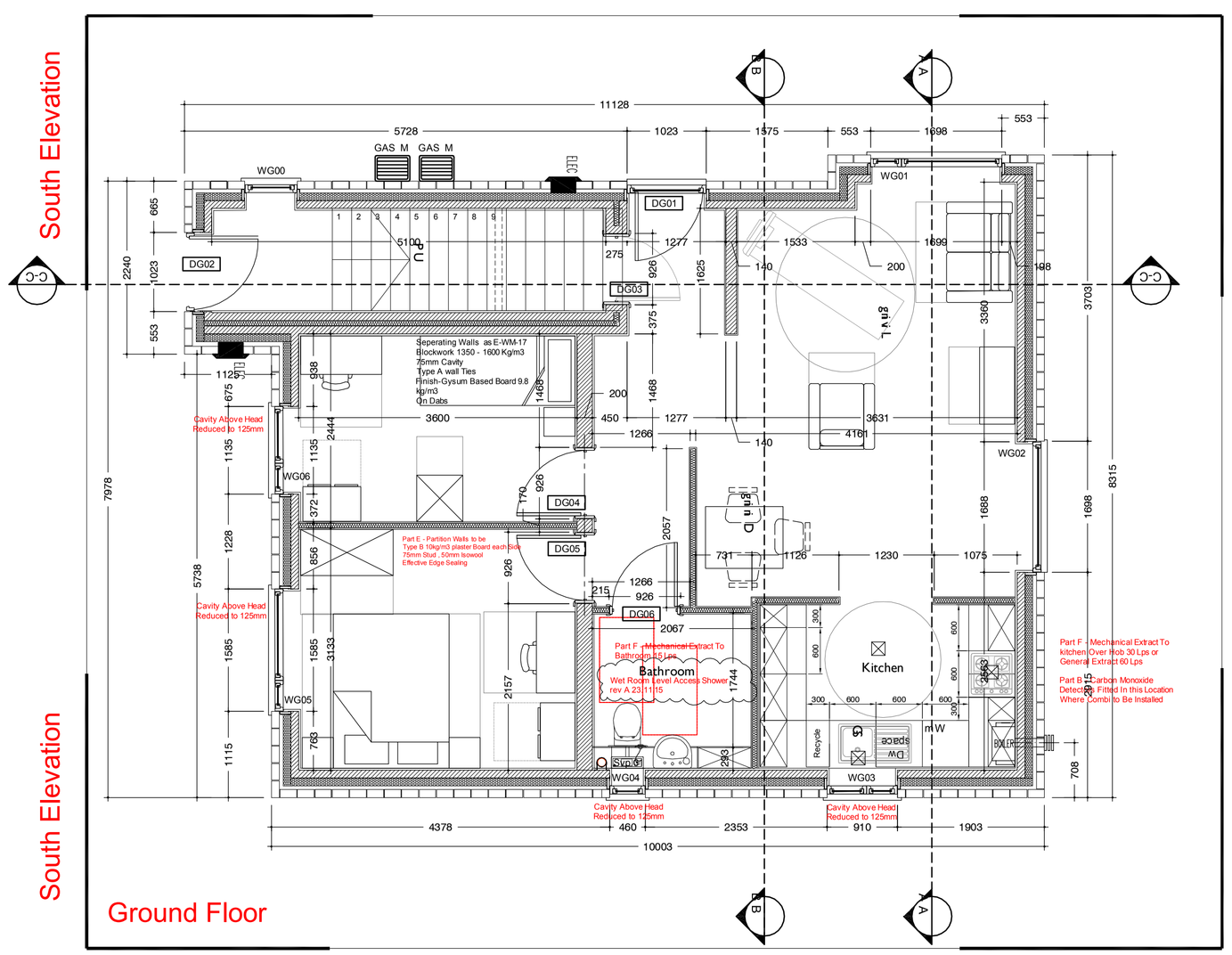
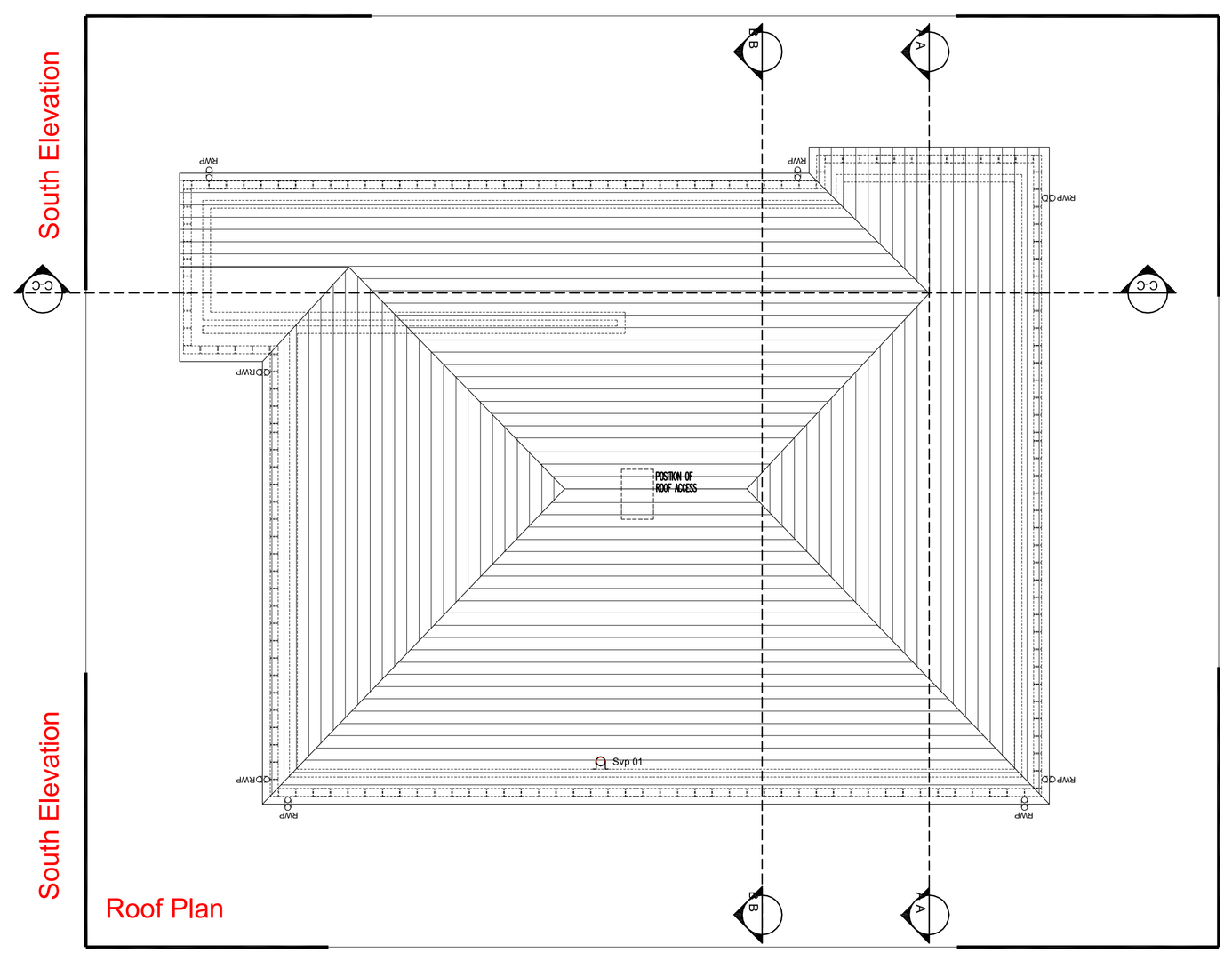




Do Not Scale from Drawing. Any discrepencies to be reported to the Architect prior to fabrication or ordering.

CONSTRUCTION NOTES:

EXTERNAL WALLS

100mm facing Brick,1:1: 6 Cement:lime:sand - Brick Supplier to Advise as required.
150mm nominal cavity, with stainless steel Double triangle wall ties at 450mm vert. & 600mm horiz. centres with additional ties around all openings.
Cavity filled with 100mm Celotex CG 5000.
1400mm kg/m3 dense blockwork inner leaf (lamda 1.05) Or To Achieve U value of 0.17W/m2k 1:1:6, cement:lime:sand mortar bagged off joints to take plaster board on dabs two coat gysum plaster with metal formers to external angles.
All cavities to be Closed using MWR Type V170 cavity closer (150mm Cavity) Manufacturer; Cavity Trays Limited (equivalent)

EXTERNAL WALLS BELOW DPC

100mm Class B Engineering Brick Directly Below DPC,
Mortar Mix to be sulphate Resistant - 1:1:5 0r Brick Supplier to Advise as appropriate.
100mm nominal cavity filled with mortar to outside ground level.
100mm 7 N/mm Trench block leaf 1:3, cement:sand mortar flush joints. Built up from concrete Strip Foundation Or To Engineers Design
Provide pre-cast concrete lintels if drain runs across foundations walls.

DPCs

Provide continuous DPC in brickwork outer leaf min. 150mm above outside ground line.
Provide continuous DPC in blockwork inner leaf in block joint above floor. Lap DPC down wall onto DPM. Overlap min. 100mm with & seal to DPM.
Provide gas Retardent* if req' DPM on whole Ground Floor laying to concrete. Ensure Continuation of DPC and DPM - unbroken.
Provide continuous DPC to internal blockwork walls at base of slab level.

Timloc Cavity Wall Weep Vent Ref:1143
Above top of Cavity at base fill + 75mm
@ 1000 centres Colour to Match Face Brick

Soil pipes & vent pipes connected to ridge vents via flexible hoses.
Intumescent collars fixed to pipes between all compartment floors / walls / ceilings.

Roof Trusses:

Prefabricated roof trusses designed and manufactured by specialist manufacturer at 600mm maximum centres and pitched as indicated on the drawings. Manufacturer to be responsible for all necessary calculations for submission to the Building Control Authority. 100 x 25 wind bracing to comply with BS5268 Part 3 1985. Monopitch roofs (as applicable) to be constructed in min 100 x 50mm SW rafters and 75 x 38 SW ceiling joists at 400mm cc finished as described below.

Prefabricated Steel Lintels

To BS EN 845 - 2 Manufacturer - Birtley Building Products
Ref: CD 90HD -Code A for Spans 1200mm Code B for 1350mm - 3000mm
Galv Steel , Insulation to all Voids, Bearing Length 150mm unless determined otherwise By Engineer.

Roof Construction (Pitched Roof Areas) to comprise of the following:Sandtoft 20-20 Antique slateTiles on 38 x 50 softwood Batten
50 x 100 min softwood sections hand cut, or pre-formed truss system
vapour control membrane - Breather Membrane
Warm Roof Zones Ventilated Above 150mm Kingspan K7 Insulation, Underdrawn with 50mm K18 Insu.
Cold Roof Zone to Be Ventilated With Knauf earthwool Roll Between and Cross Laid Over Joists At Ceiling Level
Gyproc Ceiling board - Roof to to achieve 0.11 W/m2k

GENERAL NOTES

All internal doors will be:
30 minutes fire resistant with self-closers, intumescent strips and cold smoke seals, except :
a) Shower doors which will not be fire rated.
NOTE All internal doors are to be solid cored.

Safety Glazing to BS 6206: 1989 will be provided to all Glazing below 800 mm above floor level.

SHOWER and WCs will have ducted mechanical ventilation to provide:-
i) Shower: extraction at min 15 l/s intermittent operation with 15 minutes overrun.
ii) WCs: extraction at min 3 air changes/hr intermittent operation with 15 minutes overrun.

Ceiling to the underside of the roof trusses to be 30 mins fire resisting construction;
penetrations not to be larger than permitted in Section 10 of Approved Document B of the Building Regulations

Electrical Layout TBC. All electrical works shall be installed and tested in accordance withpart P of th Building regulations and certified prior to completion

Rainwater Pipes and Gutters:
Black UPVC rainwater pipes and gutters marley system (or approved equivalent). Gutters generall to be 112mm half round. Down pipes generally to be 68mm round section, all fixed in accordance with manufacturers recommendations and including brackets, connectors, bends branches, stop ends etc.

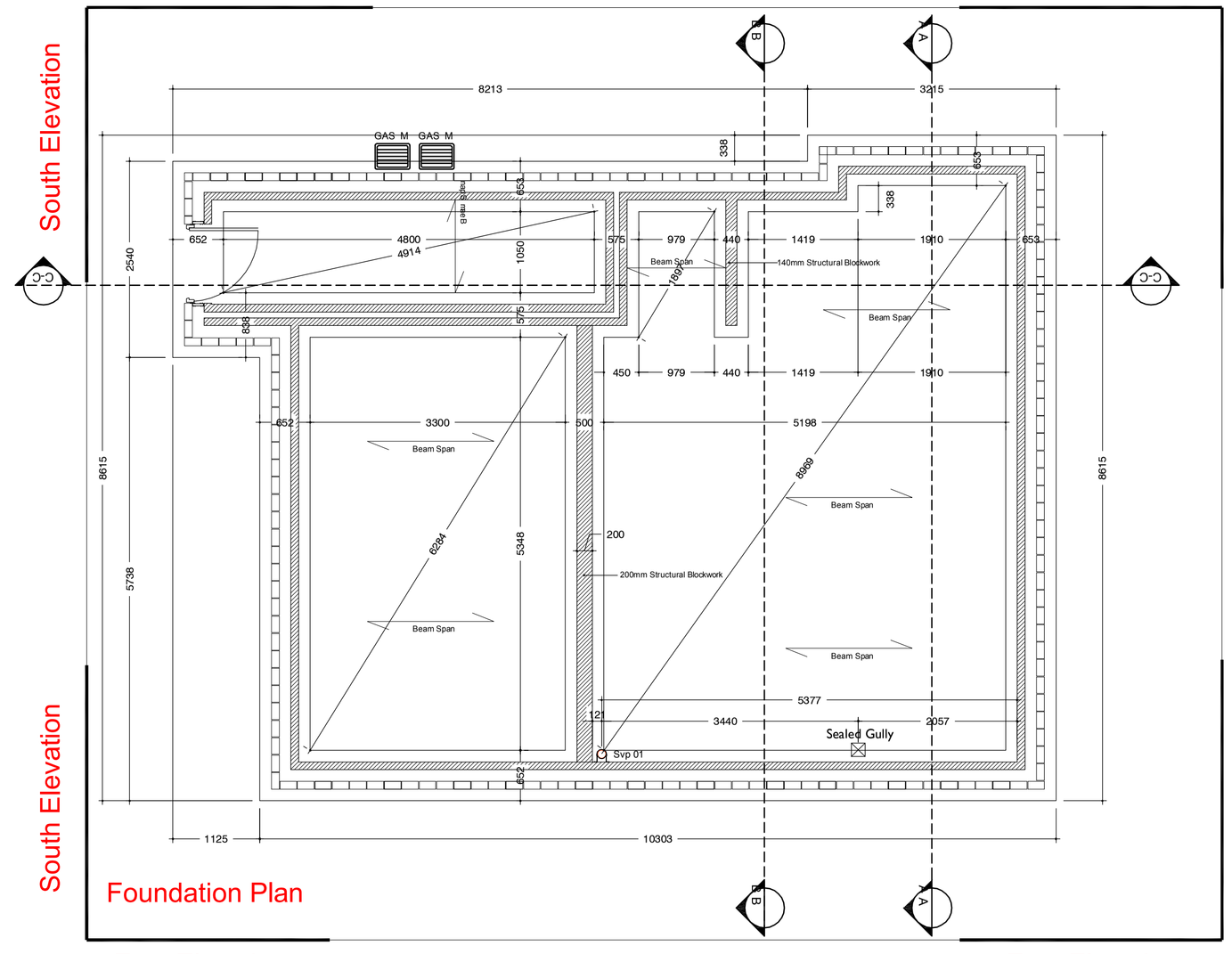
Thresholds to the principal entrance to be provide with Level Access Detail.

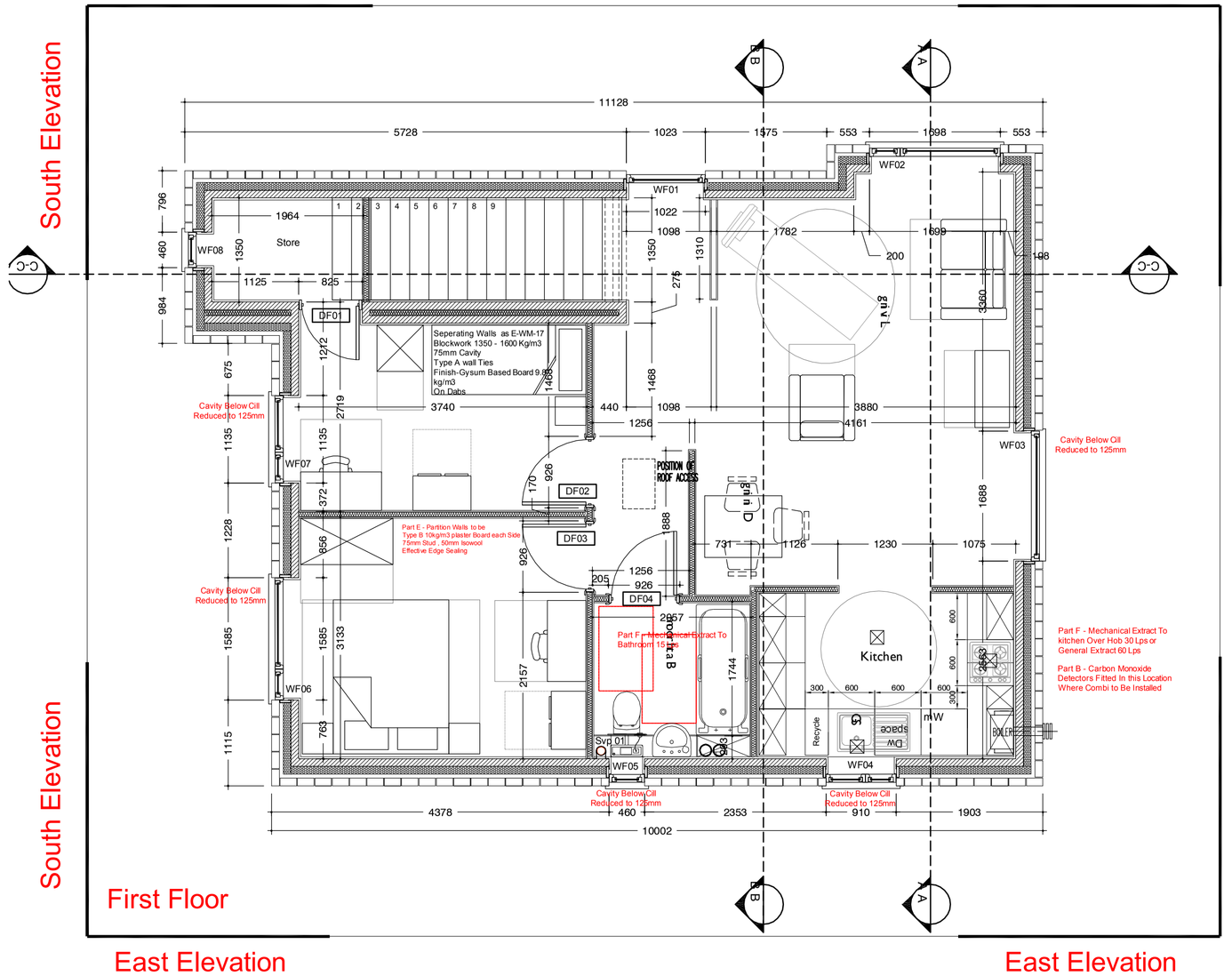
Entrance Doors to be minimum 1022.5mm Structural openings, providing a clear opening of minimum 800mm.

Smoke Alarms to be installed and hard wired to within 7m of Kitchen/dining room and 3m Bedroo ALARM SYSTEM TO COMPLY WITH BS 5839-1 2002

Conform to the following: U Value - 1.4 W/m2k
Double Glazed Low , Hard Coat. Solar Energy transmittance 0.72
Light Transmittance 0.80

Pre-completion Testing:
Air Tightness Testing to be carried out on the development, to the Levels as determined by SAF





REVISION	DATE	DESCRIPTION	CHECKED

CEAD
Community | Environment | Architecture | Delivery

JOB / CLIENT: South Tyneside Homes
Edhill Avenue

DWG TITLE: Proposed Apartment
GA PLANS

PROJECT NO.	DRAWING NO.	REVISION	STATUS
14.06	ED.PL.04		P

DRAWN	CHECKED	SCALE	DATE
PM	RM	1:50	MAY 15

STATUS: D=Draft R=Review P=Planning T=Tender C=Construction B=As-Built