Notes

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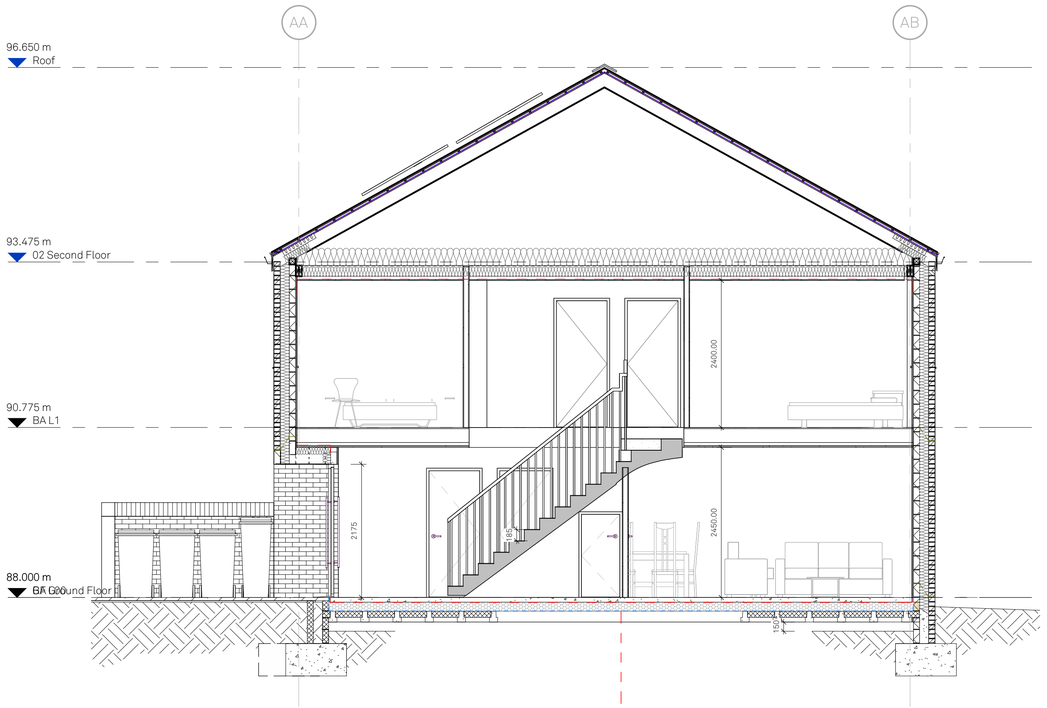
All drawing measurements shall not be obtained by scaling. Any discrepancies on this document to be immediately reported to the Architect. Verify all dimensions and levels prior to construction. This Document shall be read in conjunction with related documents, specifications and associated models.

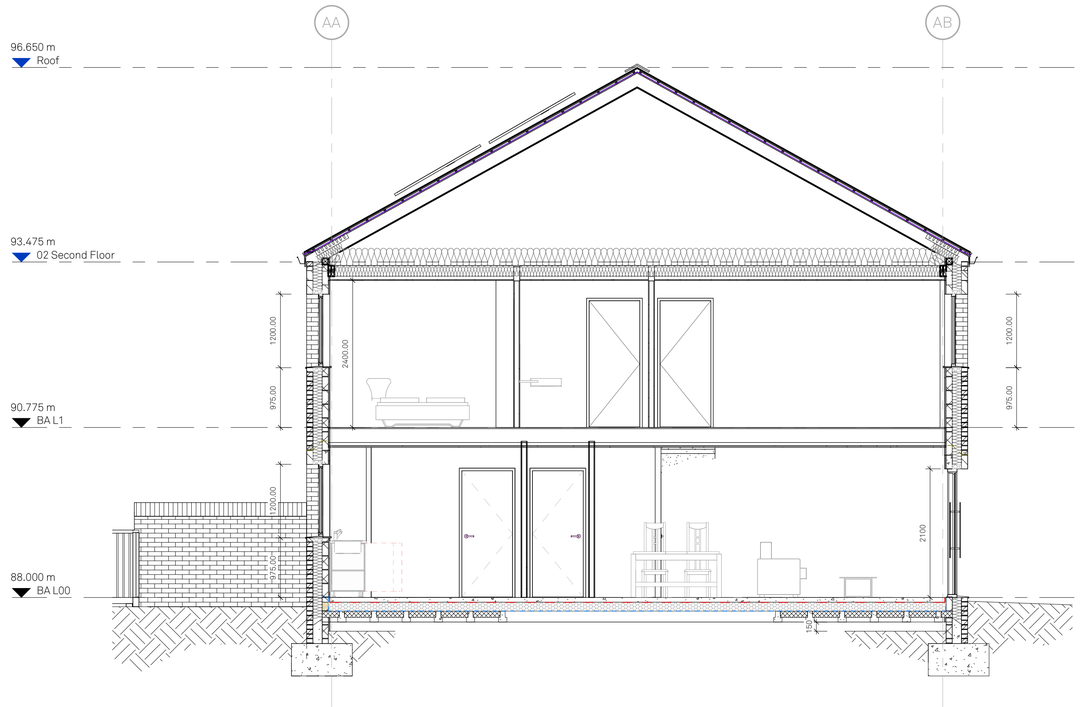
This drawing contains the following model files:

P20064-FCH-XX-XX-M3-A-0001 [P0.1] [S0]



Block A - Section 02

Scale @ 1 : 50



Block A - Section 03

Scale @ 1 : 50

BUILDING REGULATION NOTES
All works to comply fully with current building regulations and be to the satisfaction of the local authority building control inspector
The principle contractor shall take into account everything necessary for the proper execution of the works to the satisfaction of the local building inspector whether or not it is indicated on the drawings
Before starting the work the contractor shall examine all available drawings. All adequate temporary support and protection shall be provided by the contractor at each work stage
All materials shall be kite marked, suitable for their purpose and fixed, applied, or mixed in strict accordance with the manufacturer's instructions, specification and recommendations.
Size and strength of all materials to comply with current building regulations

NOTE CONTRACTOR TO PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS.

GROUND FLOOR CONSTRUCTION
75mm Screed, 500 gauge Visqueen separation layer, 150mm Kingspan Kooltherm K103, 1200 Gauge Visqueen DPM on Beam and Block floor slab to Structural Engineer's detail, min 150mm ventilation void beneath. LAID All installed in accordance with manufacturers recommendations. At perimeter of slab, insulation strips and DPM sheet to be dressed up against inside face of internal wall to DPC level. Overall build up to achieve 'u' value 0.12 W/m²K to comply with latest building reg's.
Footings to be insitu concrete strip foundations to suit local building inspector requirements and ground conditions to engineers' details.

UPPER FLOOR CONSTRUCTION
Block A (Town houses) 22mm T&G Chipboard over 225mm Posi Joists to Structural Engineers detail 2 x 15mm Plasterboard to form ceiling. Floor build up to comply with current AD acoustic and fire requirements.
Block B (Apartments) Upper floors to comprise Cellecta ScreedBoard 28 or Hush CEM panel 28 on 22mm T&G chipboards over 200x75mm timber joists, resilient bar and 2 x15mm Soundbloc boards to be fixed to underside of joist. 100mm void and decorative suspended ceiling finish to be hung suitably from structure.
Timber joist to be sat min, 100mm into external wall or suitably hung at ctrs to be confirmed by engineer. Plate fixed with proprietary bolts. All to engineers details. Floors to be insulated with 150mm thk rockwool quilt insulation laid between joists with min 10kg/m3 density. 30x5mm galvanised MS straps to be tied to u/s of at least 3no. joists tied down to inner leaf of external wall. Over all floor build up to achieve min 60min FR / as specified by fire Engineer. Floor build up to comply with current AD acoustic and fire requirements.

ROOF
Cold Pitched roof to be constructed using concrete inter-locking roof tiles laid as recommended by specialist roofing contractor on tanalised roofing battens on Kingspan Nilvent breather membrane or similar approved dressed over Rafters. Designed and manufactured by specialist contractor to bs 5268 at ctrs to be confirmed by engineer.
Wall and wind bracing to be provided in strict accordance with BS code of practice 111.
450mm Mineral wool Insulation to be fixed in accordance with manufacturers details and must be continuous with wall insulation, stopped back at eaves to allow for continuous 50mm air gap above insulation to underside of membrane.
Over fascia ventilation to be provided build up to satisfy building regulations. Roof to achieve U-Value 0.10W/m²K.
Engineer to confirm requirement of any steel support and roof collar
Roof joists and all other softwood to be treated with approved preservative.
The external walls are to be tied down at max.2000mm centers with 900x30x5mm galvanised mild steel straps built into the masonry.
Wall plates are to be tied down at 1200mm ctrs with 900x30x5mm galvanised mild steel straps
all structural timbers shall be treated with spirit borne preservative prior to fixing on site and any cut ends shall be liberally brushed with the same preservative and stamped kd. (kiln dried)
Cavity trays to be installed with perpend weepholes at min 900mm ctrs above all breaches across cavity such as door and window openings

INTERNAL WALLS
Stud walls to consist 75mm timber studs, 75mm sound absorbing quilt between studs, 12.5mm specialist fire board & skim coat finish.
Party walls to be 2 x 100mm dense blockwork to Structural engineers detail with 50mm cavity full fill with insulation, Wall build up to comply with minimum AD E requirements.

FIRE RESISTANCE
All elements of structure to have minimum 1hr fire rating. Floor to floor compartmentation and party walls to achieve at least 60mins FR. Partitions to provide at least 30min FR
Fire sleeves to be installed where SVPs penetrate compartment floors

DOORS
External door to be hardwood oak with brushed s/s handles PAS 24 accreditation. TBC
All internal doors to be fd30s with finish to client spec. all ironmongery to be brushed stainless steel and to clients spec.

LINTELS
Suitable steel lintels to be provided over all openings in external walls. To Structural Engineers detail. Installed to manufacturers recommendations.

GLAZING
All glazing to be uPVC RAL 7016. Specified all window openings in external cavity walls to have both vertical and horizontal damp proof courses. All glazing to comply with AD N at least.
All windows to achieve u-value of at least 1.2 W/m²K
All windows to be double glazed throughout Pilkington k glass to outer leaf. Glazing to doors and any glazed parts adjacent to doors up to 800mm from floor level to be toughened or laminated glass to satisfy current building reg's.
Windows to have opening light equal to 1/20th of the floor space to be ventilated.

STAIRS
Stairs to be underdrawn with 2no. layers specialist fire board to provide 30mins FR
new timber stair to be constructed - rise and going and number of steps to be as per detailed drawings

DRAINAGE
all falls to gutters etc to have minimum fall of 1:60 to comply with current building regulations to comply with Part H of building regulations.
Drainage above ground to comply with bs 5572 and part h of the current building regulations. Soil & vent pipes 100mm diam. uPVC. All wastes to have deep seal traps.
Soil drains to be connected to existing drain runs to satisfaction of local authority building control inspector.
Surface: Water drain to be connected to existing drain runs to Specialist / consultant details to satisfaction of local authority building control inspector/ building inspector.

VENTILATION
All habitable rooms to have opening windows at least 1:20th floor area and permanent background ventilation of minimum 8000mm2. Any bathrooms or utility rooms to have suitable mechanical extract ventilation of at least 15 litres per second suitable mechanical ventilation to be provided to kitchen equal to 30 litres per second above cooker or 60 litres per second elsewhere.
All ventilation strategies to comply with AD F.

SERVICES
Lighting, central heating etc. extended as required. All electrical installation work to be carried out by competent person registered with an electrical self-certification scheme, ensuring compliance with bs 7671:2001 & all other relevant building regulations.
All new radiators are to be fitted with thermostatic valves
Note all smoke detectors are to be interlinked and mains powered.

PV Panel to roof to be designed and specified by specialist subcontractor. Installed in strict accordance with manufacturers recommendations.

EXTERNAL WALLS
External cavity wall construction to comprise;
102.5mm thick Red-Multi Brickwork with Natural Mortar
, 150mm cavity & 100mm block inner leaf
Full filled with Supafill 34 insulation. S/S wall ties installed at 450mm ctrs vertically and 900mm ctrs horizontally installed in strict accordance with manufacturers specifications and recommendations. inner leaf to be in 100mm dense blockwork all to achieve 'U' value of not less than 0.18 W/m²k
to satisfy Part L of the current building reg's.
Full brick to be retuned at window reveals in all instances to provide full brick reveal
top of cavity closed all round with kingspan kooltherm cavity closer plus to comply with current building regulations

Rev	Date	By	Chk	Description
P2	17.07.23	ST	RE	Buildings datum / Ground floor FFL revised. Amendments to window and door heights. External fence and gates included.
P1	15.06.23	RE	RE	First Issue

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Project Title
Sulby Street
Client
The Challenger Group
Drawing Title
Block A - GA Sections Sheet 2

Drawing No.			Revision
P20064-FCH-BA-XX-DR-A-5001			P2
Status	Issue suitable for:	Date	Drawn By
S2	Information	07/06/23	RE
Job No.	Drawing Stage	Scale	Checked By
P20-064	Stage 3	1 : 50 @ A1	ST