



Seal junction of Wall Plasterboard with ceiling and floor deck with flexible sealant or tape

30 minute insulated fire rated glass. 30 minute fire rated frame.

Intermediate floor

Engineered joists by Specialist supported off External and Internal Load bearing walls
Provide mid-span or third point herring bone or noggin bracing with double joists below walls parallel with joists and baths/hot water cylinder
Joists running parallel with stud walls to be doubled up
Noggings to be provided where necessary to support the 22mm thick floor deck which is to have a compressible seal at the perimeter where it abuts the wall panels.
Trimming around the stairwells or the like shall be designed by Specialist supplier
Any floor joists running parallel to the new external walls shall be tied in using 30 x 5 x 1200mm long galvanized mild steel once bent tension straps which shall be fixed to noggins inserted between the first 3 joists at maximum 2000mm centres to provide lateral support to the wall all in accordance with BS EN 845-1.
Floor deck to be 22mm thick flooring grade Chipboard Type P5 or P7 in accordance with BS EN 312-5 Particalboards
100mm thick Mineral Wool insulation is to be tightly packed into the floor void laying on 15mm Plasterboard ceiling with all joints taped and filled with a plaster skim finish

Office

Minimum guarding height

Preliminary

Stairs

NOTE:- DIMENSIONS BETWEEN FINISHED FLOOR LEVELS SHALL BE CHECKED ON SITE BY THE STAIRCASE SUPPLIER PRIOR TO MANUFACTURE.
The new non combustibile staircase shall be constructed in accordance with Approved Document : Part K : Latest Edition and BS 5395-3 and BS 6180 : 2011
Width - Approx 1000mm between strings.Stairs to be at least 1100mm wide and have a clear minimum width of 1100mm.Steps nosing to to contrast visually. 50-65mm wide on tread and 30-55mm on riser
Risers - Approx 168mm
Treads - Approx 270mm (2R + G = 550 to 700mm actual = 400 + 230 =630mm therefore O.K.)
Tapered Treads - Tapered treads shall be a minimum of 50mm wide around newel post and 230mm wide at the centre line of the new winders so as to match the tread depth of the straight flight and to ensure continuity of tread depths as detailed in Approved Document : Part K.
Pitch - Maximum 38 degrees from pitch line
Headroom - A minimum continuous head room of 2.0m measured from the pitch line of the stairs shall be maintained.
Handrail - provided both sides 1100mm high on flights as well as landings with guarding constructed so as not to allow a 100mm diameter sphere to pass through and balusters shall be fixed in the vertical plain and designed so that children will not readily be able to climb them and designed to withstand a horizontal force consistent with BS6399 : part 1 : 1996. Stairs wider than 1000mm handrails are required to both sides. Handrail to be continuous along the flight and landing. Handrail to contrast with background colour, be slip resistant and not react with climate i.e become very hot or cold ends to be finished so they do not catch clothing. Top of hand rail to be between 900-1000mm from the pitch line or floor. And to extend 300mm beyond bottom and top of stairs. A gap of 50-75mm between any adjacent surface and the hand rail.

Office

Window frame to over lap the cavity a minimum of 30mm and insulated plasterboard to be applied to window and door reveals.

See diagram 16 approved document A for vertical strapping at eaves. Anchor strap fixed to wall and rafter.

Cavity barriers installed in the cavity formed behind a 'decorative cladding' (such as timber boarding, hung slates or tiles etc. or any other finish) which is constructed onto the outside of an external wall masonry wall.

Fibre cement and timber cladding boards fixed to 'vertical' support battens in order to provide a drained and vented cavity.
The use of 'open state' or intumescent variety as mentioned above can help maintain the drained and vented cavity whilst closing the cavity in the event of a fire.

Slate hanging on horizontal treated battens onto 50mm treated vertical battens. Installed in accordance with manufacturers instructions. 50mm batten vented at the top and bottom, install insect proof mesh.

The external walls shall be generally constructed in 19mm thick cement/ sand render to BS 5262 with a Belcast formed all around base above DPC. (Note:- new render finish shall be provided with high or wide.) Structural engineer to specify movement joints which exceed lengths of 12.0m
Wet plaster plaster dabs
100mm Blockwork (Lambda Value 1.13)
100mm Celotex CW4000 Insulation
50mm clear cavity with stainless steel wall ties at maximum 900mm centres horizontally and 450mm centres vertically and at each block course around openings
Wall ties not spaced more than 300mm apart vertically within a distance of 225mm from vertical edges, all openings, movement joints and roof verges.
Wall ties to comply with BS EN 845-1 ref 1 or BS EN 845-1 Table A1
100mm Blockwork (Lambda Value 1.13)
Painted Render
All to give U Value 0.18W/m2K

Meeting room

Staff room

DPC minimum 150mm above ground level DPC and DPM to be linked

Thermal bridges and solar gain

The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between all openings. The insulation should be continuous around the whole building envelope. Insulated plasterboard to window reveals, insulated up stands to the perimeter of the flooring with a minimum r-value of 0.8m2k/w insulation to continue past ground floor construction by 225mm, insulation to the eaves is all required.

Limiting solar gain can be achieved by, shutters, external blinds, overhangs, awnings, orientation, window depth, size, g-value, landscaping and placement of balconies.

When seeking to limit solar gain, consideration should be given to the provisions of adequate levels of day light. BS 8206-2 code of practice for day lighting give guidance on maintaining adequate levels of day light.

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4.	ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH CURRENT BRITISH STANDARDS AND CODES OF PRACTICE		

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