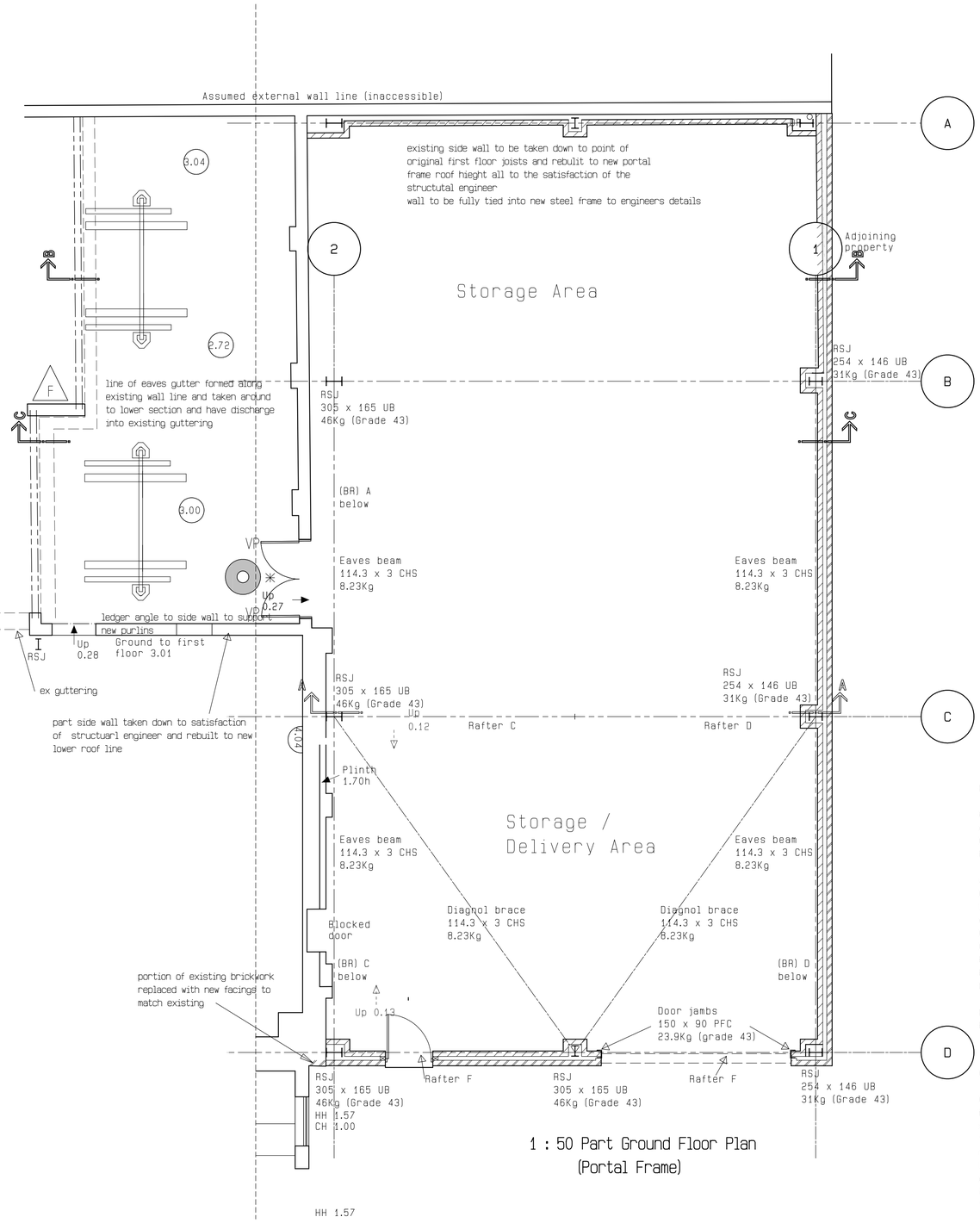
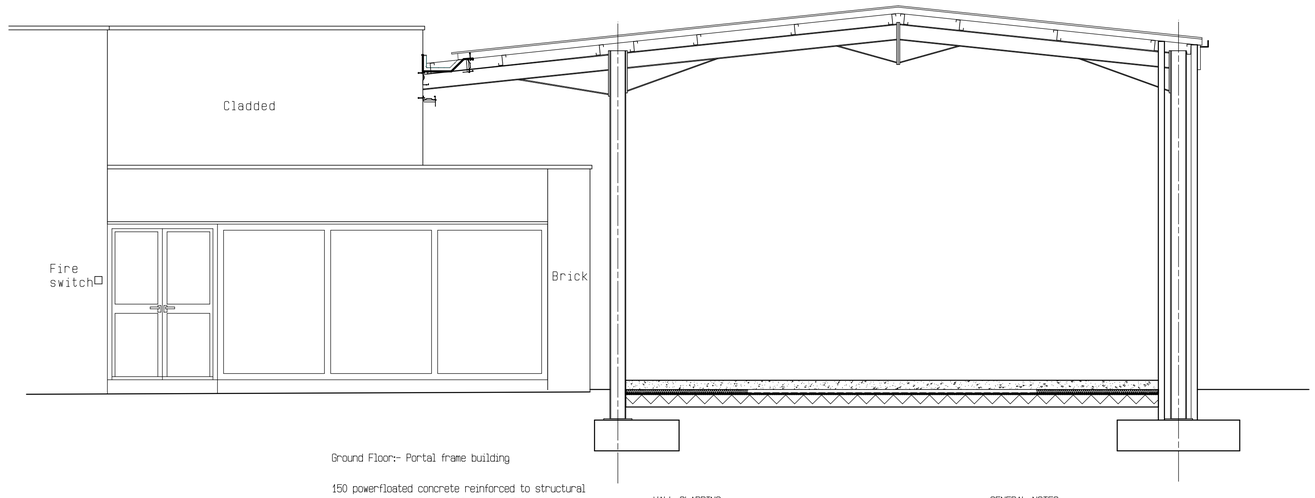


1 : 50 Part Ground Floor Plan
(Portal Frame)

1 : 50 Front elevation
with sections through
AA



Ground Floor:- Portal frame building

150 powerfloated concrete reinforced to structural engineers approval on 1200 gauge polthene dpm, on 60mmthick styrofoam SP-X insulation, 2m width to perimeter of ground floor on 15mm sand and cement blinding with 200mm well compacted hardcore.

Edge strip calculation

Perimeter = P/A Value
Area

41.3m = 0.34 P/A
120.82m²

Edge insulation of 2m in accordance with Table C2 BRAL2 2001 Approved documents

Insulation thickness of 60mm in accordance with Table A13 BRAL2 2001 Approved documents

EXTERNAL WALLS:

External walls to be 278mm wide, 103mm thick outer leaf of facing brickwork to match existing, 75mm wide cavity filled with 75mm thick Rockwool cavity wall insulation batts or similar to approval of Local Authority; 100mm thick thermalite turbo blockwork to inner leaf. 13mm plaster finish to internal surfaces of all walls. Cavity wall ties to be incorporated to cavity walls to BS.1243 1978, being spaced at maximum 450mm vertically and 750mm horizontally and being of stainless steel vertical twist type. Ties to be within 150mm of openings.
Dacatie cavity wall closers to be used at all door and window reveals. No cavity ties to be set at dpc level.
Cavity wall insulation to finish below dpc level.
One course to be left clear at bottom of insulation, then cavity to be filled with lean mix concrete.
Any alterations to this to be agreed with Architect
Walls to achieve 0.35 W/m² K U value or better.
Horizontal Hyload dpc to be 150mm above ground level and continuous with dpm.
Two course engineering brickwork splashcourse below dpc.
All walls below dpc level to be of brickwork or blockwork suitable for use below ground level.
Vertical dpc to all openings in cavity walls being of 2000 gauge polythene tacked to frames or patent PVC cavity closer attached to frames.
Window frames to be set back in brickwork reveal in accordance with NHBC recommendations.
All frames to be mastic pointed.
Openings, recesses, overhangs and chases to comply with C29 and C30 of the Approved Documents.

FOUNDATIONS:

600mm wide strip or trench fill foundations to cavity walls, 450mm wide to internal walls (unless otherwise stated), being located centrally beneath walls, and not less than 200mm thick.
Concrete to be composed of cement to BS 12: 1978 and fine and coarse sand conforming to BS882: 1983 - (i) in proportion of 50kg of cement to not more than 0.1 cubic metres of fine aggregate and 0.2 cubic metres of coarse aggregate, or
(ii) Grade C25P concrete to BS 5328: 1981.
(iii) Foundations to go to invert of 1.0m below measured level and to suitable load bearing strata - and to the approval of the Local Building Inspector

Foundation to new portal frame consruction to be determined via structural engineer's calculations

GROUND FLOOR:

Ground site strip to be treated with weedkiller
New floor finish to clients specification on 65mm sand cement screed on 100mm concrete floor slab on 100mm below slab styrofoam coseyfloor insulation and with 40mm polystyrene insulation to perimeter where the floor abuts the wall, on 1200 guage polythene dpm on 15mm sand blinding on 150mm well compacted clean inert hardcore.
1200 guage polythene dpm being continuous with dpc

WALL CLADDING:

KingSpan KS1000 RW cladding system to achieve 0.35 W/m²K U-value or better.

Outer Sheet - Vertically profiled 0.7mm thick aluminium external sheet, PVDF stoved flourocarbon weather coating with 80mm thick Polyisocyanurate (PIR) fire safe approved insulation core. Internal sheet to 0.5mm thick aluminium sheet.

Overall thickness of panel to be 115mm thick with interlocking fixings to ends of panels.

Purlin Spacing to be 1.6m

ROOF:

KingSpan KingZip KS1000 insulated standing seam roof panel system to achieve 0.25 W/m²K U-value or better.

Outer Sheet - Vertically profiled 0.9mm thick aluminium external sheet, PVF2 coated aluminium alloy for external weather coating with 90mm thick Polyisocyanurate (PIR) fire safe approved insulation core. Internal sheet to be 0.4mm thick aluminium sheet.

Overall thickness of panel to be 125mm thick with interloking fixings on ends.

Purlin Spacing to be 1.6m

LINTELS:

Lintels to be provided over openings in all walls, both internal and external. All lintels to be designed and manufactured by I.G. Lintels Limited.
All lintels over openings in external walls to have cavity tray over and are to be supplied with integral insulation. All lintels to have end bearings in accordance with manufacturer's recommendations, but in no case to be less than 150mm unless otherwise specified.

CAVITY TRAYS:
Cavity ttrays and weepholes to be provided over all lintels in external walls, all abutments and other areas as shown and or as appropriate being in accordance with BS 5628 : Part 3 : 1985 : Section 3

Cavity trays to be formed from dpc material.

GENERAL NOTES:

All low level and large areas of glazing to be in safety glazing to BS 6206 and be toughened or laminated glass.
Internal glazing to doors to also have safety glazing to BS 6206
All new windows and glazing to doors to be double glazed with pilkington K glass set in UPVC or timber frames to provide a minimum of 2.0W/m²C

Insulation to pipes in unheated areas to be to BS 5422: 1990

15l/s and individual toilets to have minimum 3 air changes per hour both with min. 15 mins overrun.
All window and door frames to be fitted with trickle vents to give min. 8000mm sq ventilation opening

Space heating:
existing heating system extended to serve new toilet and staff area. System to be assessed and upgraded to Local Authority approval

STAIRCASES:

New softwood staircases with handrail set at 900mm above pitch line.
Balustrade to the 1.0m above landing level. No gaps in staircase or balustrade to exceed 100mm.
Handrail to one side only. Minimum width of stair between wall and handrail to be 800mm.
Treads - 280mm) to be checked when floor
Risers - 165mm) height is determined and set
min. 2000mm head height to be provided above pitch line of staircase.
All dimensions to be checked on site prior to construction of new staircase.

All steelwork to be constructed in accordance with structural engineer's calculations and specifications

0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
1 : 100 Scale line

Proposed Extensions
Britannia Tyres
Derby Road, Hinckley
For Britannia Tyres LTD

Drawn by : RGT
Checked by :
Drawing No. : 3201-01A
Scale : as noted

revision	date	
A	30-07-08	corrective note added to front elevation regarding extended bet

RJCA
R. John Craddock Associates.
Chartered Architects : Planning Supervisors
Dugdale House
25/27 Dugdale Street
Nuneaton CV11 5GJ
Tel: 024 7638 6769
Fax: 024 7664 1865