

NEW PARTITIONS AND STUD FRAMEWORK

100 X 50mm softwood preservative treated studwork framing at vertical centres no less than 400mm. Double sole plates for floating acoustic floor locations. Additional noggins to support radiators, sanitary and other fixtures/fittings. Plaster board lining and sound insulation type as follows; Half hour fire resisting partition cover both sides with single layer of 12.5mm GYPROC wallboard and skim coat finish with 25mm crown insulation held between studs.

LATERAL RESTRAINT

Refer also to the fixing of rafters to wall plates and wall plates to walls

EXTERNAL WALLS

- 1) All walls to be restrained at the junction of any roof with the wall.
- 2) Wall exceeding 3m unrestrained length to be restrained at the junction of any roofs and every floor with the wall.

ROOF GABLES

- 1) All gable walls at the top of rafter level
- 2) All gable walls at ceiling joist level

INTERNAL LOADBEARING WALLS

All walls are to be restrained by the roof or floor structure at the top of each storey

Acceptable restraint by floors/roofs

1200 X 30 X 5mm galvanised steel straps built into external wall construction and EITHER

JOISTS/RAFTERS PARALLEL TO WALL: Tied back to 3 No. joists/rafters. Fix at 2.0m cts. max. Screw fixed to joists. Provide timber noggins minimum 2/3 the depth of adjacent joists below restraint ties and between timber joists to inhibit flexing. OR

JOISTS PERPENDICULAR TO WALL:

1. As above but fixed (at max 2m cts) directly to the side of joist
- 2.Designated restraint joist hangers at to all joists.

Where restraint of a wall is interrupted, by the passage of a staircase for example, and the restraint is by means of anchor straps additional straps are to be placed at each side of the interruption to maintain the same number as if the restraint were uninterrupted.

SAFETY GLAZING

Glass to be toughened in accordance with Part N of Building Regulations. Glazing to all windows below a level of 800mm above floor level shall be laminated or toughened glass. Glazing to doors or screen situation below a level of 1500mm above finished floor level shall be laminated.

PROTECTION OF STEELWORK

Provide 1/2 hour fire protection to all structural steelwork using Glasroc Frameless Encasement system. Board thickness to be 15mm minimum. Apply plaster finish using jointing tape and corner beads. All to British Gypsum details.

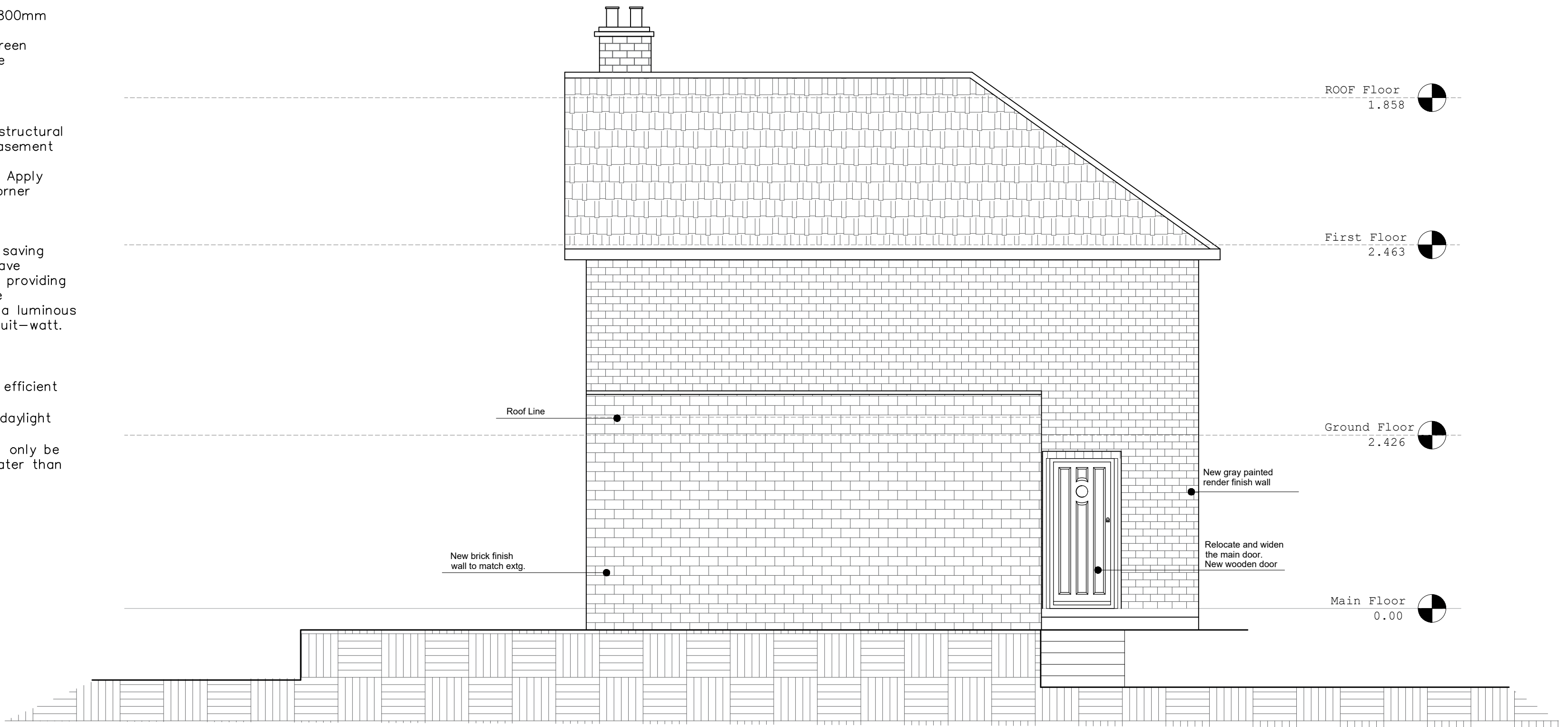
INTERNAL LIGHTING

Provide the following number of energy saving light fittings in locations expected to have frequent use. This is to be achieved by providing either basic lighting outlets or complete luminaires that only take lamps having a luminous efficacy greater than 40 lumen per circuit-watt. 10-12 rooms 4 fittings

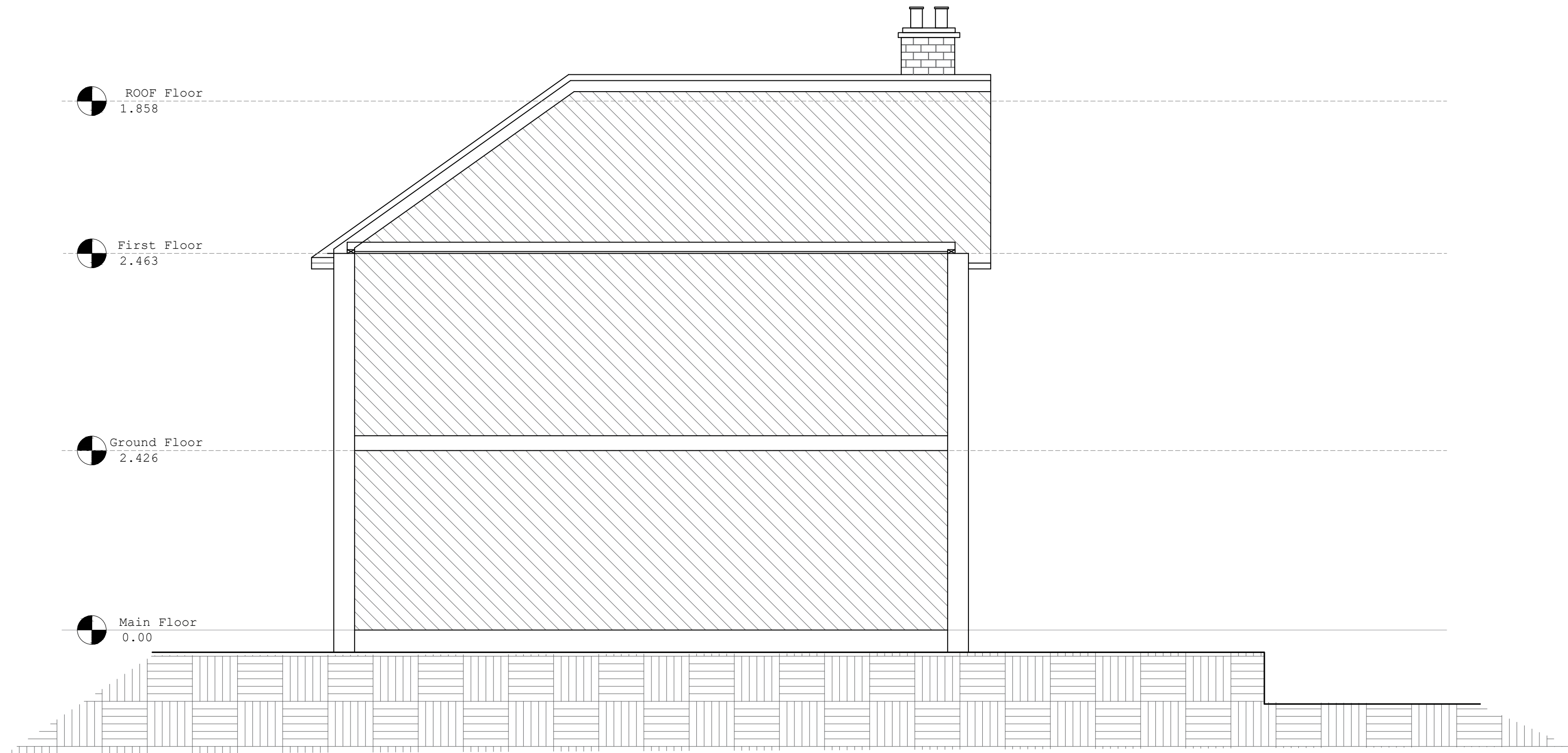
EXTERNAL LIGHTING

Provide effective control and/or use of efficient lamps by:

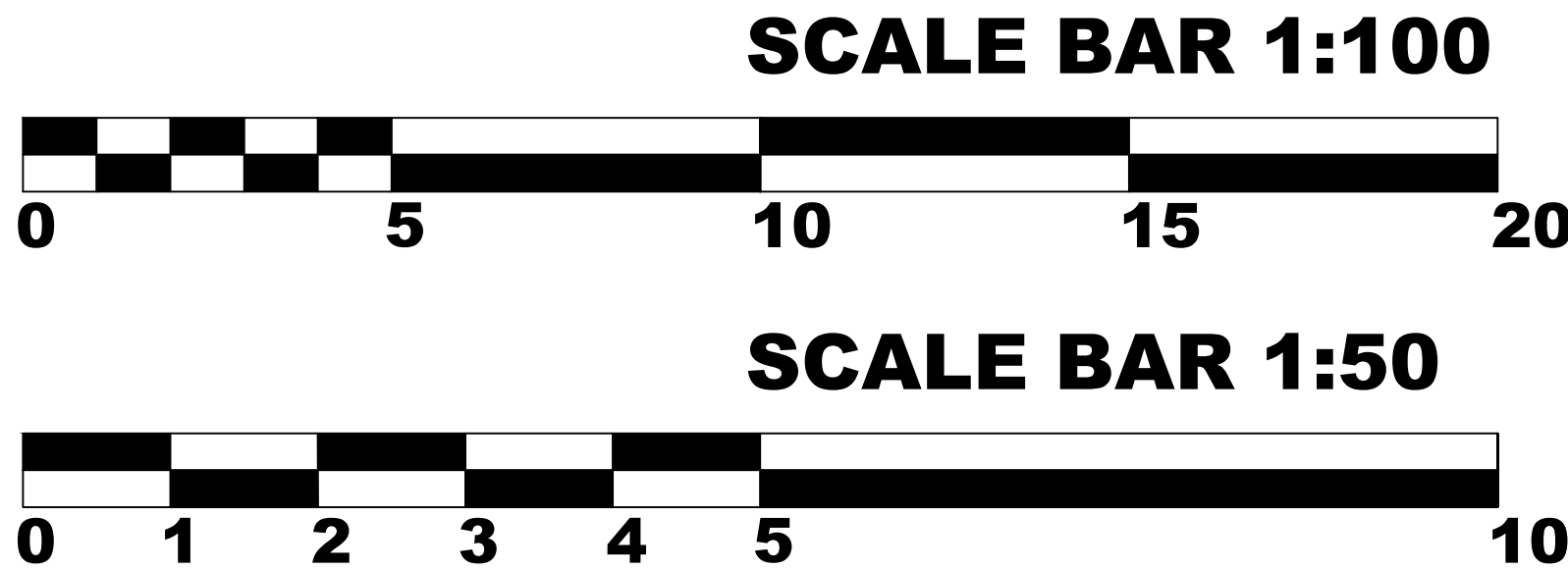
- a) Installing automatic extinguishing in daylight and when not required at night.
- b) Luminaires to have sockets that can only be used with lamps having an efficacy greater than 40 lumens per watt



PROPOSED SIDE ELEVATION/VIEW B
SCALE 1:50



PROPOSED SIDE ELEVATION/VIEW A
SCALE 1:50



Notes:

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REV.	DESCRIPTION	BY	DATE
01	CONSTRUCTION ISSUE		

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SITE: 27 Cornwall Rd, Uxbridge UB8 1BB

TITLE: PROPOSED ELEVATION

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1:50/100@A1	19/05/2021	PT	
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SD-72	PO-4	-	