



DO NOT SCALE DIMENSIONS FROM DRAWING

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. DO NOT SCALE FROM THIS DRAWING.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS AND DOCUMENTS. THE USER SHOULD CONSULT THE DRAWING ISSUE REGISTER FOR DETAILS.
4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
5. THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN AND DRAWING PREPARATION DIFFER TO THAT FOUND ON SITE.

- EXTERNAL WALLS**
1. All blockwork to comply with BS5628
  2. External walls to be constructed from 102mm thk clay facing brick to match existing structure. Cavity to be cleared of all internal spots, closed with proprietary cavity closure or slate or soldier course.
  3. Insulation to be provided by 50mm thick kingspan threnawall TW50 zero odp or similar approved
  4. Inner leaf to be 100mm thk Thermalite 'Shield 2000' concrete blocks. (U=0.28W/m<sup>2</sup>C), Fk=5N/mm<sup>2</sup>
  5. Internal blockwork to have 2 coat plaster and skim 13mm thk
  6. Cavity ties to be stainless steel double ring triangular ties to BS1243, at staggered centres 750mm c/c horizontally and 450mm c/c vertically
  7. Openings to be closed with 'Thermabate' proprietary insulated cavity closer system.
  8. Cavity trays to be placed above all openings to be supplied by Cavity Tray type E or similar approved, installed as detailed in manufacturers instructions, unless specified on drawing.
  9. Lintels to be type 7N as supplied by Catnic, or similar, unless specified on drawing. Minimum bearing to be 150mm. Weep holes at 400mm/c to be provided above all openings, as supplied by Glidvale
  10. Mortar to be class III 6:1 sand/cement mix with Feb plasticiser in accordance with BS5628
  11. All Flashings to be lead code 4 to BLM Handbook.
  12. Ensure continuous 50mm clear cavity through
  13. Existing building comprising thermal envelope to be checked for compliance with approved document L1 B table 3 2010. where inadequate to be replaced
  14. Brickwork below the DPC is to be clay commons with a lean mix concrete cavity fill to ground level. the dpc to be reinforced pvc or bitumen polymer as supplied by pernite (class d) to be minimum of 150mm above ground level.
  15. External envelope of building to be upgraded in accordance with approved document L table 3. Insulation to existing walls, ceilings, floors to be exposed and upgraded where necessary. all works to approved site by building control.

- UPPER FLOOR CONSTRUCTION**
1. All timber to be grade C16 in accordance with BS 5628
  2. Joists to be 400mm x 400mm at 400mm c/c
  3. Noggins to be galvanised steel as supplied by Catnic, alternatively 50 x 50mm timber section, placed at 3rd span intervals
  4. Floors fixed to masonry walls using BAT straps as detailed on drawing at 1200mm c/c & noggied under and across joists
  5. Floor covering to be 19mm thk T & G chip board, moisture resistant to wet areas, pinned to joists using annular nails
  6. Notching in accordance with trade guidance.
  7. All floor to receive 100mm thick rockwool suspended on chicken wire, for sound and fire. Where external refer to drawing.
  8. Soffit/ ceiling to be 2 ply 12.5mm thick plasterboard and skim
  9. Double timbers to bolted together at 800mm c/c
  10. All floors between flats and common areas to be sound insulated and sound tested re-completion to be confirmed on site and approved by building control. all ceilings to be fire protected to give 30min fire protection

Rev.	Amendments	Date	By
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PROJECT ADDRESS  
LAND AT 2C BALL STREET, BLACKPOOL,  
LAANCASHIRE, FY1 6HL

PROJECT TITLE  
NEW BUILD DWELLING

DRAWING TITLE  
1:10 SECTION

Client	Mr Ian Hardcastle	Scales	A1
Drawn	JCH	Checked	Date
			06-05-22

DRAWING No.	AO21/227/P/04	Revision	
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