**West Elevation West Elevation West Elevation West Elevation** South Elevation North Elevation Elevation 1 AND 2 upper North Elevation South Elevation South Elevation ∃ss #∃ ⊕vs fon 3 se ta by by to ∃as #∃ ⊕vs fon ∃ss #∃ ♦vs fon

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

## CONSTRUCTION NOTES:

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

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

EXTERNAL WALLS BELOW DPC 100mm Class B Engineering Brick Dir

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.

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.

except :
a) Shower doors which will not be fire rated.
NOTE All internal doors are to be solid cored.

All internal doors will be:
30 minutes fire resistant with self-closers intumescent strips and cold smoke seals,

GENERAL NOTES

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

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 the Building regulations and certified prior to completion

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.

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. Prefabricated Steel Lintels
To BS EN 845 - 2 Manufacturer - Birtley Building
Products

I pipes & vent pipes connected to ridge vents flexible hoses.

Improvement collars fixed to pipes between all partment 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.

Thresholds to the principal ent with Level Access Detail.

nce to be pro

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 Bedroom ALARM SYSTEM TO COMPLY WITH BS 5839-1

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

<u>Pre-completion Testing:</u>
Air Tightness Testing to be carried out on the development, to the Levels as determined by SAP

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

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CHECKED RM

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**Proposed Apartment** 

First Floor -

Roof Plan

South

Tyneside Homes

Wark Crescent

Plot 1

and