

PART A: STRUCTURE

SETTING OUT DIMENSIONS

All dimensions and levels shown on the drawings are to be checked prior to commencement of work, any discrepancies to be reported to CA.

FOUNDATIONS

Foundations to be in accordance with Structural Engineers' design and details. All works to be inspected and approved by Local Authority Building Control. Provide PC lintels over drain runs passing through substructure work. Provide 450mm x 600mm deep concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains.

STRUCTURAL OAK FRAMING

Setting out as CDS drawings (shown indicatively only until receipt of full S/E design).

GROUND FLOOR

All works to be agreed in full with the CA and Engineer prior to any works being commenced.

Ground floor construction over to consist 65mm sand/cement C25 concrete screed with mesh reinforcement on 150mm 1:2:4 2000 kg/m3 Concrete slab on Polythene separation layer on 75mm Kingspan Kooltherm K103 (or similar approved) insulation on 1200g DPM on sand blinding on min. 150mm compacted hardcore

Contractor to confirm details of foundations and positions of all expansion joints.

Pre-cast concrete lintels with minimum 150mm end bearings to be provided over drains and services passing through walls.

EXTERNAL WALLS

To achieve U-Value of 0.22 W/m²K.
Walls to be in accordance with BS 5628 Part 3 1985.

TIMBER FRAME AND TIMBER CLAD WALLS

4-18mm depth x 150mm overall width feathered edge Oak cladding with approx. 110mm coverage, fixed to 25mm x 37mm vertical battens, on breather membrane, on 9mm OSB sheathing, with 70mm Kingspan Kooltherm rigid insulation between 89mm sw studs at 600mm centres, with 19mm timber stud cavity, on 37.5mm Kingspan Kooltherm K118 insulation backed plasterboard with 3mm skim finish to internal face.

Insulation to be installed in accordance with manufacturer's recommendations. DPC min 150mm above finished ground level. DPM to be dressed up enclosing walls and lapped and bonded to DPC. Provide 20mm closed-cell polystyrene insulating strip (full depth of screed & Insulation) to entire perimeter of floor to prevent thermal bridging. Finish with 10mm deep polysulphide sealant on top. Refer to floor plans and elevations for location external wall finishes and appropriate construction described herein.

BRICK PLINTH

Clay facing brickwork below DPC To BS EN 771-1.
Half lap stretcher bond, 1:1:6 lime/ cement/ sand mix mortar.
Bucket handle joints.

WALLS BELOW GROUND

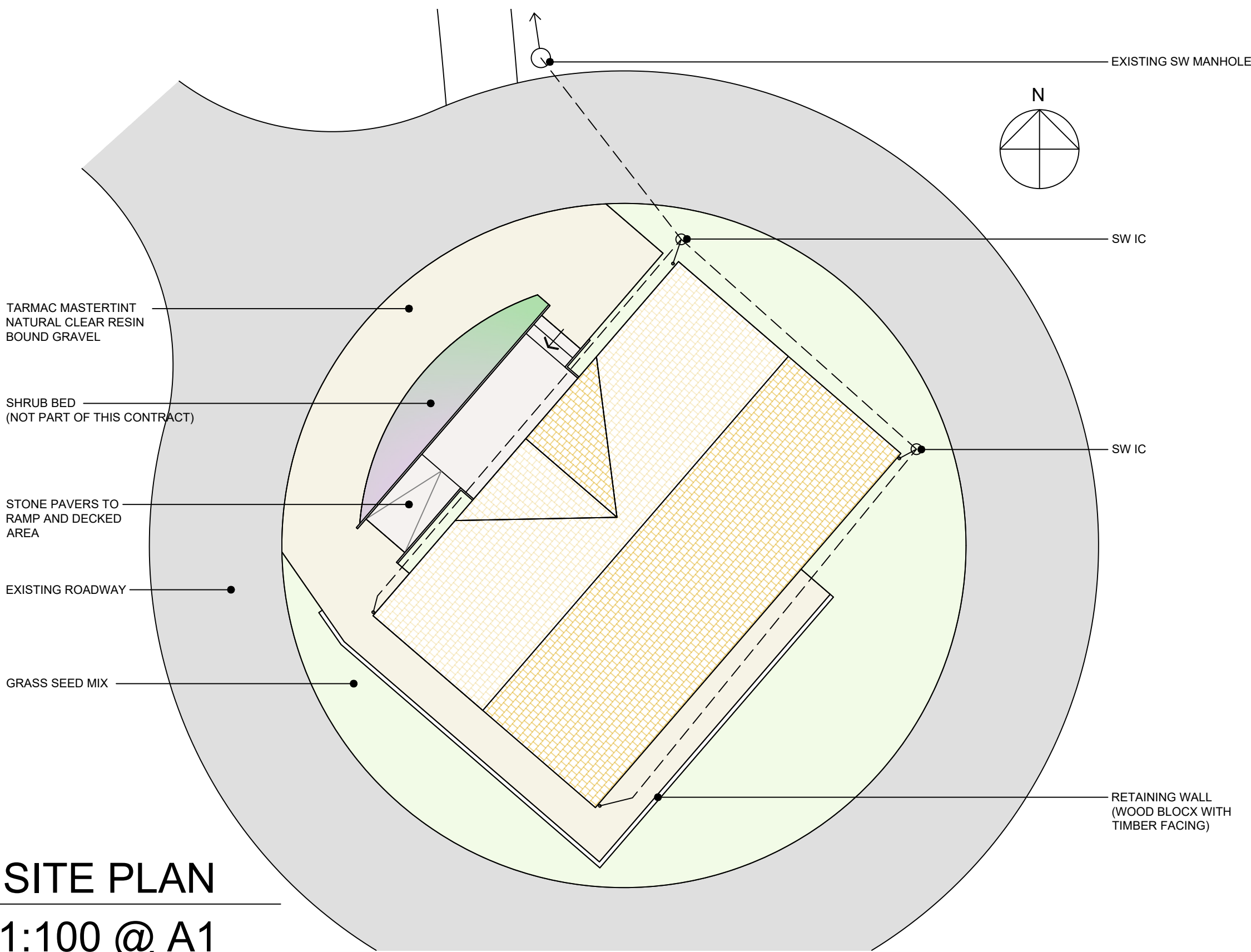
Walls below ground to be in blockwork

WALLS TIES

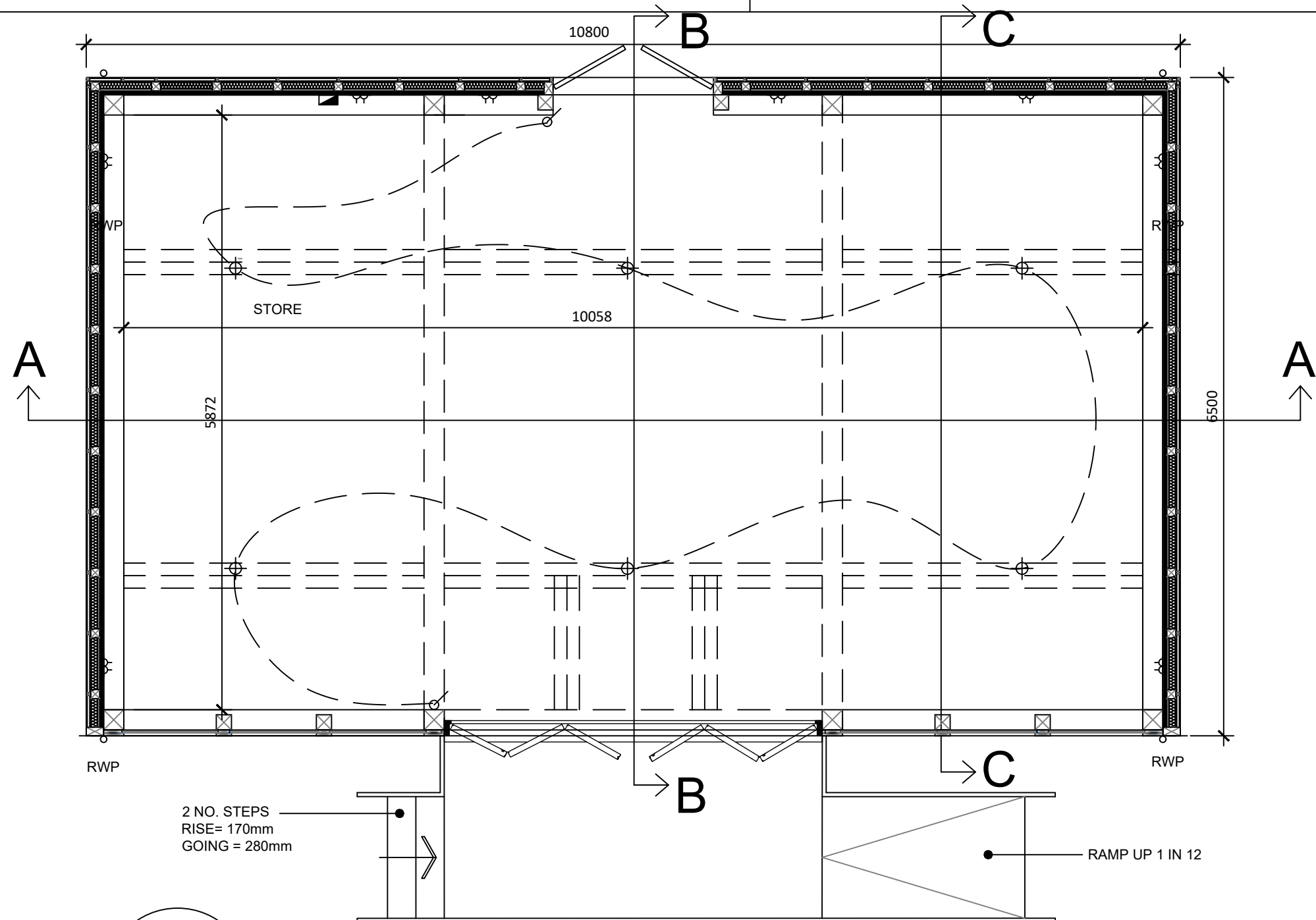
Cavity wall ties to be 250mm stainless steel vertical twist type to BS 1243 figure 1, at 750c/cs horizontally and 450c/cs vertically. Spacing decreased to 215mm at all jambs within 150mm of openings and additional ties over openings at max. 300mm c/cs.
Wall ties to have appropriate measured dynamic stiffness for the cavity width in accordance with Part E of the Building Regulations.

LINTELS & BEAMS

All beams as shown on the drawings are Green Oak.



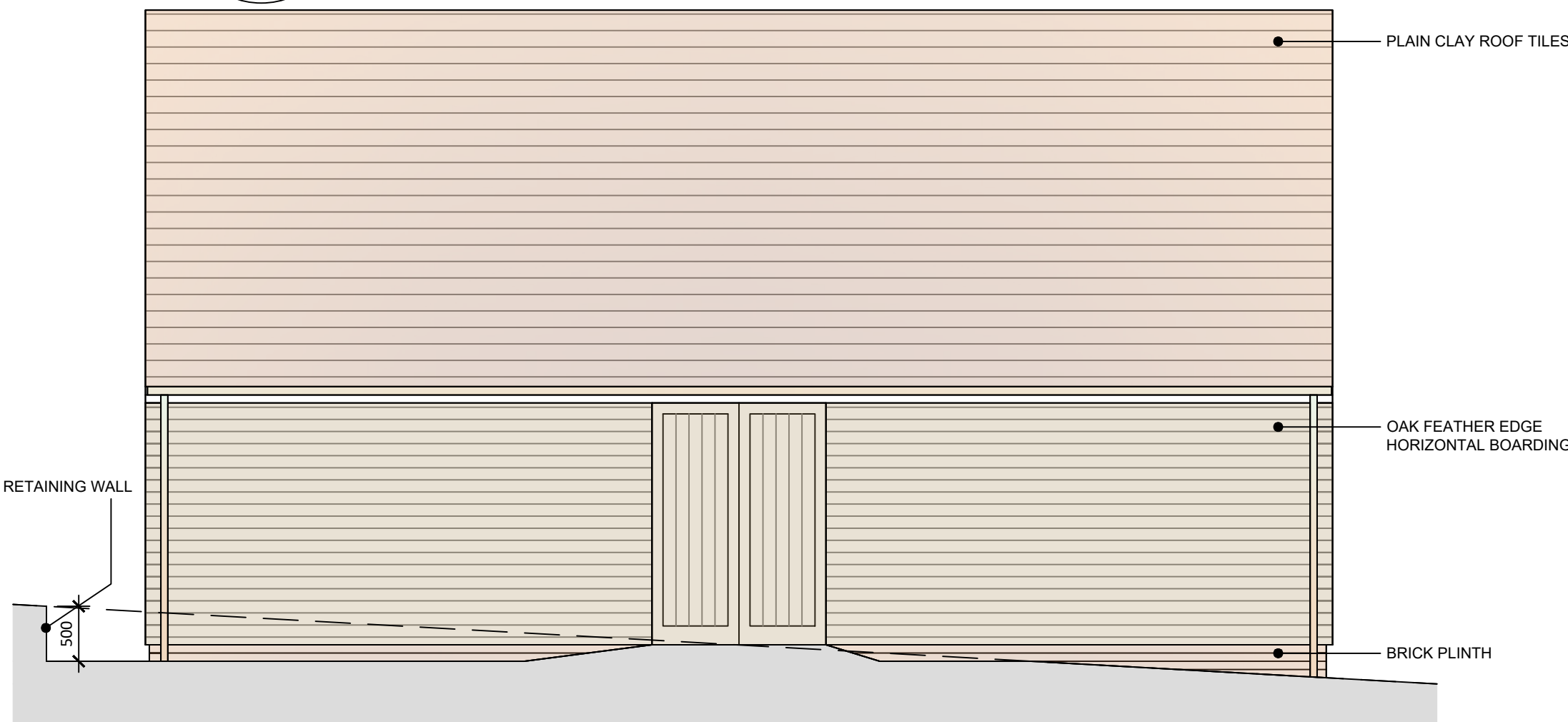
1 PART SITE PLAN
100 Scale 1:100 @ A1



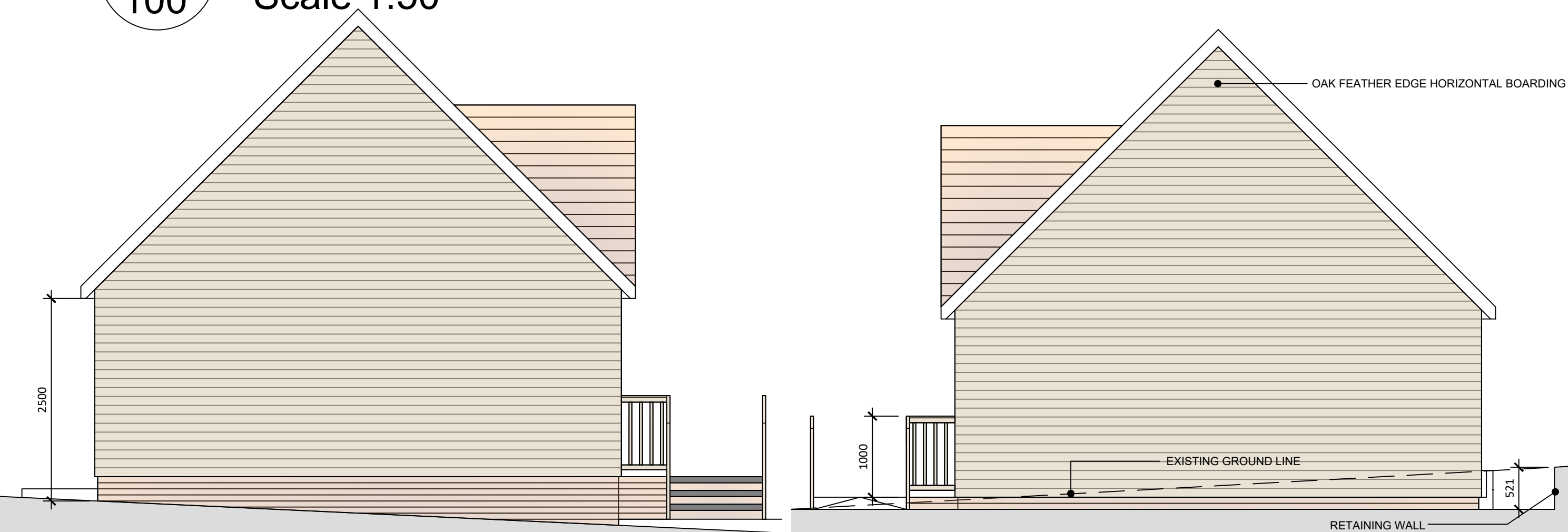
2 PLAN
100 Scale 1:50



3 FRONT ELEVATION
100 Scale 1:50



4 REAR ELEVATION
100 Scale 1:50



5 SIDE ELEVATION
100 Scale 1:50

6 SIDE ELEVATION
100 Scale 1:50

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KEY:

- 13A DOUBLE SOCKET OUTLET
- LED DOWNLIGHTER
- CONSUMER UNIT
- SWITCH

01	05-10-20	UPDATED WITH SITE LEVELS	AJM
Rev	Date	Description	By

CLIENT

CROWBOROUGH TOWN COUNCIL

PROJECT

CONTEMPLATION BUILDING

TITLE

PLANS AND ELEVATIONS



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Drawn by: AJM
Approved by: JSS
Drawing Status: TENDER

Scale 1:50 @ A1
Sheet 1 of 1
Date: JULY 2020

Drawing : CDS_CRB_SML_100 Rev: 01