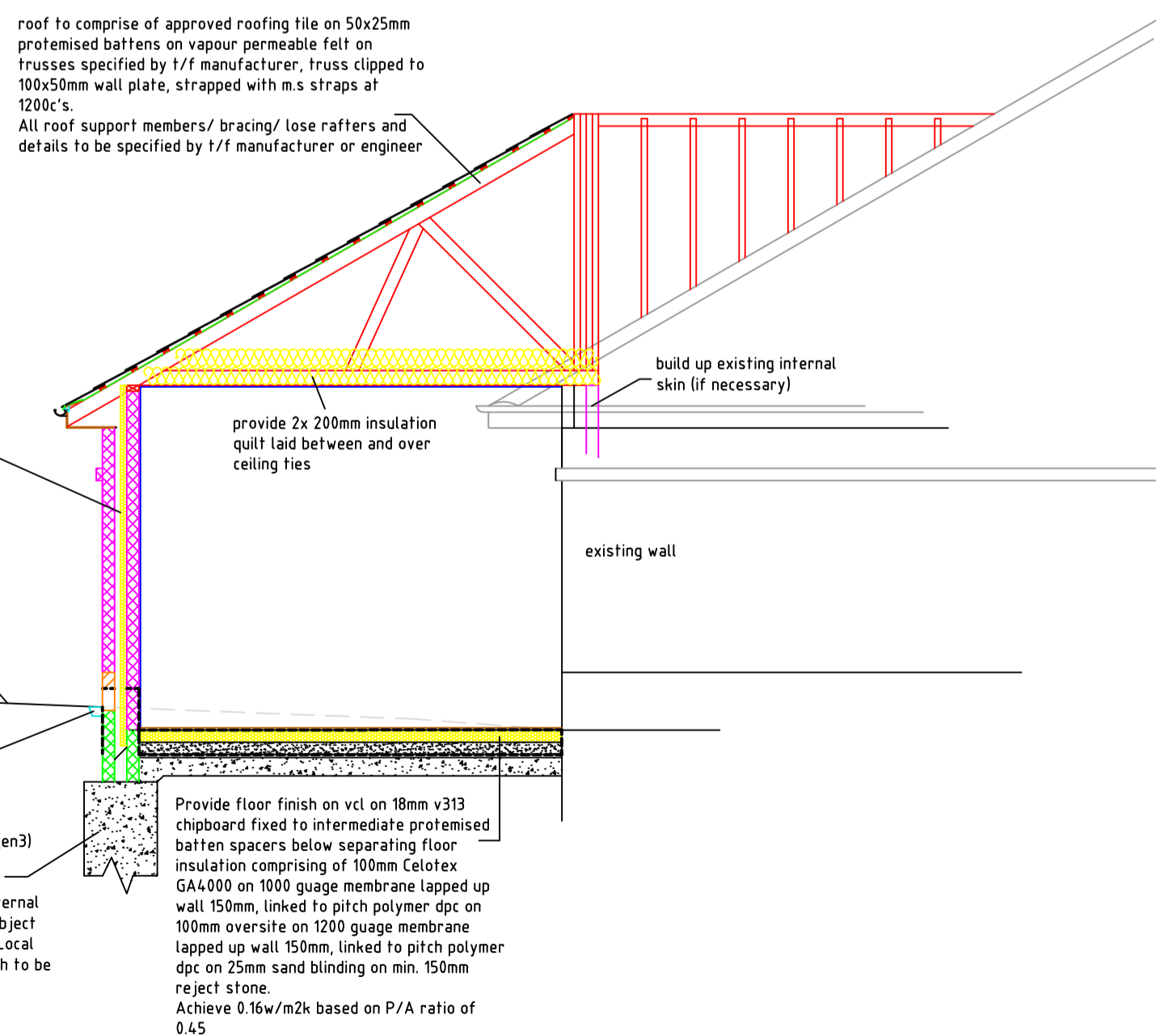
Provide 'Aco Drain' to full perimeter of the extension directed to new rwp & trapped gully, connected to existing r/w system once established on site if external ground level is at or above the internal floor level.

External wall to comprise of:- external leaf of 100mm thick, 7n/mm² dense aggregate blockwork below ground level with 103mm facing masonry above up to render point where a 2 coat sand and cement render shall be provided on celcon standard blockwork. To any cladding areas, provide 'class O' rated cladding on 50x25mm preformed battens on vapour permeable felt on the celcon standard block. Provide 100mm cavity (50mm clear cavity). Provide internal leaf comprising of 100mm thick, 7n/mm² dense aggregate blockwork below dpc level with 100mm celcon solar blockwork above. To cavity provide 1:12 lean mix concrete with top surface sloped to outer skin to 150mm below ground level. Provide 50mm Celotex CW4000 fitted to internal leaf within the cavity with suitable retaining clips, achieving 0.22w/m²k. Provide stainless steel wall ties, non fish tail, (Calm Ref. BB-3 or similar and approved at 750mm horizontal centres and 450mm vertical centres, staggered and doubled up at openings. Blockwork walls to be lined with 12.5mm tapered edge plasterboard on 10mm dabs, with joints taped and filled ready for decoration. All cavities around windows and doors, and heads, to be closed with fire rated thermal closers such as 'Timloc' or similar approved, or 50mm wire reinforced cavity barrier such as Rockwool, or similar. Provide movement joints in masonry and blockwork, based on the following:- Clay bricks - Up to 12m c/c on plan (6m from corners) and 9m vertically or every three storeys if the building is greater than 12m or four storeys tall. - Concrete block - 3m-7m c/c. Note: if at any point the external ground level is above the internal floor level, a bituminous water proof product, such as 'Bituthene', shall be applied to the external leaf of masonry below ground.

Note, the ground level adjacent the building shall be reduced to a satisfactory level and gradient to enable the easy egress of people from the rear of the building, to the building inspectors approval, taking into account the neighboring boundary wall, locally, the ground shall be level with the emergency exit door.

Provide 'Aco Drain' to full perimeter of the extension directed to new rwp & trapped gully, connected to existing r/w system once established on site if external ground level is at or above internal floor level.

Deep trench concrete foundations (to BS5328 mix gen3) of size to suit ground conditions, minimum depth of trenches to be min. 150mm below formation level of existing foundations or min. 1.0m below finished external ground level, whichever is the greater (but also subject to any adjustment in depth required by either the Local Authority Building Control or NHBC surveyor). Depth to be reviewed by inspector with regards to proximity of adjacent trees.



Section A - A
Scale 1:50@ A1

SYMBOL	KEY
	warning device (any)
	heat detector
	smoke detector
	heat detector
	push bar door
	guarding handrail
	fire resisting glazing
	self closing automatic release
	self closing
	Self closing 30 minutes fire resisting door (fitted with intumescent smoke seals)
	sounder
	visual alarm
	emergency light
	enclosed linear luminaire (emergency light)
	exit sign internally illuminated
	fire exit door with sign
	escape route (sign)
	escape route final exit (sign)
	escape route direction to follow (sign)
	mechanical extractor
	air conditioning unit
	break glass point
	break glass emergency door release
	vision panel to door
	magnetic hold open device, linked to alarm system

CLIENT
SHANKLIN TOWN COUNCIL

Drawing Title
BUILDING REGULATIONS

Drq. No.	Rev.	Date	Drawn by
2019 / 326 / 03		Mar 2019	Ben Vernon

Rev.	Description	Date	Drawn by							
1:50	1	2	3	4	5	6	7	8	9	10
1:100	1	2	3	4	5	6	7	8	9	10
1:200	1	2	3	4	5	6	7	8	9	10
1:250	10	20	30	40	50	60	70	80	90	100

JOB TITLE
PROPOSED CHANGE OF USE FROM FORMER PUBLIC CONVENIENCE TO LIBRARY TO INCLUDE SINGLE STORY EXTENSION AT FALCON CROSS, ADJACENT FALCON CROSS HALL, SHANKLIN ISLE OF WIGHT

tel: 01883 527496
mob: 07964324895
ben@bvdesigns.co.uk
www.bvdesigns.co.uk

ben vernon designs innovation centre
architectural consultant & surveyor st. cross business park
newport, isle of wight, po30 5ub