

MASONRY WALLS TO EXISTING FIXINGS OR EQUAL, OPEN OUT ALL CONTINUOUS

STRUTTING TO FLOOR JOISTS :

CIAT Registered Practice

e Constructed to achieve Thermal transmittance of

IOOR JOISTS SPANNING IN EXCESS OF 2.500m SHALL BE STRUTTED BY NOTE OR MORE ROWS OF SOLID OR HERRINGBONE STRUTTING IN ACCORDANCE WITH "TABLE 3" OF THE "APPROVED DOCUMENT" SOLID TRUTTING SHALL BE AT LEAST 38mm TIMBER THICKNESS EXTENDING AT EAST 0.75 TIME THE THE DEPTH OF THE JOISTS. HERRINGBONE STRUTTING HALL BE AT LEAST 38mm x 38mm TIMBER SIZE BUT SHOULD NOT BE USED WHERE THE DISTANCE BETWEEN JOISTS IS GREATER THAN 3 TIMES THE DEPTH OF THE JOISTS.

"ROPRIETARY GALVANIZED STRUTTING SHALL CONFORM TO BS EN 10327 ECURED TO MANUFACTURERS RECOMMENDATIONS AT MID SPAN FOR 1.500m - 4.500m SPANS AND 2 ROWS AT 1/3 CENTRES FOR SPANS OVER 1.500m - 4.500m SPANS AND 2 ROWS AT 1/3 CENTRES FOR SPANS OVER

ACOUSTICS:

CAVITY CLOSERS:

PROPRIETARY ACOUSTIC AND INSULATING FIRE STOP CAVITY CLOSERS,
OR SIMILAR ARE TO BE PROVIDED TO ALL CAVITY OPENINGS, CLOSINGS,

WALL ABUTMENTS: CAL JUNCTIONS OF NEW AND OLD WALLS TO BE KEYED IN/BLOCK DED AS APPROPRIATE OR SECURED WITH A PROPRIETARY PROFILED LESS STEEL, METAL CROCODILE TYPE SYSTEM, WITH A CONTINUOUS IY, FIXED WITH DPC AND POINTED WITH FLEXIBLE MASTIC IN ORDINANCE WITH MANUFACTURERS RECOMMENDATIONS.

WALL TIES:

WALLS TO BE CONSTRUCTED WITH 1:5/6 CEMENT MORTAR AND
STAINLESS STEEL VERTICAL TWIST TIES, TYPE TO BS. 5628 AND
INCLUDE FOR INSULATION RETAINING RINGS, TO BE SPACED AT
MAX. 450mm VERTICALLY AND 750mm HORIZONTALLY, 300mm
VERTICALLY AND WITHIN 150mm OF UNBONDED JAMBS TO

WOVEMENT JOINTS:

VERTICAL AND HORIZONTAL MOVEMENT AND CONSTRUCTION
JOINTS IN BRICKWORK AND BLOCKWORK, SHALL BE IN
ACCORDANCE WITH BRE DIGEST 123 AND 178: BS 5628:PART 3
STANDARD ABOVE GROUND MOVEMENT JOINTS IN CAVITY
WALLING TO BE 10mm WIDE FULLY FILLED WITH NON-ABSORBENT,
CLOSED CELL, POLYETHYLENE JOINT FILLER AND POINTED IN 1 PART
LOW MODULUS SILICONE SEALANT IN COLOUR TO MATCH
MASONRY. ALL SUBSTRATES TO BE PRIMED AS RECOMMENDED BY
MANUFACTURERS TO RECEIVE SEALANTS

HERMAL BRIDGING:

SUPPORT TO STRUCTURAL OPENINGS:

THE SYSTEM SHALL OFFER 30 MIN. FIRE RESISTANCE AND SEALS TO ALL EDGES SHALL COMPLY WITH THE RECOMMENDATIONS OF THE MANUFACTURER WITH REFERENCE MADE TO DETAILS IN THE BRITISH GYPSUM WHITE BOOK.

DAMP PROOF MEMBRANES : DAMP PROOF COURSES ARE TO
ILL BE OF A PITCH POLYMER DPC
D HYLOAD OR EQUAL APPROVED
CONSTRUCTION AS WORK
DVE GROUND LEVEL, IN
HNICAL STANDARDS 'G3.1' WALL TYPE
IRY TYPE 'C'

SHALL BE MADE TO REDUCE UNWANTED REJUDICE TO THE NEED FOR IE REQUIREMENTS OF SCHEDULE 1, ROVIDE FOR ADEQUATE VENTILATION APPLIANCES TAKEN INTO ACCOUNT.

NTELS AND WEEP HOLES:

PANS. YS ARE TO BE PROVIDED ABOVE ALL VITELS IN COMPLIANCE WITH THE LINTEL IN DETAILS, WEEP HOLES AT 450mm IWO PER OPENING SHALL BE BUILT IN AS RED LINTELS TO CURRENT BRITISH

RE TO BE PROVIDED OVER ALL

POSITIONS, TYPES, SIZES AND END

BE IN COMPLIANCE WITH THE

J TABLES SUITABLE FOR THE PROPOSED

LS

AND BEAMS:

and Columns including PAD ED TO TO THE APPROVAL OF THE 3 CONTROL DEPARTMENT, WEEP HOLES TLEAST TWO PER OPENING SHALL BE

D INTERMEDIATE FLOORS, CEILINGS OVISION OF 30mm x 5mm x 1000mm R OTHER APPROVED IN COMPLIANCE 200m CENTRES CARRIED ACROSS AT VITH A MINIMUM OF 38mm WIDE x $\frac{3}{4}$

USPENDED TIMBER FIRST FLOOR: M. DESIGN DETAILS PROC V313 PANEL FLOOR BOARDING,

OR EQUAL, SCREW AND GLUED ON

CORING SYSTEM, TYPICALLY 72mm X 47mm

C.C. BY WOLF SYSTEMS OR EQUAL, MAX.

IS TO BE PROVIDE BY MANUFACTURERS

ING CONTROL FOR THEIR RECORDS

E FLOORING SYSTEM SHALL BE INSTALLED COMPLETE WITH ALL STENINGS, FIXINGS, RESTRAINTS AND CONNECTION DETAILS SHALL BE DISTRUCTED FULLY IN ACCORDANCE WITH THE MANUFACTURERS STRUCTIONS AND COMPLY WITH THE COMPANY DESIGN GUIDES, OVIDING ALL SERVICE ROUTES PARTICULARLY INTERNAL FLOOR AND B-FLOOR LEVEL FOUL TRAINAGE DISTRIBUTION AND EXTRACT

LED, ANY BOARD USED AS A FLOORING, SY, SHALL BE MOISTURE RESISTANT. IN THE ALL BE EONE OF THE GRADES WITH TANCE SPECIFIED IN BS.7331:1990 AND ALL BE LAID FIXED AND JOINTED IN THE BY THE MANUFACTURER AND DEMONSTRATE BY THE MANUFACTURER AND DEMONSTRATE ICATION MARKS FACING UPWARDS.

INSULATED WITH 60mm PARTIAL FILL, 18" CAVITY BOARD AND BLOCKWORK KINGSPAN PLASTERBOARD.

50N/mm.sq. 20.5N/mm.sq 7% AND 12%) 7.0N/mm.sq

SUSPENDED INTERMEDIATE TIMBER FLOORING SHALL BE SUPPORTED IN ACCORDANCE WITH APPROVED DOCUMENT 'E' DIAGRAM 9, FLOOR JUNCTIONS WALL TYPE 2. FLOORS MAY BE SUPPORTED ON HANGERS, INTERNAL FLOORS MUST ACHIEVE A MIN. OF Rw. 42db. TO BE ACHIEVED THROUGH APPLYING 15mm PLASTERBOARD TO CEILINGS OVER TIMBER BATTENS AND 100mm OF 10Kg/m.sq. ROCKWOOL FLEXI SLAB OR EQUAL TO VOIDS OF ALL SUSPENDED INTERMEDIATE FLOORING.

LATERAL SUPPORT BY FLOORS AND ROOFS:

THE REQUIREMENTS FOR LATERAL RESTRAINT OF WALLS AT ROOF AND FLOOR LEVELS ARE GIVEN IN TABLE 11 AND GUIDANCE ON SATISFYING THE REQUIREMENTS IS GIVEN IN PARAGRAPHS 1C36 AND 1C37.

rs and roofs shall act to transfer forces from walls to essing walls, piers or chimneys, and be secured to the orting walls by connections specified in Paragraphs 1C35 1C36 of the 'approved document'

IN EACH STOREY OF THE BUILDING SHALL EXTEND TO THE FULL OF THAT STOREY, AND HAVE HORIZONTAL LATERAL SUPPORTS TRICT MOVEMENT OF THE WALL AT RIGHT ANGLES TO ITS PLANE.

FLOOR STRAPPING:

WALLS SHOULD BE STRAPPED TO FLOORS ABOVE GROUND LEVEL, AT INTERVALS NOT EXCEEDING 2,000m AND AS ILLUSTRATED IN DIAGRAM 18 OF THE APPROVED DOCUMENT BY GALVANIZED MILD STEEL OR OTHER DURABLE METAL STRAPS WHICH HAVE A MINIMUM CROSS-SECTION OF 30mm x 5mm REFER TO DRAWING 47870:10 FOR

LINTEL: HD50/200 FOR WALL THICKNESSES 340 - 380 CODE A - MAX. CLEAR SPAN 1050mm CODE B - MAX. CLEAR SPAN 1800mm CODE C - MAX. CLEAR SPAN 3000mm CODE C - MAX. CLEAR SPAN 4500mm

-CAST CONCRETE LINTELS: PLY AND BUILD IN AS WORK PROCEEDS PRECAST CONCRETE ELS BY 'NAYLOR' CONCRETE PRODUCTS LIMITED OR EQUAL ROVED.

VELUX ROOFLIGHTS:

CENTRE PIVOT, ROOF WINDOWS TO BE WHITE POLYURETHANE
COATED INTERNALLY BY "VELUX" ROOF LIGHTS OR EQUAL,
COMPLETE WITH FIXTURES, FITTINGS AND FLASHINGS TO BE
INSTALLED IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN
INSTALLED IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN ATED INTERNALLY BY "VELUX" ROOF LIGHTS O APLETE WITH FIXTURES, FITTINGS AND FLASHIF ALLED IN CONJUNCTION WITH STRUCTURAL ALLS, TO AFFORD A "U" VALUE 1.4W/m.sq.k. COTYPE MK08 780mm.W. x 1398mm.H.

TYPE FK04 660mm.W. x 978mm.H.

ROOFING STRUCTURES TO BE TRIMMED OUT WITH DOUBLE TRIMMING JOISTS TOP AND BOTTOM TO STRUCTURAL ENGINEERS DETAIL.

dow cills at upper floor levels to be at a minimum ht of 800mm, escape windows a maximum of 1100mm. dow cills which are lower, shall be fitted with 'safety ces' such as opening restrictors.

INTERNAL PARTITIONS:

BLOCKWORK - 100mm DENSE CONCRETE BLOCK PARTITIONS AS
INDICATED ON THE DRAWINGS, BUILT OFF CONCRETE FOUNDATIONS.
BLOCKS TO GAUGE WITH AND BUILT INTO INNER LEAF. FORM
OPENINGS AS INDICATED. SET OVER OPENINGS NON-COMPOSITE
PRESTRESSED CONCRETE LINTELS, TYPE E 100mm x 100mm OR TYPE D
145mm x 100mm AS APPROPRIATE BY 'NAYLOR' OR EQUAL.

NON LOADBEARING PARTITIONS TO COMPRISE ONE LAYER 12.5mm PLASTERBOARD, SKIM FINISH, OVER 9.5mm x 4.5mm TIMBER STUD PARTITIONS WITH SOLE, HEAD AND STUDS AT 600mm MAXIMUM CENTEER TERMEDIATE NOGGINGS AT 600mm VERTICAL CENTRES. ALSO, I NOGGINGS AS NECESSARY FOR ELECTRICAL AND PLUMBING 3S. FILL BETWEEN STUDS WITH 100mm SOUND INSULATION HAVING A DENSITY OF AT LEAST 10KG/M.CU. AS REQUIRED.

BI-FOLDING SLIDING ACCESS DOORS:
LEVEL ACCESS, ALUMINIUM SLIDING FOLDING DOORS AND
GLAZED SCREENS BY SPECIALIST MANUFACTURER COMPLETE WITH

NITS COMPRISING : GAS FILLED 28mm DOUBLE GLAZED COAT LOW E WITH WARM EDGE 14W/m.sq.k. OR EQUAL, SAFETY

SMOKE AND HEAT ALARMS:

ALL FLOORS ARE TO BE PROVIDED WITH MAINS OPERATED INTERCONNECTED FIRE DETECTION AND FIRE ALARM SYSTEM TO BS.5446 AND INSTALLED IN ACCORDANCE WITH THE RELEVANT RECOMMENDATIONS OF BS.5839-6: 2004 TO AT LEAST A GRADE 'D' CATEGORY, LD3 STANDARD. SELF CONTAINED MAINS OPERATED SMOKE ALARMS, HEAT ALARMS INSTALLED TO KITCHENS IF OPEN TO STAIRWAY, WITH BATTERY BACK UP, TO BE FIXED AT CEILING LEVELS IN ALL CIRCULATION AREAS AT EACH STOREY LEVEL, WITHIN 7.500m OF ALL DOORS TO HABITABLE ROOMS. 3 Middleton Cottages Middleton Northumberland NE70 7LB

NOTE:
ALL OF THE INFORMATION GIVEN AS GUIDANCE TO THE CONTRACTOR, IS GIVEN IN GOOD FAITH.
NO COMPONENTS OR MATERIALS SHALL BE MANUFACTURED AND/OR ORDERED UNTIL ALL DIMENSIONS ARE CHECKED ON SITE.

ALL WORKS ARE TO COMPLY FULLY WITH THE RELEVANT PLANNING PERMISSION AND STATUTORY BUILDING REGULATIONS APPROVED DOCUMENTS.



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Elevations - Proposed





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