

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

CONSTRUCTION NOTES:

EXTERNAL WALLS

100mm facing Brick, 1:1:6 Cement:sand - Brick Supplier to Advise as required.
150mm nominal cavity, with stainless steel Double triangle wall ties at 450mm vert. & 600mm horiz. centres with additional ties around all openings.
Cavity filled with 100mm Celotex CG 5000.
1400mm kgm3 dense blockwork inner leaf (Imda 1.05) Or To Achieve U value of 0.17 W/m2K 1:1:6 cement:sand mortar bagged off joints to take plaster board on dabs. two coat gypsum plaster with metal formers to external angles.
All cavities to be Closed using MWR Type V170 cavity closer (150mm Cavity) Manufacturer; Cavity Trays Limited (equivalent)

Roof Construction (Pitched Roof Areas) to comprise of the following: Sandtoft 20-20 Antique slate tiles on 50 x 25 softwood Battens
50 x 100 mm softwood sections hand cut, or pre-formed truss system
vapour control membrane - Breather Membrane
Warm Roof Zones Ventilated Above 150mm Kingspan K7 Insulation, Underdrawn with 50mm K18 Insu.
Cold Roof Zone to be Ventilated With Knauf earthwool Roll Between and Cross Laid Over Joists At Ceiling Level
Gyproc Ceiling board - Roof to be achieve 0.11 W/m2K

GENERAL NOTES

All internal doors will be:
30 minutes fire resistant, with self-closers, intumescent strips and cold smoke seals, except:
a) Shower doors which will not be fire rated.
NOTE All internal doors are to be solid cored.

Safety Glazing to BS 6206: 1989 will be provided to all Glazing below 800 mm above floor level.

SHOWER and WCs will have ducted mechanical ventilation to provide:-
i) Shower: extraction at min 15 l/s intermittent operation with 15 minutes overrun.
ii) 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; penetrations 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:
Grey UPVC rainwater pipes and gutters. Marley 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, bends branches, 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 800mm.

Smoke Alarms to be installed and hard wired to within 7m of Kitchen/dining room and 3m Bedroom ALARM SYSTEM TO COMPLY WITH BS 5839-1 2002

Conform to the following: U Value - 1.4 W/m2K
Double Glazed Low, Hard Coat. Solar Energy transmittance 0.72
Light Transmittance 0.80

Pre-completion Testing:
Air Tightness Testing to be carried out on the development, to the Levels as determined by SAP

West Elevation

West Elevation

South Elevation

North Elevation

South Elevation

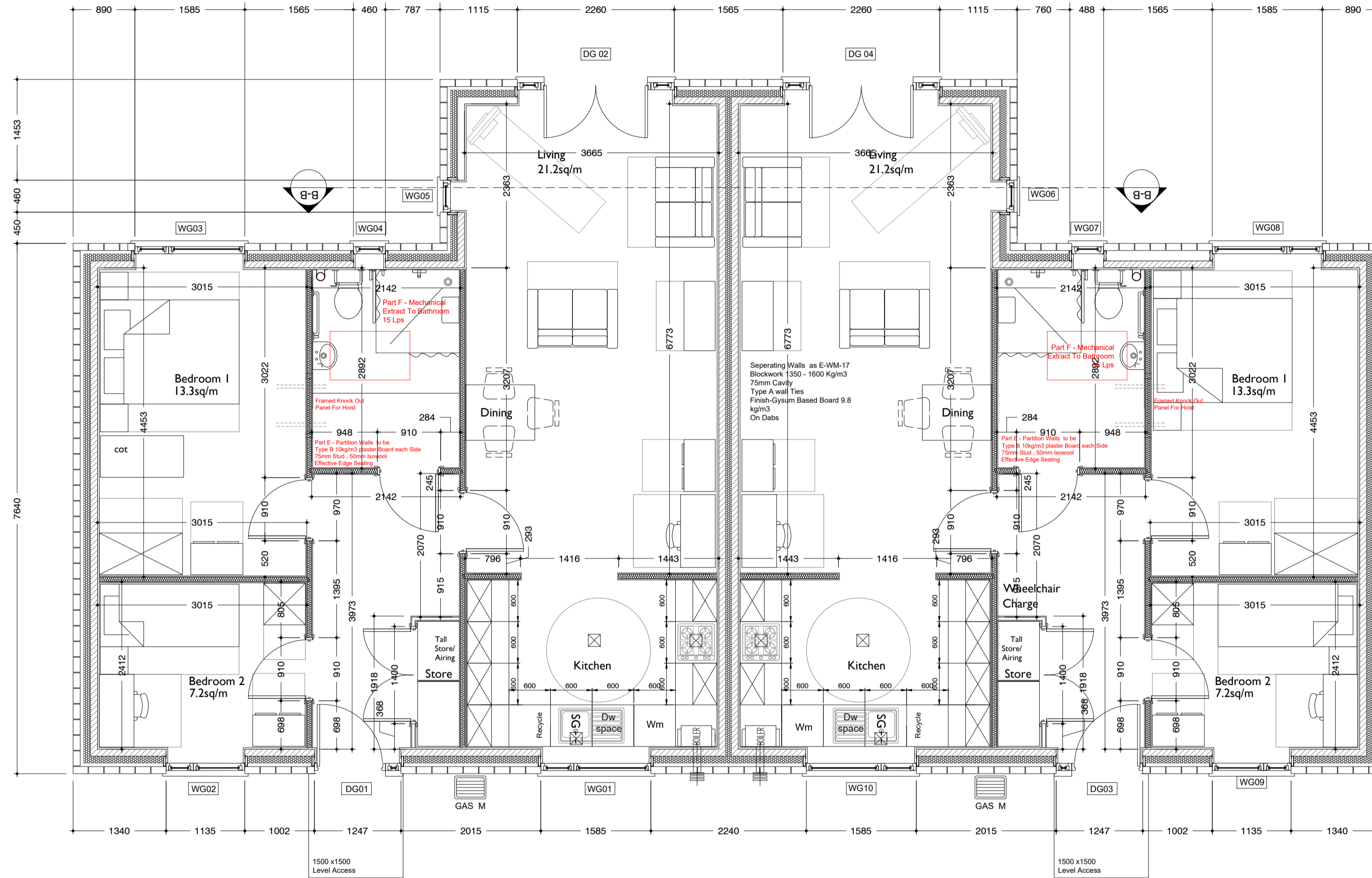
North Elevation

Ground Floor

East Elevation

East Elevation

- ALSO REQUIRED:
1. Approach to the dwelling should be level or 1:20.
 2. Entrance canopy that is illuminated to front door.
 3. 300mm space beside parking for alighting by wheelchair.
 4. Reinforcing of bathroom walls to allow grabrails etc to be fitted.
 5. Switches and sockets should be between 450-1200mm from floor.



REVISION	DATE	DESCRIPTION	CHECKED
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JOB / CLIENT
**South Tyneside Homes
Salcombe Avenue**

DWG TITLE
**Proposed Bungalows
Ground Floor GA**

PROJECT NO.	DRAWING NO.	REVISION	STATUS
14.06	SA.PL.05	*	T

DRAWN	CHECKED	SCALE	DATE
PM	RM	1:50	Dec 16

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