

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/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.
 25mm exterior facing W/M's Type Y170 cavity door (150mm Cavity) Manufacturer: Carly Traps Limited (equivalent)

EXTERNAL WALLS BELOW DPC
 100mm Class B Engineering Brick Driedly Below DPC.
 Mortar Mix to be sulphate Resistant - 1:1:5 of Brick Supplier to Advise as appropriate.
 100mm mineral cavity filled with mortar to outside of wall.
 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.

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 'reed' DPM on whole ground floor of DPC contact. Elsewhere provide continuous DPC to internal blockwork walls at base of slab level.
 Tricolor Cavity Wall Weep Vent Ref:1143 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.
 Hoses to be fixed to pipe between all compartment floors / walls / ceilings.

Roof Trusses:
 Prefabricated roof trusses designed and manufactured by specialist manufacturer and delivered to site. Manufacturer to be indicated on the drawings. Manufacturer to be responsible for all necessary calculations for submission to the Building Control Authority, 100 x 25 and bracing rods (as applicable) to be constructed in min 100 x 25mm steel. Insulation to all voids. Bearing Length 150mm unless determined otherwise by Engineer.

Prefabricated Steel Lintel
 To BS EN 845 - 2 Manufacturer - Britloy Building Products Ltd
 Code A for Spans 1200mm Code B for 1350mm - 3000mm
 Galv. Steel. Insulation to all voids. Bearing Length 150mm unless determined otherwise by Engineer.

Roof Construction (Pitched Roof Area) to comprise of the following: Sandrat 20/20 Anthrac slate/Tiles on 38 x 50 softwood Batten

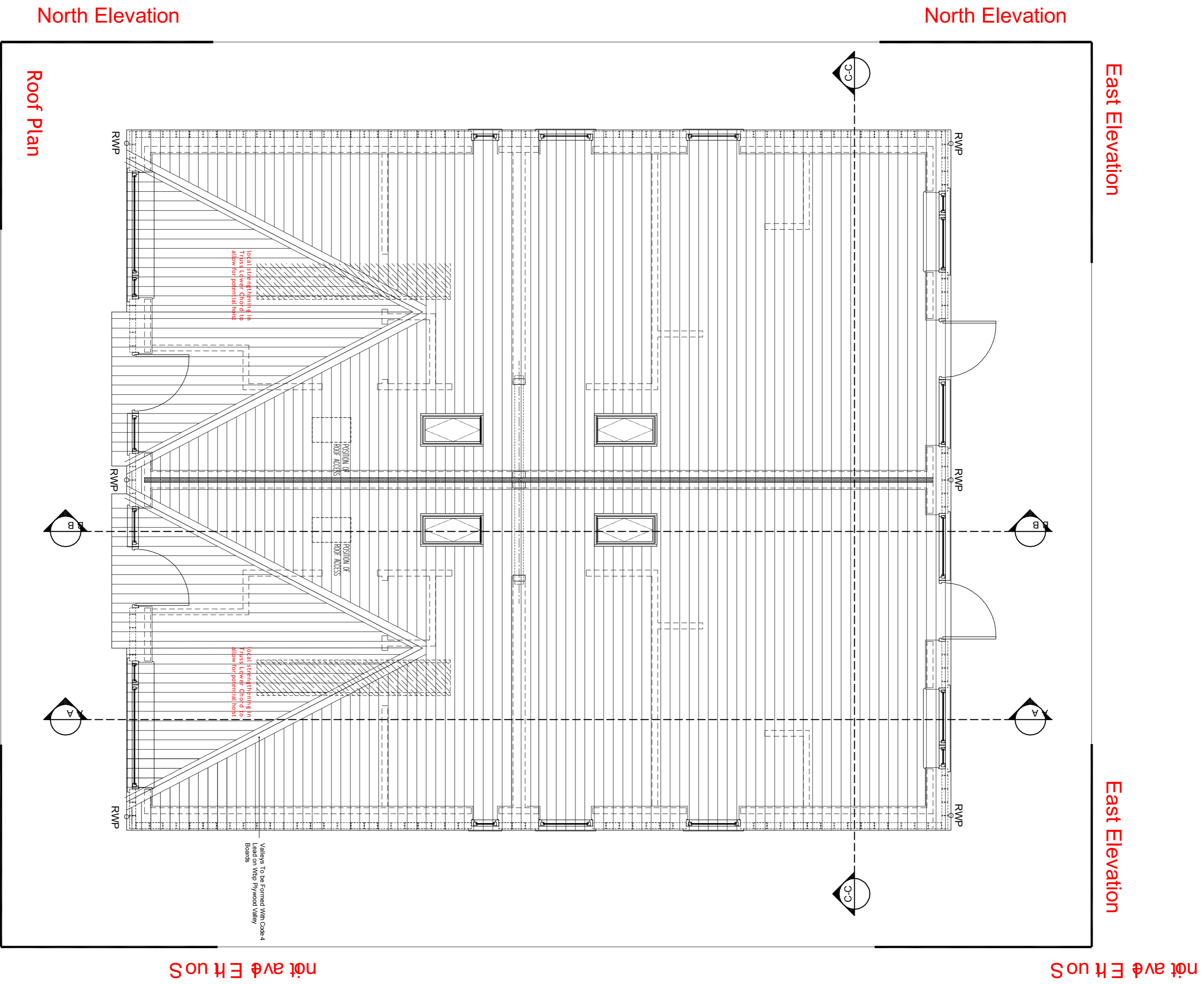
50 x 100 min softwood sections hand cut, or pre-formed truss systems - Breather Membrane Warm Roof Zones. Ventilated Above 150mm Kingspan K7 insulation. Underdrain with 50mm K18 Insu.
 Cold Roof Zone to be Ventilated With Knauf earthwool Roof Between and Cross Laid Over OSB Ceiling Laid
 OSB Ceiling Seal - Roof to be achieve 0.11 W/m²K

GENERAL NOTES

All internal doors will be:
 20mm translucent glass with self-closers
 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.
 SHOWERS and WCs will have divided mechanical ventilation to provide:-
 1) Shower: extractor at min 1.5% 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 Section 10 of Approved Document B of the Building Regulations
 Electrical Layout TBC. All electrical works shall be installed and tested in accordance with Part P of the Building Regulations and certified prior to completion

Rainwater Pipes and Gutters:
 Rainwater pipes and gutters, mostly 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 50mm Structural openings, providing a clear opening of minimum 800mm.

Smoke Alarms to be installed and hard wired to within 9m of sleeping room and 3m Bedroom A9 to S1 EN1 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



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		Roof Plan	
PROJECT NO.	DRAWING NO.	REVISION	STATUS
14.06	ED.PL.03	A	T
DRAWN	CHECKED	SCALE	DATE
PM	RM	1:50	MAY 15
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STATUS: D-Draft R-Review P-Planning T-Tender C-Construction B-As-Built			