

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

**CONSTRUCTION NOTES:**

**EXTERNAL WALLS**

140mm facing brick, 1:1:6 Cement:lime:sand - Brick Supplier to Advise as required  
 100mm mineral wool insulation, 25mm steel Double triangle wall ties at 450mm vert. & 600mm horiz. centres with additional ties around all openings.  
 Cavity filled with 100mm Celotex CS 5000.  
 140mm kg/m<sup>3</sup> dense blockwork inner leaf (Lamda 1.05) Or To Achieve U value of 0.18W/m<sup>2</sup>K 1:1:6 cement:lime:sand mortar bagged off joints to take plaster board or dabs two coat gypsum plaster with metal formers to external angles.  
 Traps (equivalent) Traps Limited (equivalent)

**EXTERNAL WALLS BELOW DPC**  
 100mm Class B Engineering Brick Chordy 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 of wall.  
 100mm 7 N/mm<sup>2</sup> 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.

**DPCs**  
 DPCs continue 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 'red' DPM on whole ground floor of DPC and DPM.  
 Provide continuous DPC to internal blockwork walls at base of slab level.  
 Tricore Cavity Wall Weep Vent Ref:1:143 Above top of Cavity at base fill + 75mm @ 1000 centres Colour to Match Face Brick

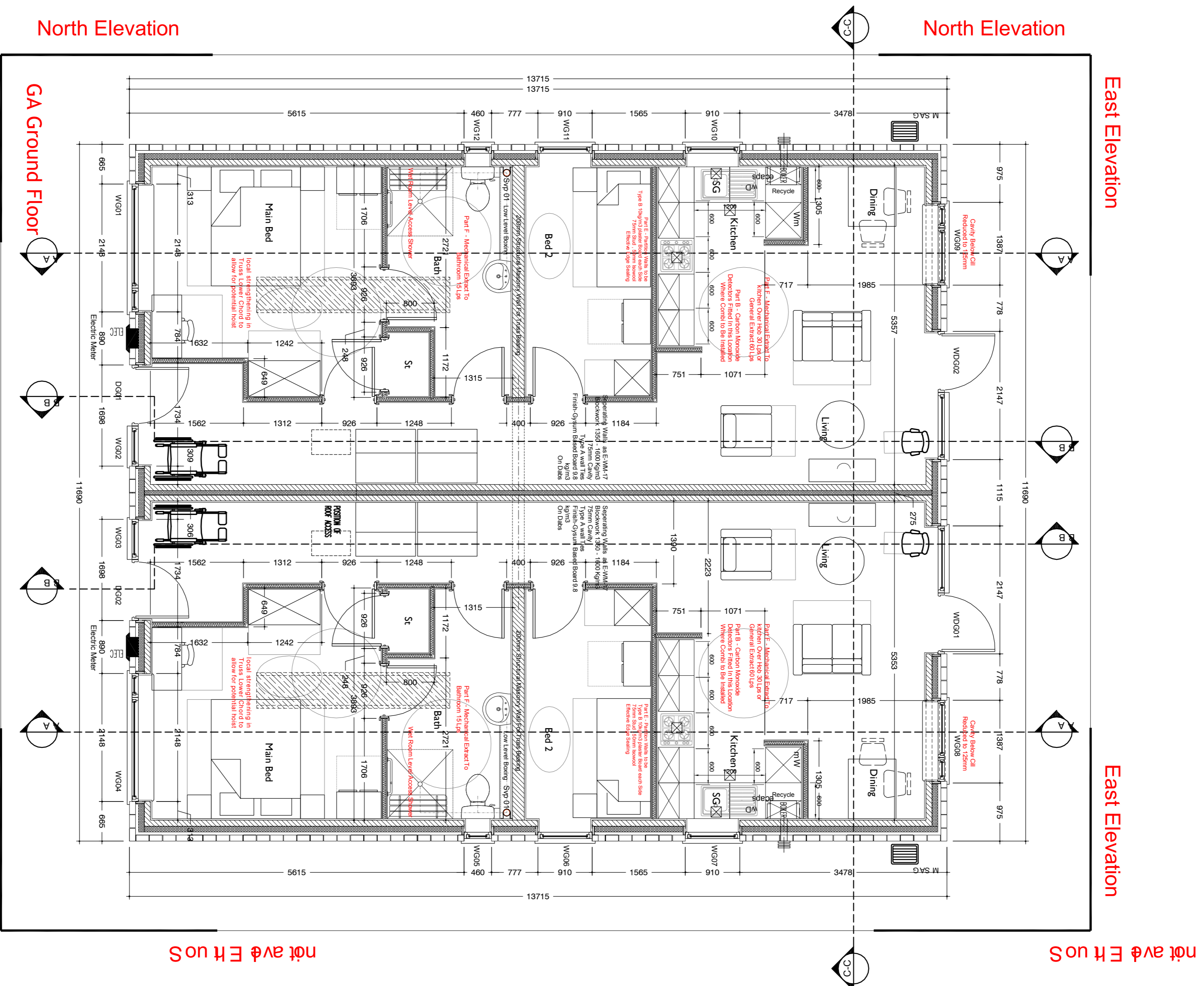
Soil pipes & vent pipes connected to ridge vents via flexible hoses.  
 fixed to pipe between all compartment floors / walls / ceilings.  
**Roof Trusses:**  
 Prefabricated roof trusses designed and manufactured by specialist manufacturer and detailed on the drawings. Manufacturer to be responsible 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 400mm cc finished as described below.

**Prefabricated Steel Lintels**  
 To BS EN 845 - 2 Manufacturer - Britloy Building Products Ltd  
 Ref: 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.

**GENERAL NOTES**

All internal doors will be:  
 200mm solid core doors with self-closers.  
 200mm 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/ 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

**Ratherwater Pipes and Gutters:**  
 Rainwater pipes and gutters, masonry system (or approved equivalent). Gutters generally to be 112mm half round. Down pipes generally to be 89mm 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 1022.5mm. Structural openings, providing a clear opening of minimum 900mm.  
 Smoke Alarms to be installed and hard wired to a minimum of 2 in each sleeping room and 3rd bedroom in a 3/1/1/1 TO CHM'S V M111 BS 5839-1:2002  
 Conform to the following U Value - 1.4 W/m<sup>2</sup>K  
 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



Part F1 Background Ventilation For This Dwelling - 68sqm - To Achieve 45000mm<sup>2</sup>

REVISION	DATE	DESCRIPTION	CHECKED

JOB / CLIENT		South Tyneside Homes	
		Edhill Avenue	
 <p>Community   Environment   Architecture   Delivery</p>			
DWG TITLE			
Proposed Bungalow Dwellings		Ground Floor Plan	
PROJECT NO.	DRAWING NO.	REVISION	STATUS
14.06	ED.PL.02	A	T
14.06	ED.PL.02	A	T
DRAWN	CHECKED	SCALE	DATE
PM	RM	1:50	MAY 15
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STATUS: D-Draw R-Review P-Planning T-Transfer C-Construction B-As-Built			