1 B1 Basement Level - Builders Works Plan

1 : 50

PLAN ORIENTATED NORTH UNLESS OTHERWISE STATED

KEY TO BUILDERS WORKS

- EXTENT OF WALL TYPE 1
- EXTENT OF WALL TYPE 2
- EXTENT OF WALL TYPE 3
- EXTENT OF WALL TYPE 4
- EXTENT OF WALL TYPE 5
- EXTENT OF PLASTER FINISHES TO EXISTING INTERNAL WALLS

Air Brick Making Good
To all air bricks penetrating through structure at basement level, the contractor shall allow for blocking up all existing openings to internal leaf only. Allow for the supply and installation of new clay red brickwork to match adjacent surfaces (Sample to ER approval) in course depth to match surrounding. Allow for removing any existing saw cut/half bricks at reveals and allow for toothing in new brickwork in place. Joint width/heights to match existing. All mortar to match existing.

Internal Glazed Screen Specifications
To locations indicated on the plans, allow for the supply and installation of new single glazed fire rated and none-fire rated (NFR) glazed partitions as specified elsewhere. All glazed screens shall be fully installed in accordance with manufacturer's details by a sub-contractor pre-approved to undertake the installation. All fire rated screens shall be tested and approved to BS 476 to achieve the stated fire resistance. Screens shall be designed to meet the acoustic rating specified in accordance with BS EN140-3. All door sets shall be tested and approved to Severe Duty under BS EN947, with glazed screens to Severe Duty under BS5234. All as Polar Single Glazed, by Komfort Workspace Ltd, T: 0113 395 6565 or similar and equal approved. All screen types are to extend to 2.5m above FFL. Above all screens, the appropriate Stud Wall Type (as adjacent) shall be provided up to the structural soffit line above.

For door and screen types, refer in all instances to AHR drawing reference BBH-AHR-B1-XX-SC-A-31-005.

Coordination
At all locations where new ducting, cable trays and the like are to pass through new and/or existing walling, the contractor shall allow for providing fully framed openings in corresponding stud as manufacturers details. At all penetrations, the contractor shall allow for the installation of new proprietary intumescent fire batts tightly fitted, with all abutments sealed with manufacturers recommended intumescent sealant. As Rockwool Ablative coated batt, or similar and equal approved, T;0871 222 1780. Refer Typical Service Penetration details.

At new floor penetration positions the contractor shall allow for the infill of all open voids around ducting/pipework with new proprietary intumescent fire batts tightly fitted, with all abutments sealed with manufacturers recommended intumescent sealant to achieve 1 hour fire resistance. As Rockwool Ablative coated batt, or similar and equal approved, T;0871 222 1780.

In all instances, the contractor shall allow for forming new small diameter penetrations (<150mm) through existing roof slab levels to allow for new pipework/ducting as indicated within M+E consultant details, including but not limited to new gas, SVP and HCW service pipework. Penetrations through first floor slab to be fire protected as detailed above. Penetrations through to roof level to be as detailed in full accordance with roofing manufacturers details to achieve warrenty requirements.

Floor Preparation (Ground Floor)
To full extent of existing ground floor slab (only) the contractor shall allow for preparing existing terrazzo tile and exposed concrete floor areas to recieve new floor finishes as detailed elsewhere. Allow for preparing all floor areas in accordance with F Ball and Co guidance and specifications (T: Matt Williams 07710 182935), including the following works: Abrade existing floor surfaces including terazzo tiles, and fully clean and degrease all surfaces using Stycoclean C140. Remove all loose tiles/materials and remove from site. Infill all recesses where tiles have been removed, or where former walls, equipment and entrance grate recesses are present using Stopgap 460 Rapid Repair Mortar to flush and level with adjacent surfaces. Use Stopgap P141 primer neat direct to the all floor areas followed by a minimum of 3mm smoothing underlayment of Stopgap 1200 Pro. Lay single layer of Stopgap F77 liquid DPM over all surfaces followed by final layer of Stopgap 1200 Pro to level. Primer and floor adhesives laid over in accordance with flooring manufacturers details, refer AHR 40_Series drawings.

Terrazzo Wall Panel Repairs
The contractor shall allow for the appointment of specialist terrazzo repair company to undertake site survey, scoping and repair works to existing terrazzo tiles to ensure the removal and repair of all existing fixing holes, chipped corners, water staining, water damage, mould spots and the like. Include for all grinding, batching and mixing, cleaning and polishing as required to ensure complete terrazzo surfaces provide a smooth, clean and consistant appearance. A sample area of repair and clearing shall be approved by the ER prior to works progressing to all remaining areas. Include for providing new colour matched grout to all abutments edges and seals.

Notes

THIS DRAWING READ IN CONJUNCTION WITH :

Proposed Builders Works
Drawing to be read in conjunction with all other sub-consultants drawings.

Structural Alterations
Where new openings are to be formed in existing walling and floor structures, refer in all instances to Structural Engineers details. Allow for all builders works in relation to the installation of lintels, steelwork and support etc including for making good works on completion.

Mechanical and Electrical Works
In all instances refer to specialist M+E consultants specifications. The contractor shall include for all necessary builders work in relation to M+E alterations/additions including but not limited to forming of new openings, chases in slabs and walling and alike, and all associated making good works on completion.

Plastering Works/Patch Repairs
Where damage has been caused to existing plaster finishes following removal of fixtures and fittings, allow for scraping back to sound material and plaster patch repair all exposed areas. New plaster finishes shall be neatly feathered in with adjacent plastered finishes.

Where new openings have been formed within existing walls, allow for plastering around full extent of newly formed jambs and heads as required. New plaster finishes shall be neatly feathered in with existing plastered finishes.

Windows, Doors and Joinery
The specification of doors and windows are detailed within the following locations:
Drawing BBH-AHR-B1-XX-SC-A-31-004 - Internal Door Schedule
Drawing BBH-AHR-B1-XX-SC-A-31-001 - External Door Schedule
Drawing BBH-AHR-B1-XX-SC-A-31-002 - External Window Schedule

To all windows, allow for the supply and installation of 22mm timber square egded cill board screw fixed to existing structure below with countersunk corrosion resistant screw fixings at max. 300mm centres. All screw holes filled to flush.

Cill board to be pre-primed for site painting with 1no. undercoat and 2no. coats trade gloss paint as detailed within finishes schedule. Contractor shall provisionally allow for all cill boards to be 220mm deep - TBC on site. Timber cill onto continuous bed of expanding urethane sealant. Provide continuous silicone sealant to abutment of window cill and existing window frame.

Wall Type 1
To locations indicated on plan, the contractor shall allow for the construction of new masonry piers in full accordance with Structural Engineers details and specifications.

Internal Stud Walling Specifications
To locations indicated on the plans, allow for the supply and installation of new stud walling to specifications as detailed below. All walling shall be installed in full accordance with chosen manufacturers details, with evidence of performance provided to the CA prior to commencement for approval. Walls shall achieve the stated acoustic ratings in accordance with BS8233, with all walling fully designed and installed in accordance with BS5234:1992. All walls shall meet the stated fire resistance, and shall be fully tested to BS EN1264. The contractor shall include for all deflection heads, door and screen framing, and provisions for service penetrations throughout the works. All walling shall be taken to the full height of the structure, including for forming all walling around existing structural beams and columns as required.

Wall Type 2 - 52Rw dB/60mins - 122mm
Proprietary 70mm steel 'C' studs at max. 600mm c/ctr's. 2 layers 12.5mm sound block plasterboard each side and min. 25mm ISOVER APR 1200 acoustic fill within cavity. Provide continuous bead of sealant to full perimeter of inner layer to ensure optimum acoustic performance. Ensure that all board edges are supported whether cut or bound. Provide close butted scrim taped joints in preparation for 3mm plaster skim finish as detailed below. Completed system to achieve min. 52Rw dB rating and min 60 minutes fire resistance to full height from structural deck to structural soffit. As British Gypsum Gypwall Classic system, as White Book reference A206198 or similar and equal approved.

Wall Type 3 - Wall Lining on Timber Batten
To extent as indicated by line (refer Key), over existing wall face, allow for the supply and installation of 2x layers 12.5mm British Gypsum Wallboard plasterboard fixed over 25 x 50mm treated timber battens at max. 600mm horizontal and vertical centres fixed back to wall face. Between wall and battens, allow for fixings continuous strips of DPC membrane to prevent battens from becoming damp. All fixings in accordance with Board Manufacturers details. Provide continuous bead of sealant to full perimeter of inner layer to ensure optimum acoustic performance. Ensure that all board edges are supported whether cut or bound. Provide close butted scrim taped joints in preparation for 3mm plaster skim finish as detailed below. Include for larger and/or additional battens as required to ensure consistant line and level of boarding between floors. Where linings pass across door or window openings, providing additional framing, and include for full return of plasterboard into reveals and fully sealing abutment to window and door frames at all edges with colour matched silicone sealant - refer AHR details.

Wall Type 4 - Shaft Wall - 38Rw dB/60mins - 77mm
Proprietary 60mm steel 'I' studs at max. 600mm c/ctr's. 1 layer 20mm Glasroc F Firecase plasterboard secured between studs and secured with Gyprframe retaining channel. 1 layer 15mm Glasroc F Firecase to exposed side of studs. Provide continuous bead of sealant to full perimeter of inner layer to ensure optimum acoustic performance. Ensure that all board edges are supported whether cut or bound. Provide close butted scrim taped joints in preparation for 3mm plaster skim finish as detailed below. Completed system to achieve min. 38Rw dB rating and min 60 minutes fire resistance to full height from structural deck to structural soffit. As British Gypsum Gypwall Classic system, as White Book reference G3060011/010 or similar and equal approved.

Wall Type 5 - Art Work Display Wall
1500mm high plasterboard finished display wall on treated timber framing system to incorporate 1 layer 12.5mm Gypsum Wallboard plasterboard with 18mm plywood patress at rear. Refer AHR details.

Plaster Skim Finish (Generally)
Over all new wall constructions (as above), allow for application of new 3mm plaster skim finishes to be continued to full height of structure. Allow for feathering in new plaster finishes into existing wall surfaces as required. All as British Gypsum Thistle Board Finish or similar and equal approved to EN13279-1, with all plastering works undertaken in accordance with BS EN 13914 - Code of practice for internal plastering. Include for all required beads and stops to complete installation.

Plywood Patress Linings
To full extent of ALL walls noted as Wall Type 2, and as indicated by orange line, the contractor shall allow for the supply and installation of 15mm thick FSC approved softwood plywood patresses, installed between each stud both sides of wall. Patresses shall be min. 2.4m high and installed level with existing FFL. Boards shall be fixed in full accordance with British Gypsum approved details using Gyxframe GA4 angles.

Plaster Finishes to existing external masonry
To all existing walls as denoted by dashed line, allow for the supply and installation of new plaster skim finishes over existing plaster finished walls in accordance with British Gypsum details and specifications. To full wall areas, allow for application of Thistle Bond-It coat. Where existing plaster has been removed, allow for building out existing from substrate behind in layers not exceeding 13mm thick to line through with adjacent surfaces and feather finish into adjacent existing plaster finishes. Over full extent of all existing and new plaster finishes, allow for new 3mm plaster skim finish as Thistle MultiFinish.

Rev	Description	Date	Dr by	App by
P01	Planning Submission	05/10/2018	IT	AF

original by	date created	approved by
I. Turrell	08/08/18	Approver

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project
Broadbents Bath House

drawing
Proposed Basement Level Plan - Builders Works Plan

computer file	plot date
C:\Users\eliot.douthwaite\Documents\Revit Projects\BH-AHR-XX-XX-M3-A-BLDG_CENTRAL_eliot.douthwaite.rvt	

project number	scale	
2018.00489.000	1 : 50	@A1

drawing number	issue status	rev
BBH-AHR-B1-B1-DR-A-20-010	S2	P01

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