

Do Not Scale from Drawing. Any discrepancies to be reported to the Architect prior to fabrication or ordering.

CONSTRUCTION NOTES:

EXTERNAL WALLS

1400mm facing Brick, 1:1:6 Cement:lime:sand - Brick Support to achieve as required. 100mm nominal cavity filled with 100mm Celotex CS 5000. Centres with additional ties around all openings. Cavity filled with 100mm Celotex CS 5000. 1400mm kg/m³ dense blockwork inner leaf (Lamda 1.05) Or To Achieve U value of 0.18W/m²K 1:1:6 cement:lime:sand mortar bagged off joints to take plaster board on studs two coat gypsum plaster with metal formers to external angles. Traps Types Y170 can be used at 150mm Cavity Headed over Cavity Traps Limited (equivalent)

Roof Construction (Pitched Roof Areas) to comprise of the following: Sandrol 20-20 Anthrac slate/Tiles on 38 x 50 softwood Battens 50 x 100 min softwood sections hand cut, or pre-formed truss systems - Breather Membrane Warm Roof Zones Ventilated Above 150mm Kingspan K7 insulation - Underdrain with 50mm K18 Insu. Cold Roof Zone to be Ventilated With Knauf earthwool Roof Between and Cross Laid Over Gable Ceiling level - Roof to be achieved 0.11 W/m²K

GENERAL NOTES

EXTERNAL WALLS BELOW DPC
100mm Class B Engineering Brick Directly Below DPC.
Mortar Mix to be sulphate Resistant - 1:1:5 of Brick Supplier to Advise as appropriate.
100mm nominal cavity filled with mortar to outside 100mm 7 Nirm. Trench block leaf 1:3 cement:sand mortar flush joints. Built up from concrete Strip Foundation Or To Engineers Design Provide pre-cast concrete inlets if drain runs across foundations walls.

All internal doors will be:
20mm translucent strips and cold smoke seals, except:
a) Shower doors which will not be fire rated.
NOTE All internal doors are to be solid core.
Safety Glazing to BS 6206 - 1989, will be provided to all Glazing below 800mm above floor level.
SHOWER and WCs will have divided mechanical ventilation to provide:-
1) Shower - extraction at min 15/18 intermittent in WCs, extraction at min 3 air changes/hr intermittent operation with 15 minutes overrun.
Ceiling to the underside of the roof trusses to be 30 mins fire resisting construction.
Services not to be larger than permitted in Building Regulations
Building Regulations
Electrical Layout TRC. All electrical works shall be installed and tested in accordance with Part P of the Building Regulations and certified prior to completion

DPCs - Provide continuous DPC in brickwork, outer leaf min. 150mm above outside ground line. Provide continuous DPC in blockwork, inner leaf in block joint above floor. Lap DPC down wall onto DPM. Overlap min. 100mm with & seal to DPM. Provide gas Resistant 'reed' DPM on whole ground floor of DPC. External DPC to be provided at all external DPC. Provide continuous DPC to internal blockwork walls at base of slab level.
Trinac Cavity Wall Weep Vent Ref:1143 Above top of Cavity at base fill + 75mm @ 1000 centres Colour to Match Face Brick

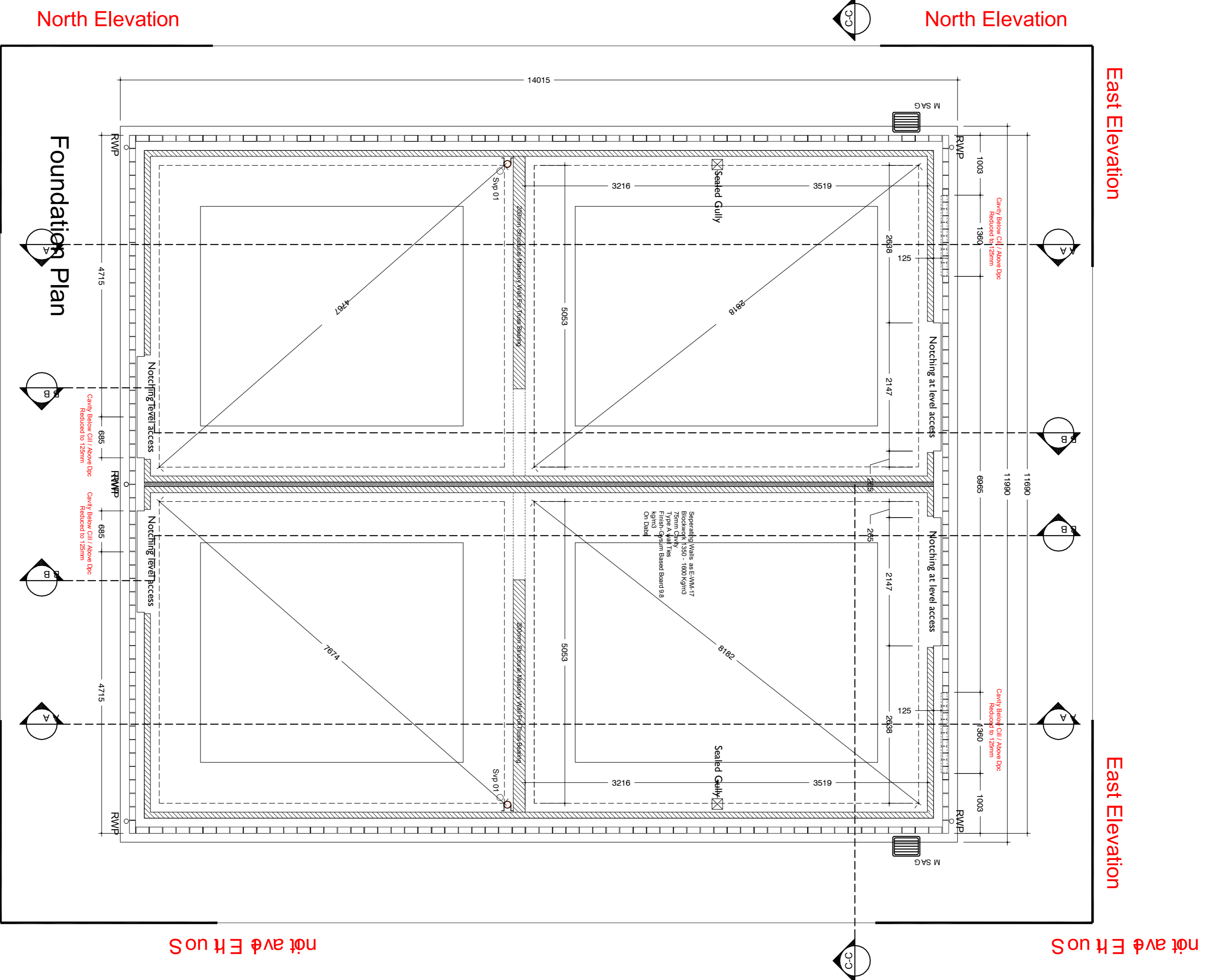
Ratherwater Pipes and Gutters:
External downpipes and gutters, metal/nylon system (or approved equivalent). Gutters generally to be 112mm half round. Down pipes generally to be 68mm round section, all fixed in accordance with manufacturers recommendations and including brackets, connectors, bands/brackets, stop ends etc.
Thresholds to the principal entrance to be provided with Level Access Detail.
Entrance Doors to be minimum 1022 50mm Structural openings, providing a clear opening of minimum 800mm.

Soil pipes & vent pipes connected to ridge vents via flexible hoses - fixed to pipe between all compartment floors / walls / ceilings.
Roof Trusses:
Prefabricated roof trusses designed and manufactured by specialist manufacturer and installed in accordance with manufacturer's instructions on the drawings. Manufacturer to be responsible for all necessary calculations for submission to the Building Control Authority, 100 x 25 wind bracing to comply with BS5268 Part 3 1985. Monopitch roofs (as applicable) to be constructed in min 100 x 25 timber or 40mm DPM. Provide continuous DPC to internal blockwork walls at base of slab level.

Smoke Alarms to be installed and hard wired to a fire alarm control unit in the living room and bedroom.
A99 S11EN TO COMPLY WITH BS 5839-1:2002
Conform to the following U Value - 1.4 W/m²K Double Glazed Low Hard Coat Solar Energy Light Transmittance 0.80
Pre-completion Testing:
Air Tightness Testing to be carried out on the development, to the Levels as determined by SAP


Prefabricated Steel Linings
To BS EN 845 - 2 Manufacturer - Britey Building Products Ltd
Fire CD 30HD - Code A for Spans 1200mm Code B for 1350mm - 3000mm
Galv. Steel, insulation to all voids, Bearing Length 150mm unless determined otherwise by Engineer.

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Part F1 Background Ventilation For This Dwelling - 68sqm - To Achieve 45000mm²

REVISION	DATE	DESCRIPTION	CHECKED

JOB / CLIENT		South Tyneside Homes	
		Edhill Avenue	
 Community Environment Architecture Delivery			
DWG TITLE			
Proposed Bungalow Dwellings		Foundation Plan	
PROJECT NO.	DRAWING NO.	REVISION	STATUS
14.06	ED.PL.01	B	T
DRAWN	CHECKED	SCALE	DATE
PM	RM	1:50	MAY 15
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STATUS: C-Draft R-Review P-Planning T-Render C-Construction B-As-Built			