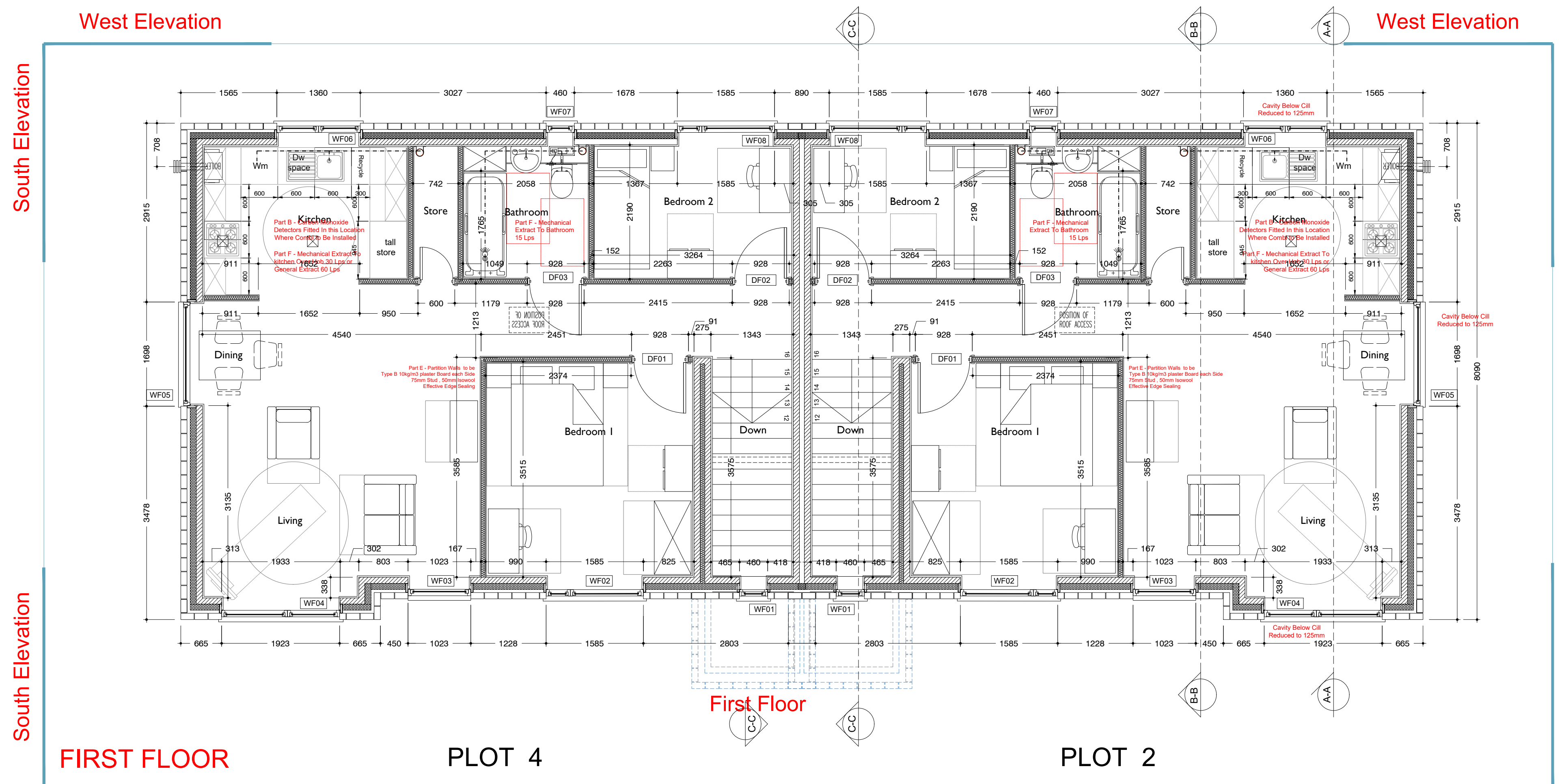


Do Not Scale from Drawing. Any discrepancies to be reported to the Architect prior to fabrication or ordering.



West Elevation, South Elevation, North Elevation, East Elevation

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 CC 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 data, two coat gypsum 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)

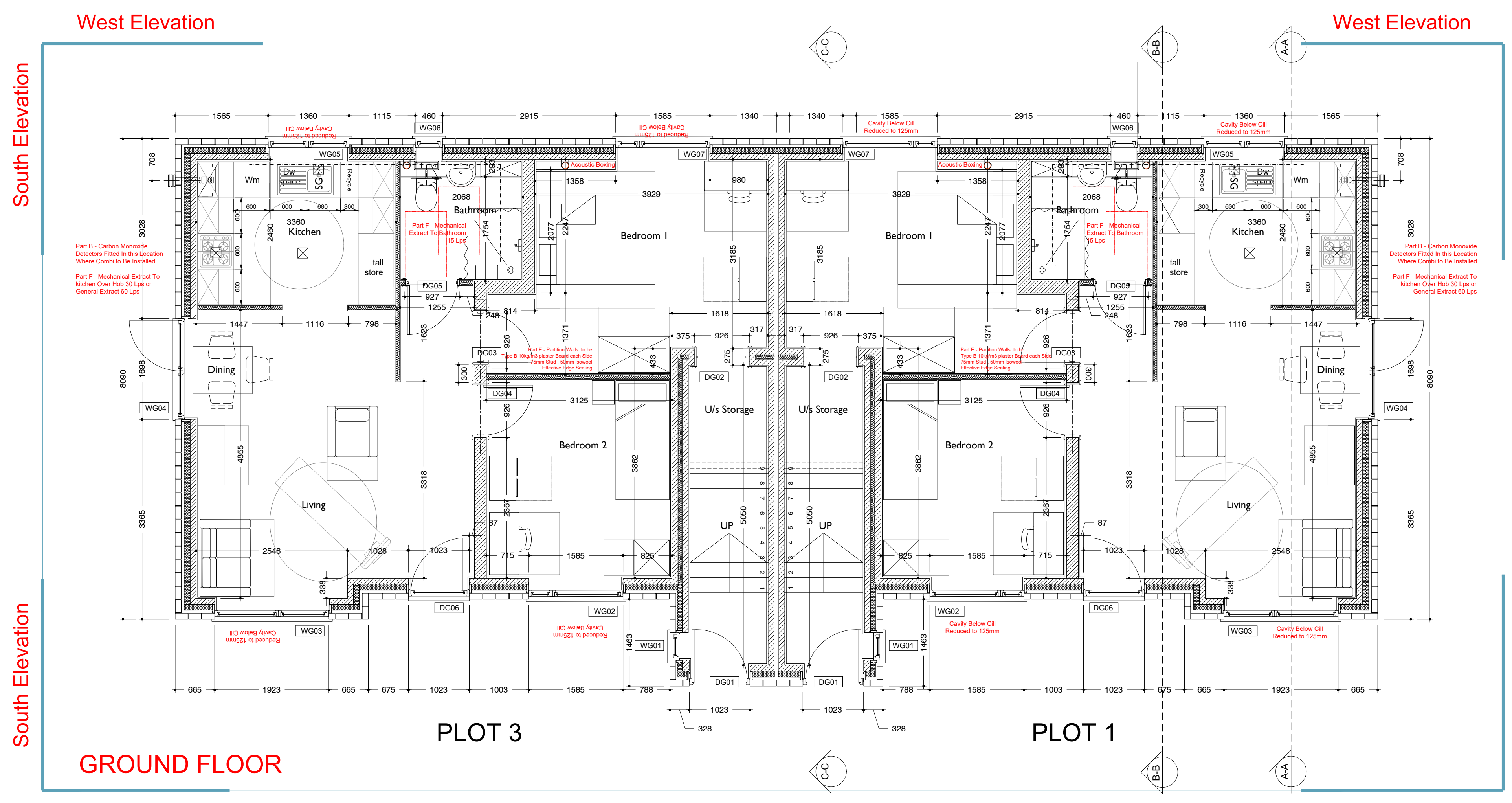
GENERAL NOTES
 All internal doors will be:
 30 minutes fire resistant with self-closers, intumescent strips and cold smoke seals, except:
 a) Shower doors which will not be fire rated.
 NOTE All internal doors are to be solid core.
 Safety Glazing to BS 6206: 1989 will be provided to all Glazing below 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 with part P of the Building regulations and certified prior to completion

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 c/c finished as described below.

Prefabricated Steel Linets
 To BS EN 845 - 2 Manufacturer - Birtley Building Products
 Ref: CD 90HD -Code A for Spans 1200mm Code B for 1500mm - 3000mm
 Galv Steel, Insulation to all Voids, Bearing Length 150mm unless determined otherwise By Engineer.

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

Rainwater Pipes and Gutters:
 Grey UPVC rainwater pipes and gutters Marley system (or approved equivalent). Gutters generally 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 provided 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 Bedroom 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 SAP



West Elevation, South Elevation, North Elevation, East Elevation

REVISION	DATE	DESCRIPTION	CHECKED

CEAD
 Community | Environment | Architecture | Delivery

JOB / CLIENT South Tyneside Homes
 Salcome Avenue Plot 1 - 4

DWG TITLE Proposed Apartment
 GF, FF

PROJECT NO.	DRAWING NO.	REVISION	STATUS
16.28	SA.PL.03	*	T

DRAWN	CHECKED	SCALE	DATE
PM	RM	1:50	DEC 28

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